

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

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Monday, December 16, 2019 at 9:30 a.m. to be continued, if necessary, on
Tuesday, December 17, 2019, at 9:00 a.m.

Note: Commission Meeting Packets will be available at dttl.hawaii.gov, by Thursday, December 12, 2019.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes for October 2019, November 2015
- D. Public Testimony on Agendized Items

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

- D-2 Ratification of Loan Approvals (see exhibit)
- D-3 Approval of Consent to Mortgage (see exhibit)
- D-4 Approval of Streamline Refinance of Loans (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

B. REGULAR AGENDA

Land Management Division

- F-1 Annual Renewal of Right of Entry Permits, O'ahu Island (see exhibit)
- F-2 Approval to Issuance of License to Kanehili Community Association, Kapolei, O'ahu Island, TMK No. (1)9-1-151:001
- F-4 Approval of Request to Surrender of General Lease No. S-4294 held by Hawaii Business Associates, Inc. for Shafter Flats, O'ahu Island, TMK No. (1)1-1-064:031 and to Approve Issuance of Right of Entry Permits to WDI Companies, Inc. and Servdor, Inc.

III. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR AGENDA

Planning Office

- G-1 For Information Only – Report to the 2020 Legislature Relating to Act 179 (2018)
- G-2 For Information Only – Water System 101: Technical, Managerial and Financial Capacity
- G-3 For Information Only – Community Benefits Lessons Learned
- G-4 For Information Only – Grant Status Report -- End of Second Quarter 2019
- G-5 For Information Only – Nanakuli and Waianae Regional Update

Administrative Services Office

- H-1 Transfer of Hawaiian Home Receipts Money at the End of the Second Quarter, FY 2020

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. Discussion on the State Ethics Code, HRS chapter 84, as applied to the Commission.

V. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission

- J-1 Josiah 'Ākau – Kinai 'Eha Program
- J-2 Donna Sterling – Helekunihi Cultural Foundation & Kawika Davidson – Kahikinui Game and Land Management Ohana
- J-3 Kau'ilani Almeida – Panaewa
- J-4 Kekoa Enomoto and Kainoa MacDonald – Pa'upena Community Development Corporation
- J-5 Robin Danner - SCHHA/HCDC Homestead Foreclosure Prevention Program
- J-6 Leilani Garner – Adjacent Lot Maintenance
- J-7 Albert Rowland Jr. – Lessee Homestead Concern – Kauhane Street, Papakolea
- J-8 Albert Hee – Sandwich Isle Communications
- J-9 Makana Paris and Eddie Werner – PVT Landfill Concerns
- J-10 Elizabeth Kenui – Nānākuli Homestead Lessee
- J-11 Aldalene Rodrigues - Nānākuli Hawaiian Homestead Community Concerns
- J-12 Charity Kaawa – Nānākuli Hawaiian Homestead Community Concerns
- J-13 Germaine Meyers – Lessee Homestead Community Concern

B. WORKSHOP

Land Development Division

E-1 For Information Only – West Oahu Project Updates

Land Management Division

- F-5 For Information Only - Approval to Convert License Agreement No. 740 to a General Lease (pursuant to Section 171.43.1, Hawaii Revised Statutes), Special Olympics Hawaii, Inc., East Kapolei, O’ahu Island, TMK No. (1)9-1-017:110 (por.)
- F-6 For Information Only - Consent to Assignment of General Lease No. 275 from Millennium HI Carbon, LLC (“Assignor”) to Millennium HI Carbon Board of Hawaiian Affairs and Initiatives (“Assignee”), Kawaihae, Hawaii Island, TMK No. (3) 6-1-006:007

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Tuesday, December 17, 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

Office of the Chairman

C-1 Approval of Lease Awards (see exhibit)

Land Management Division

F-5 Approval to Convert License Agreement No. 740 to a General Lease (pursuant to Section 171.43.1, Hawaii Revised Statutes), Special Olympics Hawaii, Inc., East Kapolei, O'ahu Island, TMK No. (1)9-1-017:110 (por.)

F-6 Consent to Assignment of General Lease No. 275 from Millennium HI Carbon, LLC ("Assignor") to Millennium HI Carbon Board of Hawaiian Affairs and Initiatives ("Assignee"), Kawaihae, Island of Hawaii, TMK No. (3) 6-1-006:007

III. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR AGENDA

Homestead Services Division

D-1 HSD Status Reports

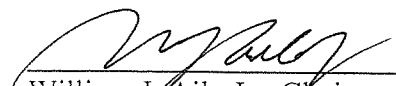
A - Homestead Lease and Application Totals and Monthly Activity Reports

B - Delinquency Report

IV. ANNOUNCEMENTS AND ADJOURNMENT

- A. Next Meeting – January 27 & 28, 2020 – Kapolei, O'ahu, Hawai'i
- B. Adjournment

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



William J. Aila Jr., Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui
Patricia L. Teruya, O'ahu
Pauline N. Namu'o, O'ahu
Vacant, East Hawai'i

Zachary Z. Helm, Moloka'i
David B. Ka'apu, West Hawai'i
Dennis L. Neves, Kaua'i
Vacant, O'ahu

Next community meeting is scheduled for Monday, December 16, 2019, 6:30 p.m.
Wai'anae High School Cafeteria, 85-251 Farrington Hwy., Wai'anae, Hawai'i 96792.

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 C-1 EXHIBIT
APPROVAL OF LEASE

NAME	APPL DATE	LOT NO.	TAX MAP KEY	LEASE NO.
LEONA E.P. TATE	07/07/1971	1	1-8-5-032-001	12912
THERESA L. CUMMINGS	08/16/1977	2	1-8-5-031-025	12913
LINDA L. TANABE	02/16/1978	11	1-8-5-033-088	12914

ITEM D-2 EXHIBIT
RATIFICATION OF LOAN APPROVALS

LESSEE	LEASE NO.	AREA
PAKANI, Russell E.	6382	Waiakea, Hawaii
PALEKA, Leslyn M.	12890	Kawaihae, Hawaii

ITEM D-3 EXHIBIT
APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
AHUNA, Dan K.	6826	Waiakea, Hawaii
ALEXANDER, Jerilynn L.	4187	Waimanalo, Oahu
AMINA, Guyson K.	4408	Nanakuli, Oahu
APPLEGATE, Cornelia L.	11462	Leialii, Maui
CALLEJO, Edward B., Jr.	4580	Waianae, Oahu
COSTA, Geraldine L.	9085	Keaukaha, Hawaii
CRIVELLO, Stephanie S. H.	2304A	Kalamaula, Molokai
EVANS, Marcel K.	5105A	Panaewa, Hawaii
FELICIANO, Nalani M.	9982	Nanakuli, Oahu
GIFFORD, Shonton K.	3788	Nanakuli, Oahu
GREENLEAF, Louis, III	3016	Kapaakea, Molokai
HAM, Nicole P.	9474	Waiehu 2, Maui
JONES, Pualani D.	2956	Nanakuli, Oahu
KANAHELE, Johnny K.	11359	Kekaha, Kauai
KAOHU, Gilbert K.	12027	Kaupea, Oahu
KAONOHU, Marques J. M.	8220	Waimanalo, Oahu
KERR, Leilani C. S.	6245	Panaewa, Hawaii
KUPAHU, Dianna N.	8769	Waimanalo, Oahu
LARONAL, Michael D.	8430	Princes Kahanu Estates, Oahu
LEE, Darren T. W. M.	3161	Keaukaha, Hawaii
LIMA-PO, Charelle K.	5551	Lualualei, Oahu
LOUIA, Elisa M.	9346	Kaniohale, Hawaii
MATSU, Lindo K. T., III	9841	Kawaihae, Hawaii
NAIWI, Dawn K.	8555	Princes Kahanu Estates, Oahu
PETERS, Angus K.	7633	Waiohuli, Maui
SILVA, Latin R. N.	9936	Waiehu 3, Maui
SPILLNER, Wynnette A. B.	12430	Kauluokahi, Oahu
VALDEZ, Julia M. L.	8357	Princes Kahanu Estates, Oahu
VIELA, Raymond	9788	Maluohai, Oahu

ITEM D-4 EXHIBIT

APPROVAL OF STREAMLINE REFINANCE OF LOANS

LESSEE	LEASE NO.	AREA
HOPFE-SMITH, Colleen D.K.	11829	Kanehili, Oahu
KALEIKINI, Thomas K.	12103	Kaupea, Oahu

ITEM D-5 EXHIBIT

HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

<u>APPLICANT</u>	<u>AREA</u>
BROWN, Yolanda M.L.	Oahu IW Res
CASTAGAN, Owen M.	Kauai IW Res to Oahu IW Res
CHAI, Val	Oahu IW Res to Hawaii IW Res
HOOKANO, Kemamo H.	Kauai IW Res
KAAWALOA, Rashanti K.	Hawaii IW Agr to Oahu IW Agr
MOSSMAN, Kealii K.	Maui IW Res
RUSSELL, Naomi K.	Oahu IW Res
SIMEONA, Harry	Oahu IW Res to Maui IW Res
SOUZA, Evelyn K.	Kauai IW Agr
SOUZA, Evelyn K.	Kauai IW Res

* IW = Islandwide

ITEM D-6 EXHIBIT

APPROVAL OF DESIGNATION OF SUCCESSORS TO LEASEHOLD INTEREST AND
DESIGNATION OF PERSONS TO RECEIVE THE NET PROCEEDS

LESSEE	LEASE NO.	AREA
AKI, George K., Jr.	494	Nanakuli, Oahu
APAO-KISSEL, Ethel P.	3982	Waimanalo, Oahu
APO, Moses	196	Hoolehua, Molokai
CAMPBELL, Andrietta M.	8207	Paukukalo, Maui
KALAAU, Betty Ann	4940	Nanakuli, Oahu
KANESHIRO, Charmaine P.K.	6014	Kekaha, Kauai
OMEROD, Clara L.	8962	Keaukaha, Hawaii
ROBINS, Mary Jane K.	4122	Waimanalo, Oahu
WILLIAMS, Edna M.	244	Nanakuli, Oahu

ITEM D-7 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
CAMBRA, Ruth Ann L.	12894	Kanehili, Oahu
CHAR, Sue Ann K.	6509	Anahola, Kauai
WONG, Apryle M.	6509	Anahola, Kauai
CHONG, Ursula U.	4900	Kuhio Village, Hawaii
CRABBE, Mogul K.	9304	Kaniohale, Hawaii

HOPFE, Kainoa P.	9864	Maluohai, Oahu
POKIPALA, Benjamin	9864	Maluohai, Oahu
KAULIA, Alapaki E.K.	12529	Lalamilo, Hawaii
LENCHANKO, Michael F.	12898	Kanehili, Oahu
LENCHANKO, Bernard H.	12898	Kanehili, Oahu
LEWIS, Diana K.	12885	Kanehili, Oahu
MARROTTE, May K.	12891	Kanehili, Oahu
NAEOLE, Earl Leroy A.K.	12893	Kanehili, Oahu
ROBINS, Makanaapuakea E.	4122	Waimanalo, Oahu
DIAS, Edwin K.	10548	Waiohuli, Maui
AGUIAR, Gail L.	6408	Makuu, Hawaii
CRIVELLO, David J.K.K.	5857	Kalamaula, Molokai

ITEM D-8 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
AHSING-KAAHANUI, Jenny L.	11762	Kapolei, Oahu
AKI, George K., Jr.	494	Nanakuli, Oahu
APAO-KIESEL, Ethel P.	3982	Waimanalo, Oahu
BALACUA, Emmaleen K.L.	11862	Kapolei, Oahu
BARRETT, Ernest E., III	11589	Kapolei, Oahu
CABRERA, Anthony K.	11775	Kapolei, Oahu
CHOW, Shannon K.F.	11255	Kakaina, Oahu
CRIVELLO, David J.	5857	Kalamaula, Molokai
CUARISMA, Torri K.	11655	Kapolei, Oahu
DEL TORO, Rachel L.	11694	Kapolei, Oahu
DEL TORO, Sonny	11694	Kapolei, Oahu
DIAMOND, Charles U., Sr.	11748	Kapolei, Oahu
DIAMOND, Winona L.	11748	Kapolei, Oahu
DONATIELLO, Jason K.	11848	Kapolei, Oahu
GRACE, Derek T.	12442	Kauluokahai, Oahu
KALEIKINI, Richard E.	11610	Kapolei, Oahu
KALUA, Isaac K., III	11213	Kakaina, Oahu
KAMA, Rupert N., Jr.	10705	Laiopua, Hawaii
KANESHIRO, Charmaine P.K.	6014	Kekaha, Kauai
MANNERS, Lono P.A.K.	11725	Kapolei, Oahu
MONTGOMERY, Alan K.	11781	Kapolei, Oahu
NAKAMURA, Kekoalii K.	11634	Kapolei, Oahu
PAAOAO, Shantel L.B.	11679	Kapolei, Oahu
PARK, Bernadette K.	11223	Kakaina, Oahu
ROBINS, Mary Jane K.	4122	Waimanalo, Oahu
SILVA, Royce K.	11669	Kapolei, Oahu
WILLIAMS, Edna M.	244	Nanakuli, Oahu

ITEM D-9 EXHIBIT

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

LESSEE	LEASE NO.	AREA
KALEIKINI-FUKUDA, Shannon L.K.	11747	Kanehili, Oahu
KALEIOHI, Jill E.	12751	Hoolimalima, Oahu
KANIAUPIO, Francis J.	11388	Kaupea, Oahu
VILLAMOR, Alane K.	9720	Maluohai, Oahu

ITEM F-1 EXHIBIT

RIGHT OF ENTRY PERMITS O'AHU ISLAND

ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	TMK	Date Started
20.000	525	Agricultural	Sports Turf Hawaii, Inc.	Waimanalo	(1) 4-1-008:002(P)	2/1/2005
8.671	590	Agricultural	XianXing Huang & Hong Fang Gan	Waianae	(1) 8-5-029:002(P)	3/1/2006
6.400	600	Agriculture	Kenneth Hicks	Waianae	(1) 8-6-003:002 & 032(p)	11/1/2009
0.115	586	Caretaker	Charlene L. Ching	Nanakuli	(1) 8-9-007:002(P)	9/1/2000
0.267	608	Caretaker	Luella K. Kanoa	Waimanalo	(1) 4-1-030:053(P)	2/18/1999
0.070	609	Caretaker	Howard Doctorello	Waimanalo	(1) 4-1-030:053(P)	4/14/1999
0.017	638	Commercial	American Hauling, Inc.	Kalaeloa	(1) 9-1-013:024(P)	12/1/2003
78.640	591	Commercial/ Agriculture	Aloun Farm, Inc.	East Kapolei	(1) 9-1-016:108 (p)	12/1/2010
0.712	585	Community	Waianae Coast Comprehensive Health Center	Nanakuli	(1) 8-9-005:014(P)	12/18/1995
2.000	593	Community	Waianae Coast Comprehensive Health & Hospital Board, Inc.	Waianae	(1) 8-6-001:012 & 024(P)	5/2/2007
1.000	514	Industrial	Bears Trucking, Inc., 3411 Aliamanu Street	Pearl City	(1) 9-7-024:050(P)	11/1/2005
0.115	515	Industrial	La'au Structures	Moanalua	(1) 1-1-064: 010 (P)	11/1/2007
0.080	517	Industrial	Professional Commerical Services	Honolulu	(1) 1-1-064:010 (p)	7/1/2010
0.115	518	Industrial	P.T. Solar Co., Inc.	Moanalua	(1) 1-1-064:010 (p)	10/1/2010
2.000	529	Industrial	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	1/8/1995
1.000	592	Industrial	Close Construction, Inc.	Kalaeloa	(1) 9-1-013-061(P)	7/1/2013
0.706	595	Industrial	R & KA Equipment, 94-1167 Mopua Loop	Kalaeloa	(1) 9-1-013:024(P)	4/1/2005
2.000	604	Industrial	Aiwohi Bros., Inc.	Kalaeloa	(1) 9-1-013:027	9/1/2008
0.580	605	Industrial	Hawaii Steam, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013

0.217	607	Industrial	Eugene Cacho	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005
2.295	611	Industrial	Discount Storage, LLC & Containers Hawaii dba The Storage Room, Inc.	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005
0.220	615	Industrial	Na Kane Trucking	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2013
0.570	616	Industrial	Pacific Isle Equipment Rental, Inc.	Kalaeloa	(1) 9-1-013:027(P)	3/15/2004
0.310	618	Industrial	Benjamin Kahalehoe	Kalaeloa	(1) 9-1-013:048(P)	10/1/2006
0.660	619	Industrial	Miller's Paving, LLC.	Kalaeloa	(1) 9-1-013:028 (p)	12/1/2008
4.753	620	Industrial	Coastal Construction Co.	Kalaeloa	(1) 9-1-013:027(P)	9/1/2005
0.210	621	Industrial	American Drilling Company	Kalaeloa	(1) 9-1-013:028 (por)	9/12/2008
1.033	623	Industrial	Devin B. Donahue	Kalaeloa	(1) 9-1-013:061(P)	8/1/2005
0.344	628	Industrial	D II's Welding Services, LLC	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.689	630	Industrial	C J Peterson Services, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.359	631	Industrial	J. Jeremiah Trucking Co.	Kalaeloa	(1) 9-1-13:028 (p)	7/1/2010
0.344	632	Industrial	Xtreme Trucking, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.250	634	Industrial	F.P.S. Building Contractors	Kalaeloa	(1) 9-1-013:038 (p)	11/16/2009
0.137	636	Industrial	Panui, Inc.	Kalaeloa	(1) 9-1-013:028 (p)	7/1/2010
0.320	637	Industrial	T & C Plumbing	Kalaeloa	(1) 9-1-013:028 (p)	6/15/2009
0.505	639	Industrial	Maunalei Trucking	Kalaeloa	(1) 9-1-013:028 (p)	9/29/2008
9.000	647	Industrial	Road & Highway Builders	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013
4.000	648	Industrial	Hawaii Explosives and Pyrotechnics, Inc.	Kalaeloa	(1) 9-1-013:040(P)	10/1/2003
0.925	649	Industrial	Aloha Trucking LLC	Kalaeloa	(1) 9-1-013:027 (p)	12/1/2009
0.459	650	Industrial	JJS Construction	Kalaeloa	(1) 9-1-013:061(P)	12/1/2003
0.460	651	Industrial	Hawaiian Dredging Construction, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013
1.081	626	Industrial (Parking)	VIP Sanitation, Inc.	Kalaeloa	(1) 9-1-013:009	3/1/2005
25.000	640	Industrial (Storage)	The Pasha Group	Kalaeloa	(1) 9-1-013:061(P)	1/10/2004
1126.0 00	511	Pastoral	Robert D. Lyman	Nanakuli	(1) 8-9-008:003	6/16/1991
438.10 0	527	Pastoral	Waianae Valley Farm, Ltd.	Nanakuli	(1) 8-9-007:002(P)	2/1/1991

8.000	528	Pastoral	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	5/16/1994
0.700	645	Pastoral	Allan Silva	Waimanalo	(1) 4-1-008:022 (P)	7/1/2013
5.000	512	Stabling	Albert Cummings, III and Ihilani T.D. Miller- Cummings	Kalaeloa	(1) 9-1-013:040(P)	3/1/2004
3.949	522	Stabling	Duroy Rosecrans	Waimanalo	(1) 4-1-009:271 & 284	8/1/1993
3.250	523	Stabling	Honolulu Polo Club	Waimanalo	(1) 4-1-009:281	8/4/1993
3.400	524	Stabling	Roy & June K. Pires	Waimanalo	(1) 4-1-008:094	1/1/1995
1.016	594	Stabling	Ellen Sanborn	Waimanalo	(1) 4-1-009:287	7/1/2013
1.200	603	Stabling	Mary Ann Higashi	Nanakuli	(1) 8-9-007:002(P)	12/1/1994
2.400	613	Stabling	John Manuhua Cook	Waimanalo	(1) 4-1-008:093	8/1/1991

C ITEMS

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Paula Aila, Finance and Development Specialist
FROM: Michelle Hitzeman, HALE Manager
SUBJECT: Approval of Lease Awards

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands Residence Lot Leases to the applicants listed below for ninety-nine (99) years, subject to the purchase of the existing improvements on the lot by way of a loan or cash.

DISCUSSION

Wai'anae Residence Lots, Wai'anae, Hawaii

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT</u>	<u>NO.</u>	<u>TAX MAP KEY</u>	<u>LEASE NO.</u>
LEONA E.P. TATE	07/07/1971	1		1-8-5-032-001	12912
THERESA L. CUMMINGS	08/16/1977	2		1-8-5-031-025	12913
LINDA L. TANABE	02/16/1978	11		1-8-5-033-088	12914

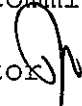
With the execution of the foregoing leases, three (3) single family home awards have been completed.

D ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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

December 16, 2019

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through November 30, 2019

	As of 10/31/19	Add	Cancel	As of 11/30/19
Residential	8,411	2	0	8,413
Agricultural	1,096	0	0	1,096
Pastoral	410	0	0	410
Total	9,917	2	0	9,919

The number of Converted Undivided Interest Lessees represents an increase of 504 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 10/31/19	Converted	Rescinded/ Surrendered/ Cancelled	As of 11/30/19
Undivided	817	0	0	817

Balance as of 11/30/2019

Awarded	1,434
Relocated to UNDV	7
Rescinded	111
Surrendered	5
Cancelled	4
Converted	504
Balance to Convert	817

Lease Report For the Month Ending November 30, 2019

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL LEASES			
	Last Month	Add	Cancel	TOTAL	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	0	70	0	0	70
Kakaina	21	0	0	21	0	0	0	0	0	0	0	0	21	0	0	21
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	0	90	0	0	90
Kanehili	359	0	0	359	0	0	0	0	0	0	0	0	359	0	0	359
Kapolei	201	0	0	201	0	0	0	0	0	0	0	0	201	0	0	201
Kauloakahai	94	2	0	96	0	0	0	0	0	0	0	0	94	2	0	96
Kauepa	325	0	0	325	0	0	0	0	0	0	0	0	325	0	0	325
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	249	0	0	249	0	0	0	0	0	0	0	0	249	0	0	249
Kumuhau	52	0	0	52	0	0	0	0	0	0	0	0	52	0	0	52
Lualualei	149	0	0	149	31	0	0	31	0	0	0	0	180	0	0	180
Maluohai	156	0	0	156	0	0	0	0	0	0	0	0	156	0	0	156
Nanakuli	1,047	0	0	1,047	0	0	0	0	0	0	0	0	1,047	0	0	1,047
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	0	271	0	0	271
Walahole	0	0	0	0	16	0	0	16	0	0	0	0	16	0	0	16
Waianae	418	0	0	418	11	0	0	11	0	0	0	0	429	0	0	429
Waimanalo	724	0	0	724	2	0	0	2	0	0	0	0	726	0	0	726
TOTAL	4,309	2	0	4,311	60	0	0	60	0	0	0	0	4,369	2	0	4,371
MAUI																
Hikina	31	0	0	31	0	0	0	0	0	0	0	0	31	0	0	31
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75	75	0	0	75
Keokea	0	0	0	0	65	0	0	65	0	0	0	0	65	0	0	65
Lealii	104	0	0	104	0	0	0	0	0	0	0	0	104	0	0	104
Paukalo	180	0	0	180	0	0	0	0	0	0	0	0	180	0	0	180
Walehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Walehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Walehu 3	114	0	0	114	0	0	0	0	0	0	0	0	114	0	0	114
Walehu 4	97	0	0	97	0	0	0	0	0	0	0	0	97	0	0	97
Waihuli	593	0	0	593	0	0	0	0	0	0	0	0	593	0	0	593
TOTAL	1,267	0	0	1,267	65	0	0	65	75	0	0	75	1,407	0	0	1,407
EAST HAWAII																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamaoa	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaumana	42	0	0	42	0	0	0	0	0	0	0	0	42	0	0	42
Keaukaha	473	0	0	473	0	0	0	0	0	0	0	0	473	0	0	473
Kurtistown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	121	0	0	121	0	0	0	0	121	0	0	121
Panaewa	0	0	0	0	262	0	0	262	0	0	0	0	262	0	0	262
Piihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Puueo	0	0	0	0	12	0	0	12	0	0	0	0	12	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Waiakea	298	0	0	298	0	0	0	0	0	0	0	0	298	0	0	298
TOTAL	839	0	0	839	395	0	0	395	25	0	0	25	1,259	0	0	1,259
WEST HAWAII																
Honokala	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Humuulia	0	0	0	0	0	0	0	0	5	0	0	5	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16	16	0	0	16
Kanilohe	224	0	0	224	0	0	0	0	0	0	0	0	224	0	0	224
Kawaihae	190	0	0	190	0	0	0	0	1	0	0	1	191	0	0	191
Laiopua	284	0	0	284	0	0	0	0	0	0	0	0	284	0	0	284
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Nienle	0	0	0	0	0	0	0	0	21	0	0	21	21	0	0	21
Puukapu/Waimea/Kuhio VII	116	0	0	116	110	0	0	110	215	0	0	215	441	0	0	441
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
TOTAL	877	0	0	877	110	0	0	110	282	0	0	282	1,269	0	0	1,269
KAUAI																
Anahola	533	0	0	533	46	0	0	46	0	0	0	0	579	0	0	579
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	0	117	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1
TOTAL	697	0	0	697	46	0	0	46	1	0	0	1	744	0	0	744
MOLOKAI																
Hoolehua	155	0	0	155	346	0	0	346	21	0	0	21	522	0	0	522
Kalamaula	164	0	0	164	71	0	0	71	3	0	0	3	238	0	0	238
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	3	50	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	3
O'ne Aii	28	0	0	28	0	0	0	0	0	0	0	0	28	0	0	28
TOTAL	394	0	0	394	420	0	0	420	27	0	0	27	841	0	0	841
LANAI																
Lanai	28	0	0	28	0	0	0	0	0	0	0	0	28	0	0	28
TOTAL	28	0	0	28	0	0	0	0	0	0	0	0	28	0	0	28
STATEWIDE TOTAL	8,411	2	0	8,413	1,096	0	0	1,096	410	0	0	410	9,917	2	0	9,919

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING
November 30, 2019

AREA WAITING LIST

DISTRICT AREA	RESIDENCE			AGRICULTURE			PASTURE			TOTAL			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month		Add	Cancel	TOTAL
Oahu District	955	0	0	955	0	0	0	0	0	0	0	0	955
Maui District	50	0	0	50	4	0	0	4	5	0	0	5	59
Hawaii District	130	0	0	130	28	0	0	28	46	0	0	46	204
Kauai District	51	0	0	51	3	0	0	3	28	0	0	28	82
Molokai District	20	0	0	20	18	0	0	18	1	0	0	1	39
TOTAL	1,206	0	0	1,206	53	0	0	53	80	0	0	80	1,339

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE			AGRICULTURE			PASTURE			TOTAL			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month		Add	Cancel	TOTAL
Oahu	9,807	26	1	9,832	3,767	7	0	3,774	0	0	0	0	13,606
Maui	3,781	4	0	3,785	4,654	1	1	4,654	608	0	0	608	9,047
Hawaii	5,731	8	1	5,738	7,210	9	1	7,218	1,870	3	0	1,873	14,829
Kauai	1,628	1	0	1,629	2,219	0	0	2,219	296	1	0	297	4,145
Molokai	805	1	0	806	1,060	2	0	1,062	203	0	0	203	2,071
Lanai	89	0	1	88	0	0	0	0	0	0	0	0	88
TOTAL	21,841	40	3	21,878	18,910	19	2	18,927	2,977	4	0	2,981	43,786

AREA AND ISLANDWIDE LISTS

AREA AND ISLANDWIDE LISTS	RES			AG			PAS			TOTAL	ADDITIONS					CANCELLATIONS												
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month		Add	Cancel	TOTAL	New Applications	Application Transfers	Lease Rescissions	App Reinstatements	HHC Adjustments	TOTAL	New Lease Awards	Application Transfers	Succ'd and Cancel Own	Public Notice Cancel	Voluntary Cancellations	Lease Successorships	HHC Adjustments	Dec'd No Successor	Additional Acreage
OAHU	10,787	3,774	0	14,561	3,767	7	0	3,774	0	0	0	0	61	0	0	0	0	61	2	2	0	0	0	0	0	0	0	2
MAUI	3,835	4,658	613	9,106	4,654	1	1	4,654	2	0	0	2	2	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0
HAWAII	5,868	7,246	1,919	15,033	7,210	9	1	7,218	15,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUAI	1,680	2,222	325	4,227	2,219	0	0	2,219	4,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MOLOKAI	826	1,080	204	2,110	1,060	2	0	1,062	2,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANAI	88	0	0	88	0	0	0	0	88	0	0	0	0	63	0	0	0	63	0	0	0	0	0	0	0	0	0	0
TOTAL	23,084	18,980	3,061	45,125	18,910	19	2	18,927	45,125	2	0	2	18,927	63	0	0	0	63	5	4	0	0	0	0	0	0	0	5

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

November 30, 2019

	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
OAHU DISTRICT	169	0	0	0	0	0	0	0	0	169
Nanakuli	142	0	0	0	0	0	0	0	0	142
Waiānae	0	0	0	0	0	0	0	0	0	0
Lualualei	71	0	0	0	0	0	0	0	0	71
Papāhāwai/Kewalo	573	0	0	0	0	0	0	0	0	573
Waimanalo	955	0	0	0	0	0	0	0	0	955
Subtotal Area	9,807	26	1	3,767	7	0	0	0	0	13,606
Islandwide	10,762	26	1	3,767	7	0	0	0	0	14,561
TOTAL OAHU APPS										
MAUI DISTRICT	50	0	0	0	0	0	0	0	0	50
Paukukalo	0	0	0	4	0	0	0	0	0	4
Kula	50	0	0	4	0	0	5	0	0	59
Subtotal Area	3,781	4	0	4,654	1	1	608	0	0	9,047
Islandwide	3,831	4	0	4,658	1	1	613	0	0	9,106
TOTAL MAUI APPS										
HAWAII DISTRICT	69	0	0	0	0	0	0	0	0	69
Keaukaha/Waiākea	0	0	0	16	0	0	0	0	0	16
Pānaeā	0	0	0	0	0	0	0	0	0	0
Humuāla	16	0	0	0	0	0	0	0	0	16
Kawaihāe	45	0	0	12	0	0	46	0	0	103
Wāimeā	130	0	0	28	0	0	46	0	0	204
Subtotal Area	5,731	8	1	7,210	9	1	1,870	3	0	14,829
Islandwide	5,861	8	1	7,238	9	1	1,916	3	0	15,033
TOTAL HAWAII APPS										
KAUAI DISTRICT	43	0	0	3	0	0	21	0	0	67
Anāhōla	8	0	0	0	0	0	7	0	0	15
Kekaha/Puu Opae	51	0	0	3	0	0	28	0	0	82
Subtotal Area	1,628	1	0	2,219	0	0	296	1	0	4,145
Islandwide	1,679	1	0	2,222	0	0	324	1	0	4,227
TOTAL KAUAI APPS										
MOLOKAI DISTRICT	4	0	0	0	0	0	0	0	0	4
Kalamāuila	8	0	0	18	0	0	1	0	0	27
Hoolehua	7	0	0	0	0	0	0	0	0	7
Kapaakea	1	0	0	0	0	0	0	0	0	1
One Alii	20	0	0	18	0	0	1	0	0	39
Subtotal Area	805	1	0	1,060	2	0	203	0	0	2,071
Islandwide	825	1	0	1,078	2	0	204	0	0	2,110
TOTAL MOLOKAI APPS										
LANAI DISTRICT	89	0	1	0	0	0	0	0	0	88
Islandwide	89	0	1	0	0	0	0	0	0	88
TOTAL LANAI APPS										
TOTAL AREA ONLY	1,206	0	0	53	0	0	80	0	0	1,339
TOTAL ISLANDWIDE	21,841	40	3	18,910	19	2	2,977	4	0	43,786
TOTAL STATEWIDE	23,047	40	3	18,963	19	2	3,057	4	0	45,125

DELINQUENCY REPORT - STATEWIDE

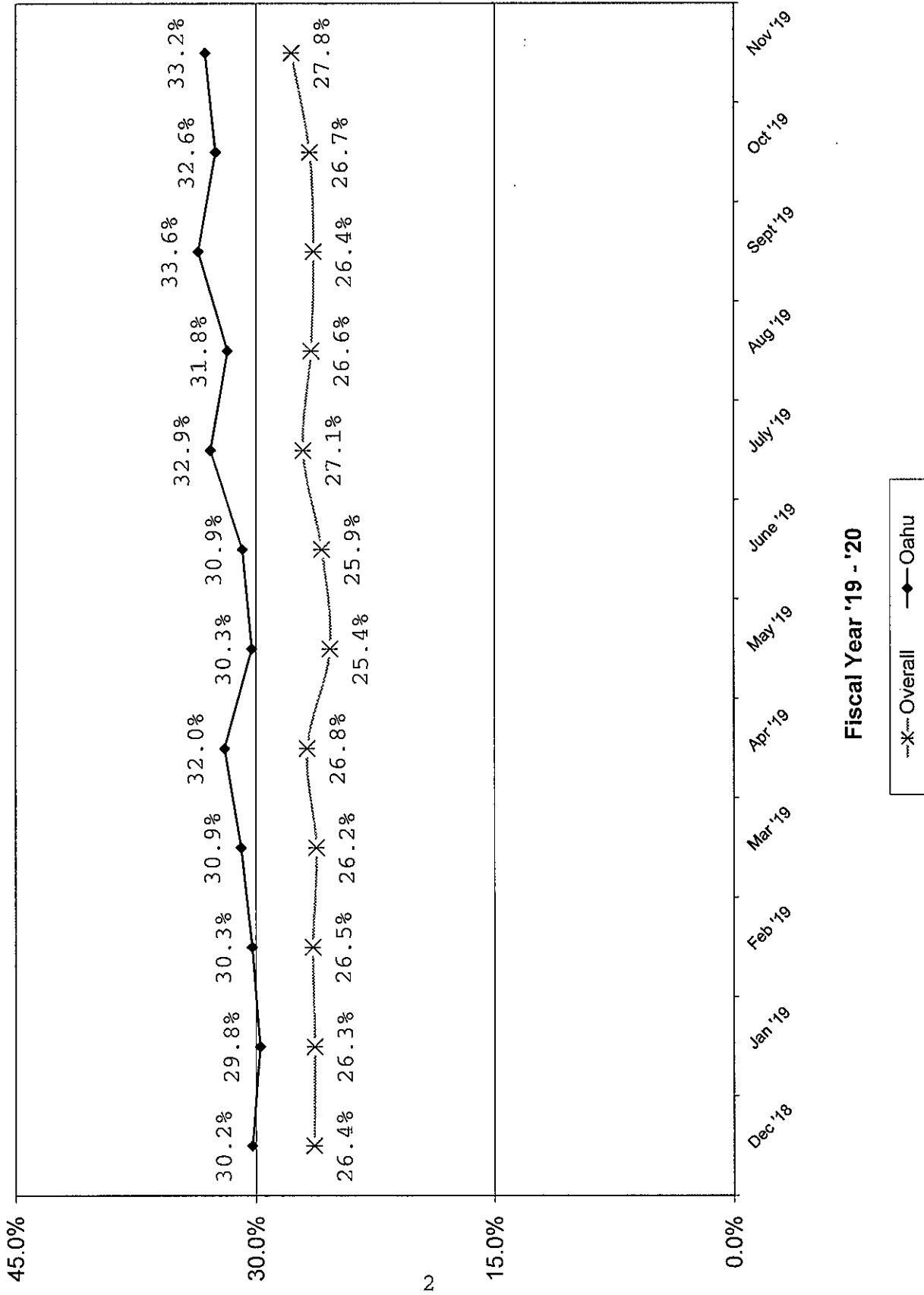
December 16, 2019

(\$Thousands)

	Total Outstanding (000s)		Total Delinquency (000s)		30 Days (low) (000s)		60 Days (Medium) (000s)		90 Days (High) (000s)		180 Days (Severe) (000s)		% of Totals 12/16/2019	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	\$
DIRECT LOANS														
OAHU	397	36,531	125	12,129	23	1,466	14	1,117	19	1,690	69	7,857	31.5%	33.2%
EAST HAWAII	211	12,967	66	4,679	10	738	8	486	8	187	40	3,268	31.3%	36.1%
WEST HAWAII	84	8,494	14	1,229	4	434	2	198	4	349	4	249	16.7%	14.5%
MOLOKAI	85	6,610	21	766	0	0	3	147	3	137	15	482	24.7%	11.6%
KAUAI	97	7,364	17	1,187	3	304	3	195	4	318	7	370	17.5%	16.1%
MAUI	91	11,923	26	3,339	8	746	3	547	3	462	12	1,584	28.6%	28.0%
TOTAL DIRECT	965	83,889	269	23,330	48	3,688	33	2,689	41	3,142	147	13,811	27.9%	27.8%
	100.0%	100.0%	27.9%	27.8%	5.0%	4.4%	3.4%	3.2%	4.2%	3.7%	15.2%	16.5%		
Advances (including RPT)	239	8,525	239	8,525	0	0	0	0	239	8,525			100%	100%
DHHL LOANS & Advances	1,204	92,414	508	31,855	48	3,688	33	2,689	280	11,667	147	13,811	42.2%	34.5%
LOAN GUARANTEES as of June 30, 2019														
SBA	1	88	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
USDA-RD	297	35,079	53	6,039	0	0	0	0	53	6,039	0	0	17.8%	17.2%
Habitat for Humanity	56	2,142	22	896	0	0	0	0	22	896	0	0	39.3%	41.8%
Maui County	5	74	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	0	0	100.0%	100.0%
City & County	14	274	12	258	0	0	0	0	12	258	0	0	85.7%	94.2%
FHA Interim	11	1,445	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
OHA	21	87	1	6	0	0	0	0	1	6	0	0	4.8%	6.9%
TOTAL GUARANTEE	406	39,196	89	7,206	0	0	0	0	89	7,206			21.9%	18.4%
PMI Loans	172	26,782	3	681	2	451	1	230	0	0	0	0	1.7%	2.5%
HUD REASSIGNED for Recovery	158	19,240	132	17,665	1	10	0	0	5	441	126	17,213	83.5%	91.8%
FHA Insured Loans	2,805	447,593	197	26,525	0	0	0	0	197	26,525	0	0	7.0%	5.9%
TOTAL INS. LOANS	3,135	493,615	332	44,871	3	461	1	230	202	26,966	126	17,213	10.6%	9.1%
OVERALL TOTALS(EXC Adv/RP)	4,506	616,699	690	75,407	51	4,149	34	2,919	332	37,315	273	31,024	15.3%	12.2%
ADJUSTED TOTALS	4,745	625,224	929	83,932	51	4,149	34	2,919	571	45,840	273	31,024	13.4%	13.4%

Note: HUD 184A loan program has 499 loans, with a total outstanding principal balance of \$111,905,370.46 as of June 30, 2019. 23 loans, totalling \$5,381,378.94 are delinquent.

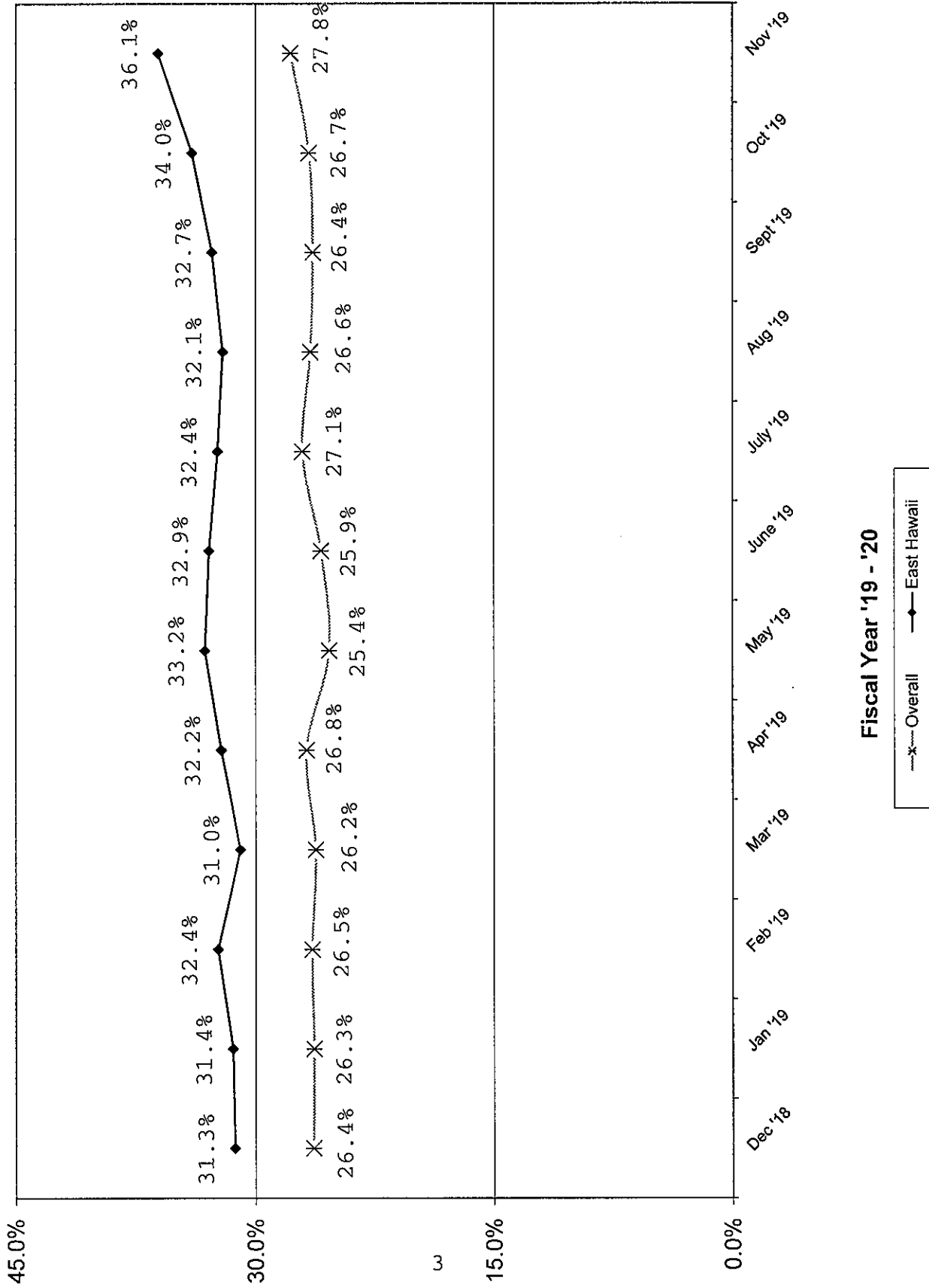
OAHU
Direct Loans
Delinquency Ratio Report



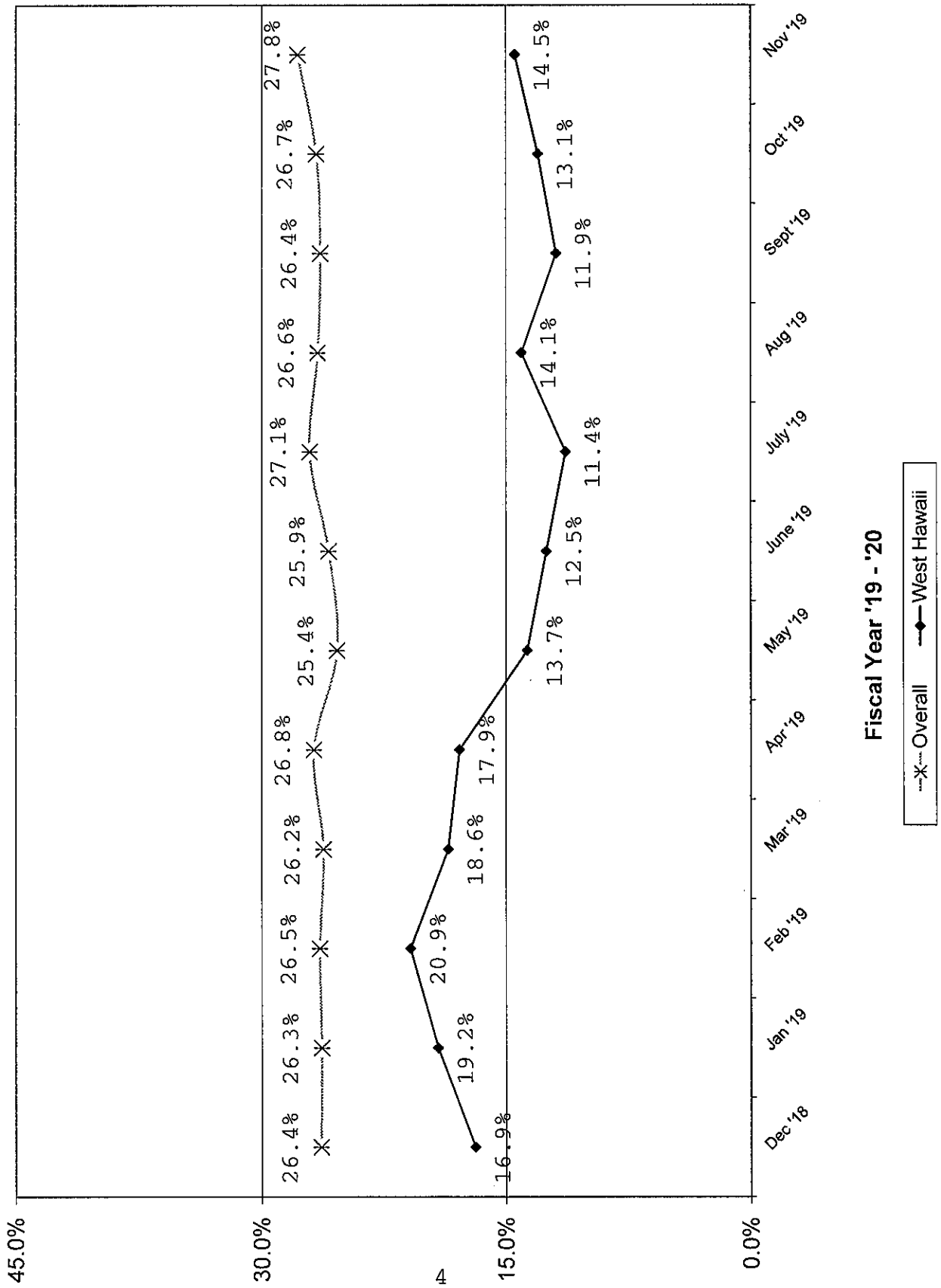
Fiscal Year '19 - '20

x Overall ◆ Oahu

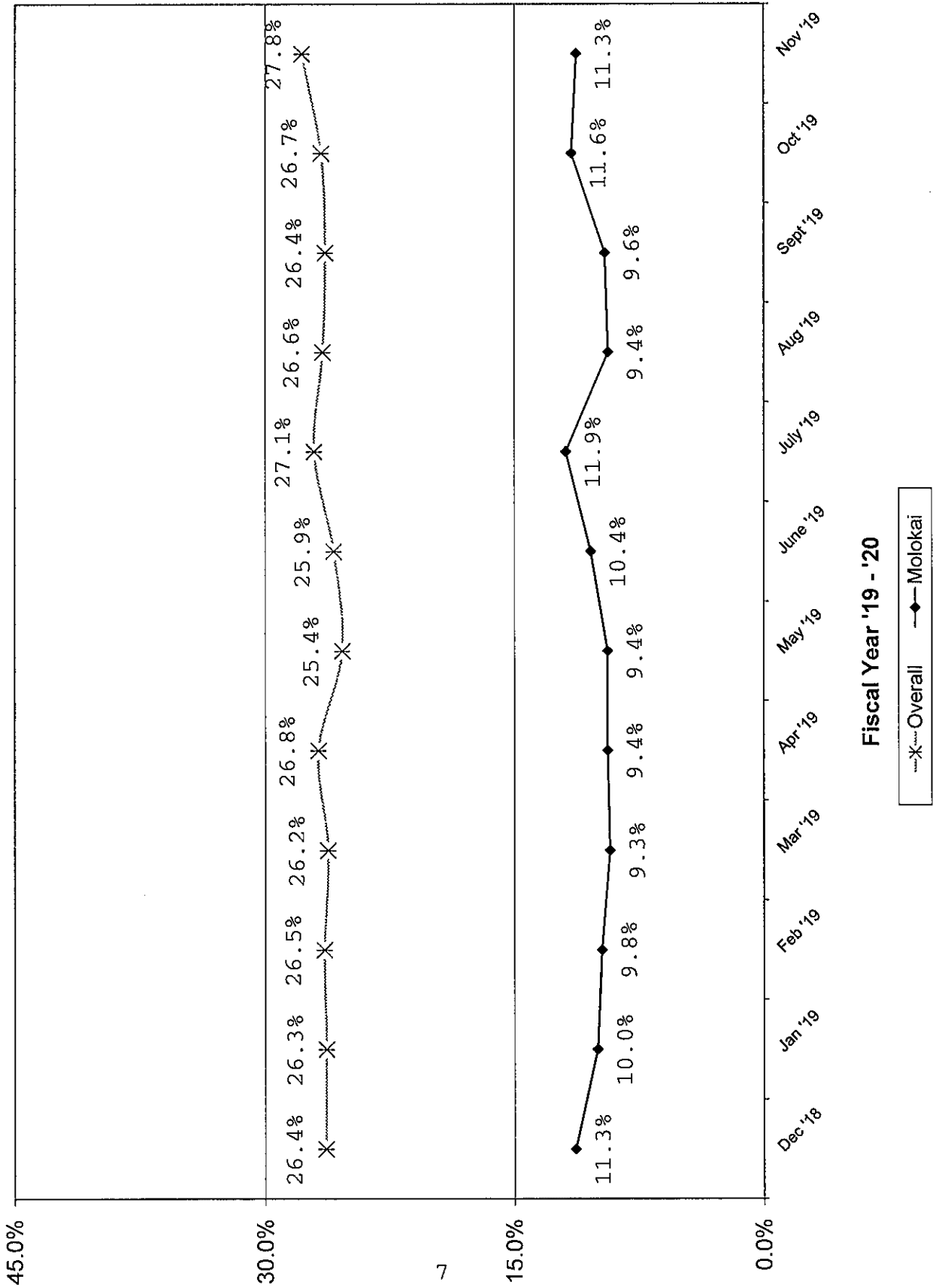
**EAST HAWAII
Direct Loans
Delinquency Ratio Report**



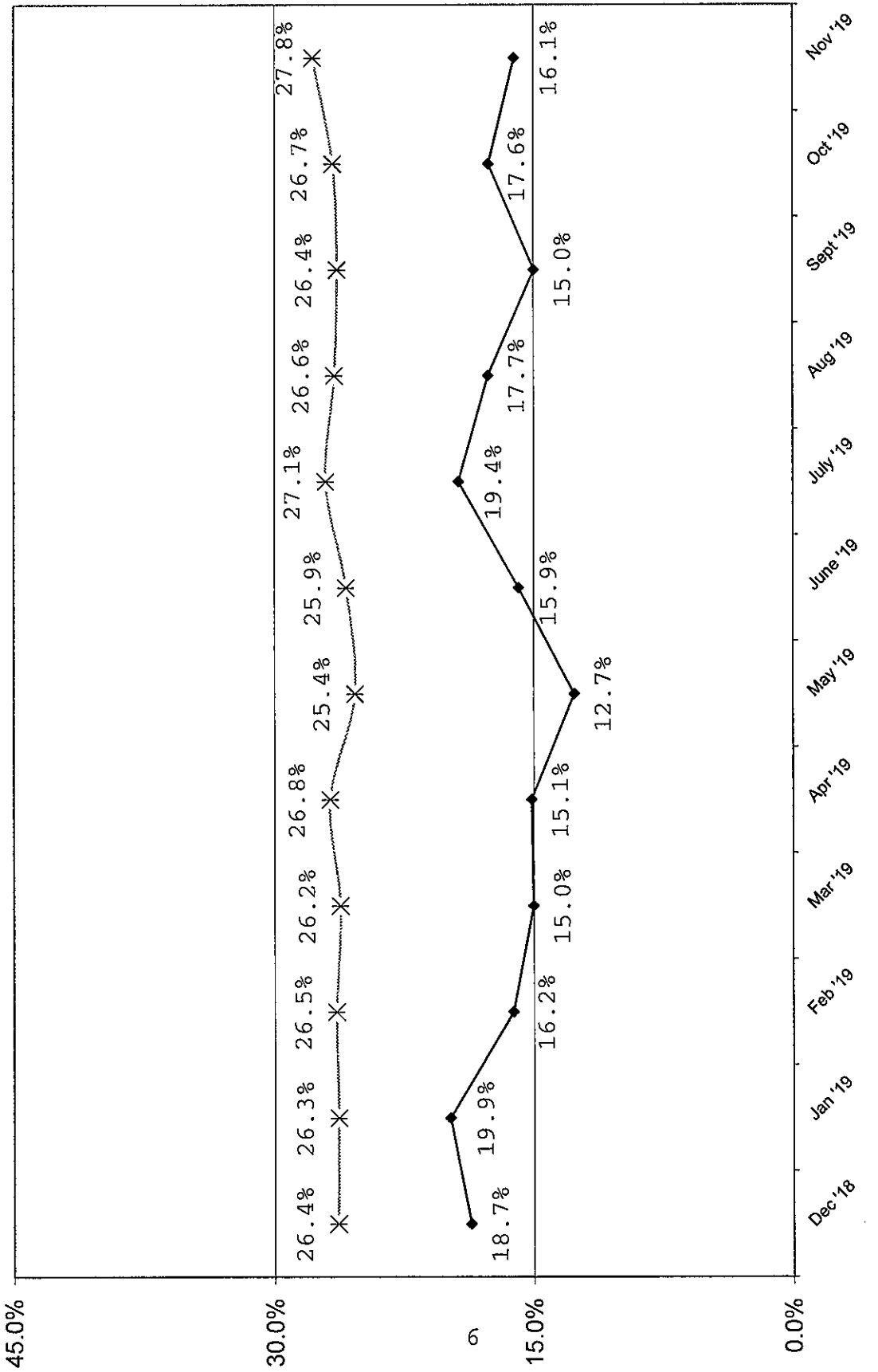
WEST HAWAII
Direct Loans
Delinquency Ratio Report



**MOLOKAI
Direct Loans
Delinquency Ratio Report**



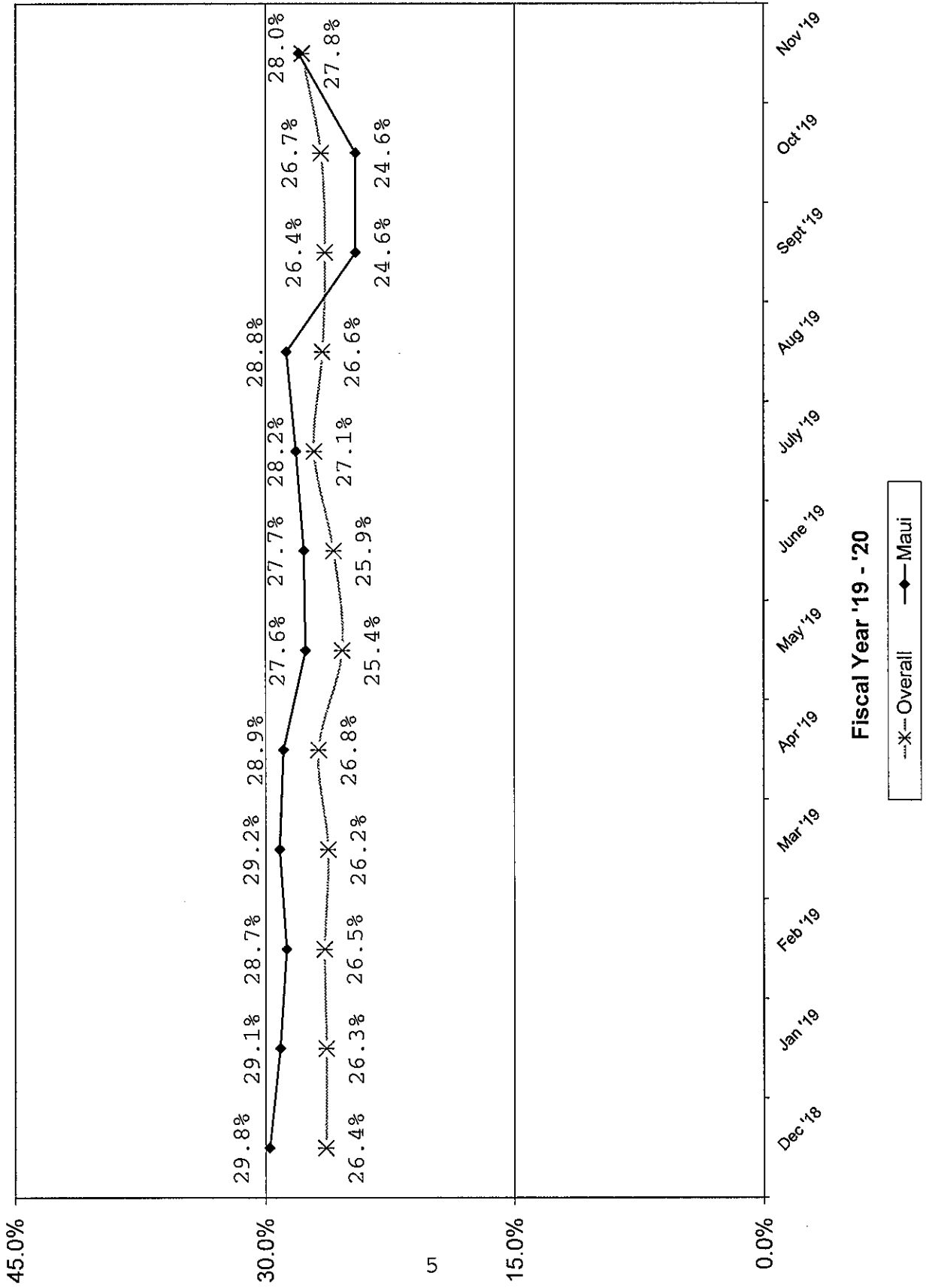
KAUAI
Direct Loans
Delinquency Ratio Report



Fiscal Year '19 - '20



MAUI
Direct Loans
Delinquency Ratio Report



Fiscal Year '19 - '20

---X--- Overall —◆— Maui

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division

SUBJECT: **Ratification of Loan Approvals**

RECOMMENDED MOTION/ACTION

To ratify the approval of the following loan previously approved by the Chairman, pursuant to section 10-2-17, Ratification of chairman's action, of the Department of Hawaiian Home Lands Administrative Rules.

<u>LESSEE</u>	<u>LEASE NO. & AREA</u>	<u>LOAN TERMS</u>
Paleka, Leslyn M.	12890, Kawaihae	NTE \$113,818 @ 4.5% interest per annum, NTE \$577 monthly, repayable over 30 years

Loan Purpose: Purchase existing improvements in conjunction with a new lease award.

Pakani, Russell E.	6382, Waiakea	NTE \$145,000 (of which \$38,000 deferred to maturity) @ 4.5% interest per annum, NTE \$552 monthly, repayable over 29 years
--------------------	---------------	---

Loan Purpose: Refinance of HUD buyback no. 18628 to lower interest rate from 6% to 4.5% and to defer accrued interest and late fees due as final payment at loan maturity. Original loan amount of \$117,294 at 6% per annum, \$704 monthly, repayable over 30 years. A contested case hearing was held on October 17, 2017, for this account.

<u>REFINANCE</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	4	\$ 479,800
Prior Months	3	415,760
This Month	<u>1</u>	<u>145,000</u>
Total FY '19-'20	4	\$ 560,760

<u>REPAIR</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '19-'20	0	\$ -0-

<u>HOME CONSTRUCTION</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '19-'20	0	\$ -0-

<u>FARM</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '19-'20	0	\$ -0-

<u>TRANSFER WITH LOAN</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '19-'20	0	\$ -0-

<u>AWARD</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>1</u>	<u>113,818</u>
Total FY '19-'20	1	\$ 113,818

<u>OTHER</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/19	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '19-'20	0	\$ -0-

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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>			
Princes Kahanu Estates Lease No. 8555 TMK: 1-8-7-042:149	NAIWI, Dawn K. (Cash Out Refi) HUD 184A	Homebridge Financial Services, Inc.	\$ 323,200
Nanakuli Lease No. 9982 TMK: 1-8-9-002:066	FELICIANO, Nalani M. (Cash Out Refi) FHA	Bank of Hawaii	\$ 292,526
Lualualei Lease No. 5551 TMK: 1-8-6-023:002	LIMA-PO, Charelle K. (Purchase)FHA	HomeStreet Bank	\$ 62,002

OAHU

Nanakuli Lease No. 3788 TMK: 1-8-9-009:086	GIFFORD, Shonton K. (Purchase)FHA	Mason- McDuffie Mortgage Corp.	\$ 253,000
Princes Kahanu Estates Lease No. 8430 TMK: 1-8-7-043:073	LARONAL, Michael D. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 352,000
Kauluokahi Lease No. 12430 TMK: 1-9-1-017:088	SPILLNER, Wynnette A. B. (Streamline)FHA	Guild Mortgage Co.	\$ 350,000
Kaupea Lease No. 12027 TMK: 1-9-1-139:005	KAOHU, Gilbert K. (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 370,000
Waimanalo Lease No. 8220 TMK: 1-4-1-037:055	KAONOHI, Marques J. M. (Purchase)USDA, RD	Guild Mortgage Co.	\$ 306,000
Waianae Lease No. 4580 TMK: 1-8-5-030:018	CALLEJO, Edward B., Jr. (Purchase)FHA	Hightechlend ing Inc.	\$ 252,000
Waimanalo Lease No. 4187 TMK: 1-4-1-031:098	ALEXANDER, Jerilynn L. (Cash Out Refi) HUD 184A	HomeStreet Bank	\$ 353,500
Maluohai Lease No. 9788 TMK: 1-9-1-120:026	VIELA, Raymond (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 288,000
Nanakuli Lease No. 2956 TMK: 1-8-9-006:029	JONES, Pualani D. (Cash Out Refi) HUD 184A	HomeStreet Bank	\$ 45,450

ITEM NO. D-3

OAHU

Princes Kahanu Estates VALDEZ, Mann \$ 356,000
Lease No. 8357 Julia M. L. Mortgage LLC
TMK: 1-8-7-042:066 (Purchase)USDA, RD

Nanakuli AMINA, Freedom \$ 509,000
Lease No. 4408 Guyson K. Mortgage
TMK: 1-8-9-003:050 (Purchase)FHA Corp.

Waimanalo KUPAHU, Freedom \$ 246,000
Lease No. 8769 Dianna N. (Cash Out Mortgage
TMK: 1-4-1-038:005 Refi) FHA Corp.

MOLOKAI

Kapaakea GREENLEAF, Aries Loans \$ 106000
Lease No. 3016 Louis, III (Cash Inc.
TMK: 2-5-4-007:007 Out Refi) FHA

Kalamaula CRIVELLO, Aries Loans \$ 286,000
Lease No. 2304A Stephanie S. H. Inc.
TMK: 2-5-2-008:129 (Cash Out Refi) FHA

MAUI

Waiehu 3 SILVA, Homebridge \$ 601,002
Lease No. 9936 Latin R. N. Financial
TMK: 2-3-2-024:082 (Purchase)FHA Services,
Inc.

Waiehu 2 HAM, Homebridge \$ 170,563
Lease No. 9474 Nicole P. Financial
TMK: 2-3-2-022:036 (Purchase)HUD 184A Services,
Inc.

Waiohuli PETERS, Mann \$ 731,000
Lease No. 7633 Angus K. (Cash Out Mortgage LLC
TMK: 2-2-2-027:055 Refi) FHA

ITEM NO. D-3

MAUI

Leialii Lease No. 11462 TMK: 2-4-5-036:032	APPLEGATE, Cornelia L. (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 106,000
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KAUAI

Kekaha Lease No. 11359 TMK: 4-1-2-017:030	KANAHELE, Johnny K. (Cash Out Refi) FHA	Security National Mortgage Co.	\$ 252,000
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HAWAII

Kaniohale Lease No. 9346 TMK: 3-7-4-023:033	LOUIA, Elisa M. (Cash Out Refi) HUD 184A	Bank of Hawaii	\$ 232,250
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Waiakea Lease No. 6826 TMK: 3-2-2-063:011	AHUNA, Dan K. (Cash Out Refi) FHA	Homebridge Financial Services, Inc.	\$ 145,579
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Panaewa Lease No. 5105A TMK: 3-2-2-061:065	EVANS, Marcel K. (Cash Out Refi) FHA	Homebridge Financial Services, Inc.	\$ 181,000
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Keaukaha Lease No. 9085 TMK: 3-2-1-022:019	COSTA, Geraldine L. (Cash Out Refi) FHA	Aries Loans Inc.	\$ 168,000
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Keaukaha Lease No. 3161 TMK: 3-2-1-023:044	LEE, Darren T. W. M. (Cash Out Refi) HUD 184A	Homebridge Financial Services, Inc.	\$ 200,000
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Panaewa Lease No. 6245 TMK: 3-2-1-025:183	KERR, Leilani C. S. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 386,000
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ITEM NO. D-3

HAWAII

Kawaihae
Lease No. 9841
TMK: 3-6-1-009:062

MATSU,
Lindo K. T., III
(Cash Out Refi) FHA

V.I.P.
Mortgage,
Inc.

\$ 228,000


<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 6/30/19		295	\$ 85,765,099	15	\$5,863,695	17	\$6,019,088		
Prior Months		95	\$ 28,903,154	9	\$3,471,000	4	\$1,207,000		
This Month		<u>21</u>	<u>6,165,109</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>662,000</u>		
Total FY '19-'20		116	\$ 35,068,263	9	\$3,471,000	6	\$1,869,000		
HUD 184A									
FY Ending 6/30/19		81	\$25,107,592						
Prior Months		22	\$ 6,708,690						
This Month		<u>6</u>	<u>1,324,963</u>						
Total FY '19-'20		28	\$ 8,033,653						

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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>
Kaleikini, Thomas K.	12103, Kaupea	NTE \$254,000 @4.5% interest per annum, NTE \$1,288 monthly, repayable over 30 years.

Loan Purpose: Refinance Contract of Loan no. 19403.
Original loan amount of \$250,935 at
6.5% per annum, \$1,826 monthly,
repayable over 30 years. A Contested
Case Hearing was not held for this
account.

Hopfe-Smith, Colleen D.K.	11829, Kanehili	NTE \$286,000 @4.5% interest per annum, NTE \$1,450 monthly, repayable over 30 years.
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Loan Purpose: Refinance Contract of Loan no. 19508.
Original loan amount of \$294,350 at
5.875% per annum, \$1,741 monthly,
repayable over 30 years. A Contested
Case Hearing was held on December 18,
2018, for this account.

STATE OF HAWAII

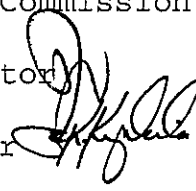
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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

CHAI, Val	12/11/2009	HAWAII	RES	07/16/2019
SIMEONA, Harry	05/22/1997	MAUI	RES	07/16/2019

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

KAAWALOA, Rashanti K.	02/13/2008	OAHU	AGR	08/22/2019
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KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

CASTAGAN, Owen M.	03/18/1987	OAHU	RES	07/12/2019
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BROWN, Yolanda M.L. Assigned Residential Lease
#2157, Lot 42 in Kewalo, Oahu
dated 10/24/2018. Remove
application dated 08/14/2003.

RUSSELL, Naomi K. Assigned Residential Lease
#12508, UNDV189 in Kapolei,
Oahu dated 10/12/2018. Remove
application dated 09/27/1994.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

MOSSMAN, Kealii K. Assigned Residential Lease
#7545, Lot 124 in Waiohuli,
Maui dated 11/23/2018. Remove
application dated 02/24/2010.

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

HOOKANO, Kemamo H. Assigned Residential Lease
#12188, Lot 92 in Waiehu Kou 4,
Maui dated 12/18/2018. Remove
application dated 11/07/1994.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

SOUZA, Evelyn K.

Cancel application dated
02/07/2000 at the request of
applicant dated 11/07/2019 and
received by the department on
11/18/2019.

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

SOUZA, Evelyn K.

Cancel application dated
02/07/2000 at the request of
applicant dated 11/07/2019 and
received by the department on
11/18/2019.

6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

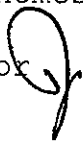
Last Month's Transaction Total	6
Last Month's Cumulative FY 2019-2020 Transaction Total	215
Transfers from Island to Island	4
Deceased	0
Cancellations:	
Awards of Leases	4
NHQ	0
Voluntary Cancellations	2
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	10
This Month's Cumulative FY 2019-2020 Transaction Total	225

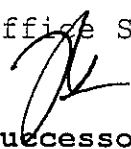
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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 December 2019	9
Previous FY 2019 - 2020	<u>27</u>
FY 2019 - 2020 Total to Date	36

Ratified for FY '18 - '19 92

Net Proceeds

Approved for December 2019	0
Previous FY 2019- 2020	<u>0</u>
FY 2019 - 2020 Total to Date	0

Ratified for FY '18 - '19 1

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

<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. George K. Aki, Jr. Lot No.: 38 Area: Nanakuli, Oahu Lease No. 494	<u>PRIMARY:</u> *Floraine M. Aki, Wife *Omit due to lack of genealogy documents to determined eligibillity to successorship. <u>ALTERNATE:</u> Michael A. Aki, Son <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
2. Ethel P. Apao-Kiesel Lot No.: 38 Area: Waimanalo, Oahu Lease No. 3982	<u>PRIMARY: Joint Tenants</u> Mersburg K. Apao, III, Grandson Mersburg K Apao, Jr., Son Darnella A. Apao, Daughter. Ted L. Kiesel, Son Hurllden H. Kiesel, Son <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
3. Moses Apo Lot No.: 67,68 & 69 Area: Hoolehua, Molokai Lease No. 196	<u>PRIMARY:</u> Kyle Apo, Son <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A

4. Andrietta M. Campbell
Lot No.: 3
Area: Paukukalo, Maui
Lease No. 8207

PRIMARY:
Francine Campbell,
Daughter

ALTERNATE:
*Rodina Santos, Niece
*Omit due to lack of
genealogy documents to
determine eligibility to
successorship.

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

5. Betty Ann Kalaau
Lot No.: 30
Area: Nanakuli, Oahu
Lease No. 4940

PRIMARY:
Roxann K. Kalaau, Daughter

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

6. Charmaine P. K. Kaneshiro
Lot No.: 8
Area: Kekaha, Kauai
Lease No. 6014

PRIMARY:
Alaka'i Y. Kalama-
Kaneshiro, Son

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

7. Clara L. Omerod
Lot No.: 83-B
Area: Keaukaha, Hawaii
Lease No. 8962

PRIMARY:
John P. Omerod, Son

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

8. Mary Jane K. Robins
Lot No.: 12
Area: Waimanalo, Oahu
Lease No. 4122

PRIMARY:
Makanaapuakea E. Robins,
Grandson

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

9. Edna M. Williams
Lot No.: 4
Area: Nanakuli, Oahu
Lease No. 244

PRIMARY: Joint Tenants
Christopher L. Williams,
Jr., Son
Wayne K. Williams, Son

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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

Seventeen (17) assignments of lease.

1. Lessee Name: Ruth Ann L. Cambra
Res. Lease No. 12894, Lot No. 192
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$400,000.00
Improvements: 5 bedroom, 3 bath dwelling

Transferee Name: Crystal N. Aquino
Relationship: Daughter
Loan Assumption: No
Applicant: No

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

2. Lessee Name: Sue Ann K. Char
Res. Lease No. 6509, Lot No. 31
Lease Date: 1/3/1996
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: 1 bedroom, 1 bath dwelling

Transferee Name: Apryle M. Wong
Relationship: Sister
Loan Assumption: No
Applicant: Yes, Kauai IW Res., 10/12/2005

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

3. Lessee Name: Apryle M. Wong
Res. Lease No. 6509, Lot No. 31
Lease Date: 1/3/1996
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: 1 bedroom, 1 bath dwelling

Transferee Name: Ohelo H. P. Wong
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

4. Lessee Name: Ursula U. Chong
Res. Lease No. 4900, Lot No. 25-B-1
Lease Date: 10/20/1978
Area: Kuhio Village, Hawaii
Property Sold & Amount: Yes, \$163,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Autumn T. U. Chong
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 7/3/2012

Reason for Transfer: "Selling home to my daughter." Special Condition: Transferee to obtain funds to pay purchase price.

5. Lessee Name: Mogul K. Crabbe
Res. Lease No. 9304, Lot No. 91
Lease Date: 1/1/1999
Area: Kaniohale, Hawaii
Property Sold & Amount: Yes, \$290,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Janelle K. Kalele
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 1/2/2004

Reason for Transfer: "Due to my health, I moved to Honolulu, Oahu to get adequate medical care, in addition to ohana support." Special Condition: Transferee to obtain funds to pay purchase price.

6. Lessee Name: Kainoa P. Hopfe
Res. Lease No. 9864, Lot No. 13849
Lease Date: 4/15/2003
Area: Maluohai, Oahu
Property Sold & Amount: Yes, \$390,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Benjamin Pokipala
Relationship: None
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 4/11/2008

Reason for Transfer: "Moving off island." Special Condition: Transferee to obtain funds to pay purchase price. See simultaneous transfer below.

7. Lessee Name: Benjamin Pokipala
Res. Lease No. 9864, Lot No. 13849
Lease Date: 4/15/2003
Area: Maluohai, Oahu
Property Sold & Amount: Yes, \$390,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Christopher J. Pokipala
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Moving off island." Special Condition: Transferee to obtain funds to pay purchase price.

8. Lessee Name: Alapaki E. K. Kaulia
Res. Lease No. 12529, Lot No. 7
Lease Date: 8/20/2009
Area: Lalamilo, Hawaii
Property Sold & Amount: Yes, \$319,000.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Lysa K. Kama-Carr
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 8/28/1986

Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase
price.

9. Lessee Name: Michael F. Lenchanko
Res. Lease No. 12898, Lot No. 196
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$450,000.00
Improvements: 5 bedroom, 3 bath dwelling

Transferee Name: Bernard H. Lenchanko
Relationship: Brother
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 5/1/2019

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

10. Lessee Name: Bernard H. Lenchanko
Res. Lease No. 12898, Lot No. 196
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$450,000.00
Improvements: 5 bedroom, 3 bath dwelling

Transferee Name: Jonathan K. Lenchanko
Relationship: Son
Loan Assumption: No
Applicant: No

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

11. Lessee Name: Diana K. Lewis
Res. Lease No. 12885, Lot No. 186
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$425,000.00
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: James K. Pascua
Relationship: Son
Loan Assumption: No
Applicant: No

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

12. Lessee Name: May K. Marrotte
Res. Lease No. 12891, Lot No. 188
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$387,000.00
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: Zachariah K. A. Meyer
Relationship: Grandson
Loan Assumption: No
Applicant: No

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

13. Lessee Name: Earl Leroy A. K. Naeole
Res. Lease No. 12893, Lot No. 191
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$550,00.00
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: Sherilyn N. Cruz
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 11/18/2014

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

14. Lessee Name: Makanaapuakea E. Robins
Res. Lease No. 4122, Lot No. 12
Lease Date: 1/29/1974
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling.

Transferee Name: Makanaapuakea E. Robins & Waynette K. Lyons
Relationship: Self & Mother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Adding relative to lease."

15. Lessee Name: Edwin K. Dias
Res. Lease No. 10548, Lot No. UNDV251
Lease Date: 6/18/2005
Area: Waiohuli, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Dennis K. Dias
Relationship: Brother
Loan Assumption: No
Applicant: Yes, Maui IW Res., 5/8/2006

Reason for Transfer: "Giving lease to relative."

16. Lessee Name: Gail L. Aguiar
Agr. Lease No. 6408, Lot No. U1-7
Lease Date: 11/1/1985
Area: Makuu, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Zachary H. Aguiar
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving to son with love."

17. Lessee Name: David J. K. K. Crivello
Res. Lease No. 5857, Lot No. 35
Lease Date: 8/1/1985
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Lori-Lei A. Rawlins-Crivello
Relationship: Wife
Loan Assumption: No
Applicant: Yes, Molokai IW Res., 3/5/2004.

Reason for Transfer: "Giving lease to relative." Special
Condition: One year to build and occupy lease.

Assignments for the Month of December '19	17
Previous FY '19 - '20 balance	<u>83</u>
FY '19 - '20 total to date	100
Assignments for FY '18 - '19	259

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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

Twenty-Five (25) amendments of lease.

1. Lessee: Jenny L. Ahsing-Kaahanui
Res. Lease No.: 11762
Lot No., Area, Island: UNDV219, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

2. Lessee: George K. Aki, Jr.
Res. Lease No.: 494
Lot No., Area, Island: 38, Nanakuli, Oahu
Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

3. Lessee: Ethel P. Apao-Kiesel
Res. Lease No.: 3982
Lot No., Area, Island: 38, Waimanalo, Oahu
Amendment: To amend the lease title and Lessor's name, to update the property descripton, and to incorporate the currently used covenants, terms, and conditions to the lease.

4. Lessee: Emmaleen K.L. Balacua
Res. Lease No.: 11862
Lot No., Area, Island: UNDV319, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

5. Lessee: Ernest E. Barrett, III
Res. Lease No.: 11589
Lot No., Area, Island: UNDV046, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

6. Lessee: Anthony K. Cabrera
Res. Lease No.: 11775
Lot No., Area, Island: UNDV232, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

7. Lessee: Shannon K.F. Chow
Res. Lease No.: 11255
Lot No., Area, Island: UNDV057, Kakaina, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

8. Lessee: David J. Crivello
Res. Lease No.: 5857
Lot No., Area, Island: 35, Kalamaula, Molokai
Amendment: To amend the commencement date and property description due to final subdivision approval.

9. Lessee: Torri K. Cuarisma
 Res. Lease No.: 11655
 Lot No., Area, Island: UNDV112, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
10. Lessee: Rachel L. & Sonny Del Toro
 Res. Lease No.: 11694
 Lot No., Area, Island: UNDV151, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
11. Lessee: Charles U., Sr. & Winona L. Diamond
 Res. Lease No.: 11748
 Lot No., Area, Island: UNDV205, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
12. Lessee: Jason K. Donatiello
 Res. Lease No.: 11848
 Lot No., Area, Island: UNDV305, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
13. Lessee: Derek T. Grace
 Res. Lease No.: 12442
 Lot No., Area, Island: 91, Kauluokahai, Oahu
 Amendment: To amend the property description to remove Easement "14".
14. Lessee: Richard E. Kaleikini
 Res. Lease No.: 11610
 Lot No., Area, Island: UNDV067, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

15. Lessee: Isaac K. Kalua, III
 Res. Lease No.: 11213
 Lot No., Area, Island: 4, Kakaina, Oahu
 Amendment: To amend the property description to include Easement "A" in favor of the U.S. Postal Service.
16. Lessee: Rupert N. Kama, Jr.
 Res. Lease No.: 10705
 Lot No., Area, Island: UNDV079, Laiopua, Hawaii
 Amendment: To amend the commencement date, lot number, and property description due to award of pre-owned home to an undivided lessee.
17. Lessee: Charmaine P.K. Kaneshiro
 Res. Lease No.: 6014
 Lot No., Area, Island: 8, Kekaha, Kauai
 Amendment: To amend the property description to reflect the correct Tax Map Key.
18. Lessee: Lono P.A.K. Manners
 Res. Lease No.: 11725
 Lot No., Area, Island: UNDV182, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
19. Lessee: Alan K. Montgomery
 Res. Lease No.: 11781
 Lot No., Area, Island: UNDV238, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
20. Lessee: Kekoaalii K. Nakamura
 Res. Lease No.: 11634
 Lot No., Area, Island: UNDV091, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

21. Lessee: Shantel L.B. Paoao
 Res. Lease No.: 11679
 Lot No., Area, Island: UNDV136, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
22. Lessee: Bernadette K. Park
 Res. Lease No.: 11223
 Lot No., Area, Island: 43, Kakaina, Oahu
 Amendment: To amend the property description to remove Easement "12".
23. Lessee: Mary Jane K. Robins
 Res. Lease No.: 4122
 Lot No., Area, Island: 12, Waimanalo, Oahu
 Amendment: To amend the lease title and Lessor's name, to update the property description, and to incorporate the currently used covenants, terms, and conditions to the lease.
24. Lessee: Royce K. Silva
 Res. Lease No.: 11669
 Lot No., Area, Island: UNDV126, Kapolei, Oahu
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
25. Lessee: Edna M. Williams
 Res. Lease No.: 244
 Lot No., Area, Island: 4, Nanakuli, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants and conditions in the lease, to update the property description and to extend the lease term to an aggregate term of 199 years.


Amendments for the Month of December '19	25
Previous FY '19 - '20 balance	<u>42</u>
FY '19 - '20 total to date	67
Amendments for FY '18 - '19	155

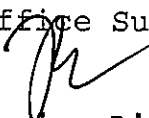
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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

Four (4) non-exclusive licenses.

1. Lessee: Shannon L.K. Kaleikini-Fukuda
Res. Lease No.: 11747
Lot No., Area, Island: 18559, Kanehili, Oahu
Permittee: Sunrun Installation Services Inc.
2. Lessee: Jill E. Kaleiohi
Res. Lease No.: 12751
Lot No., Area, Island: 13762, Hoolimalima, Oahu
Permittee: Sunnova Energy Corporation
3. Lessee: Francis J. Kaniaupio
Res. Lease No.: 11388
Lot No., Area, Island: 17153, Kaupea, Oahu
Permittee: Sunnova Energy Corporation

4. Lessee: Alane K. Villamor
Res. Lease No.: 9720
Lot No., Area, Island: 13656, Maluohai, Oahu
Permittee: Sunnova Energy Corporation

Non-Exclusive License for November '19	4
Previous FY '19 - '20 balance	<u>23</u>
FY '19 - '20 total to date	27
Non-Exclusive License for FY '18 - '19	83

E ITEMS

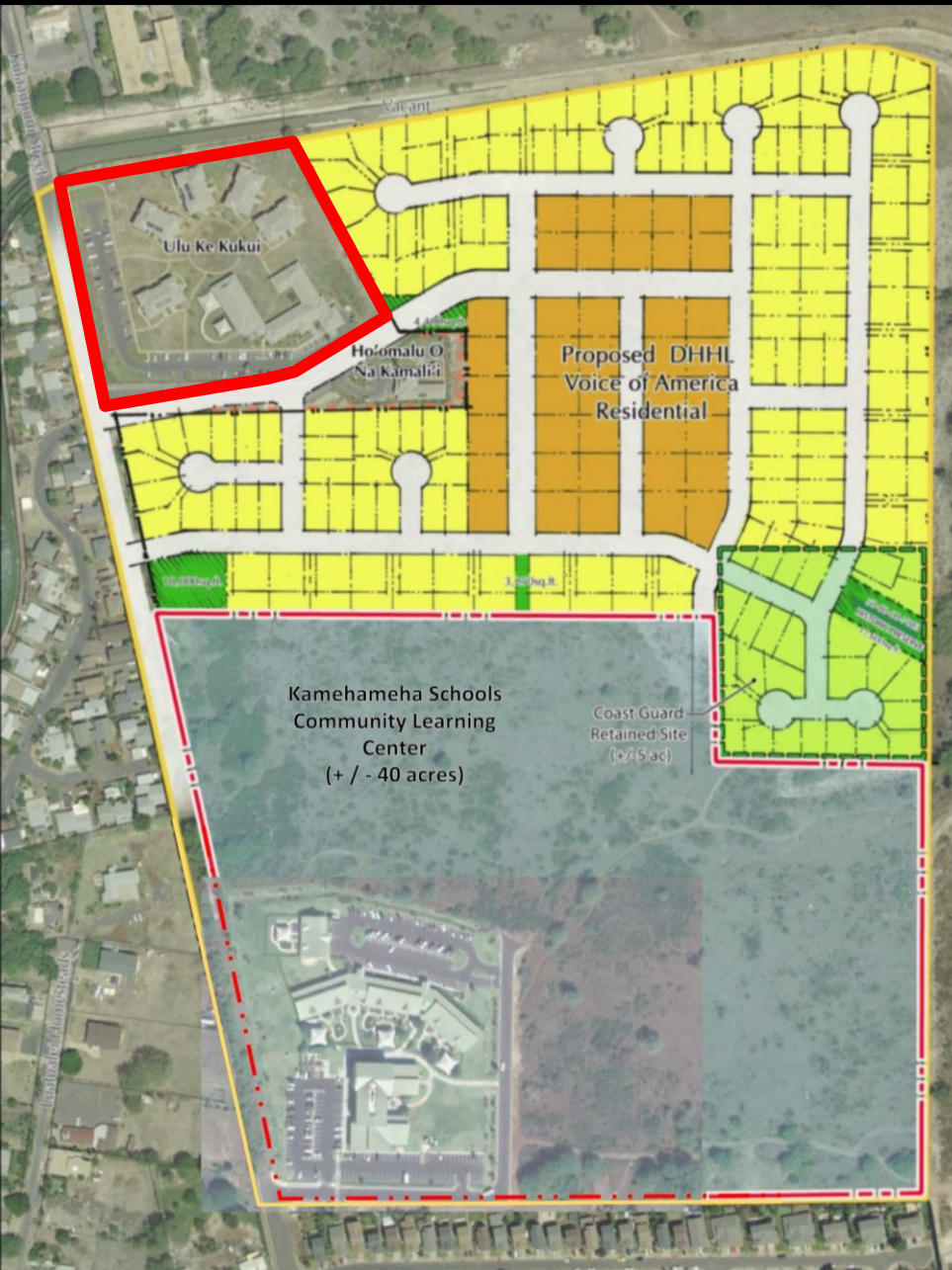


HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

WEST OAHU PROJECT UPDATES

**Land Development Division
Item E-1 Workshop
Monday, December 16, 2019**

Former Voice of America Property, Mā'ili



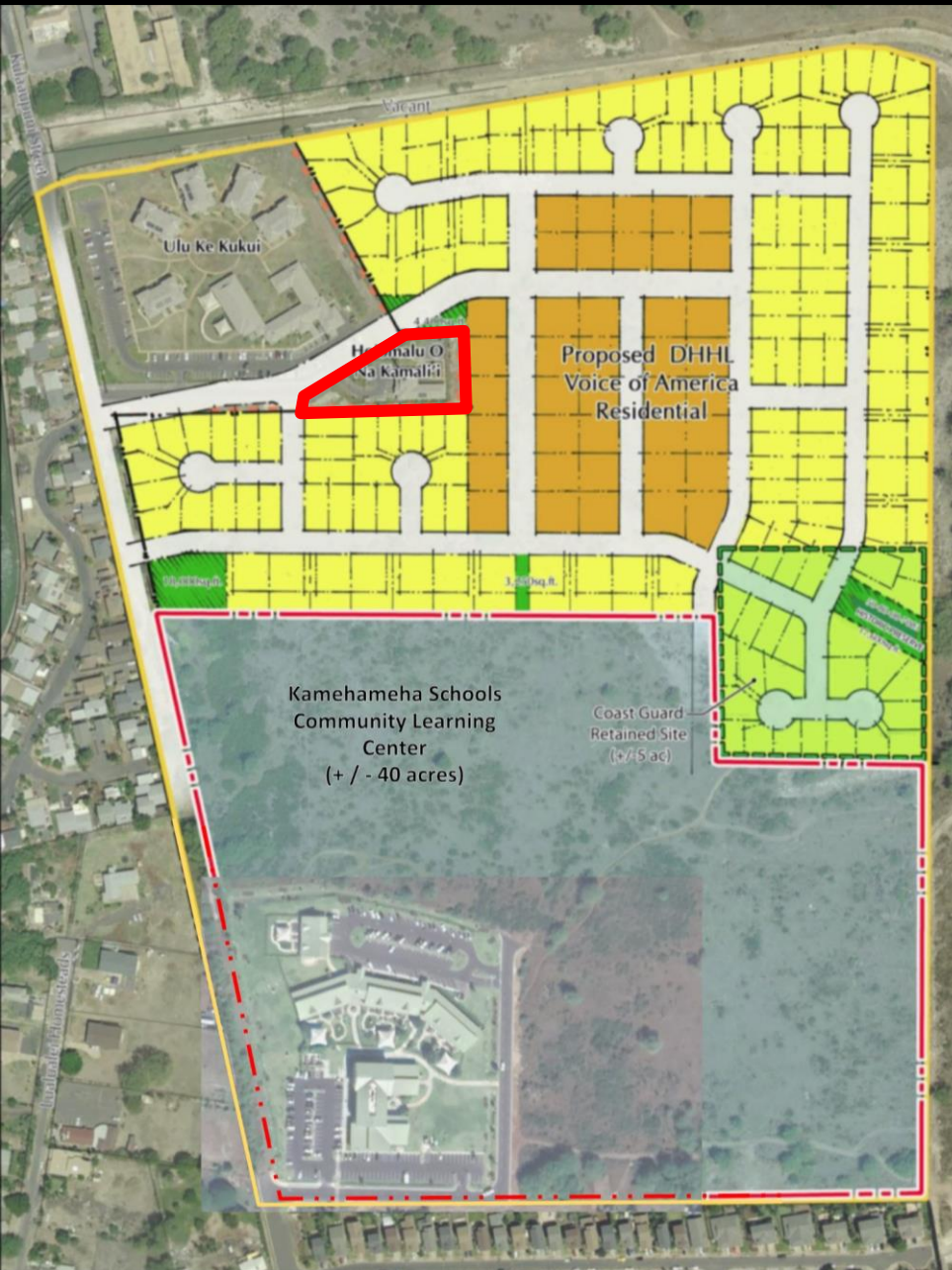
- **Ulu Ke Kukui**

One offer received in response to Request for Proposals to renovate and manage.

Chair approved recommendation to accept offer.

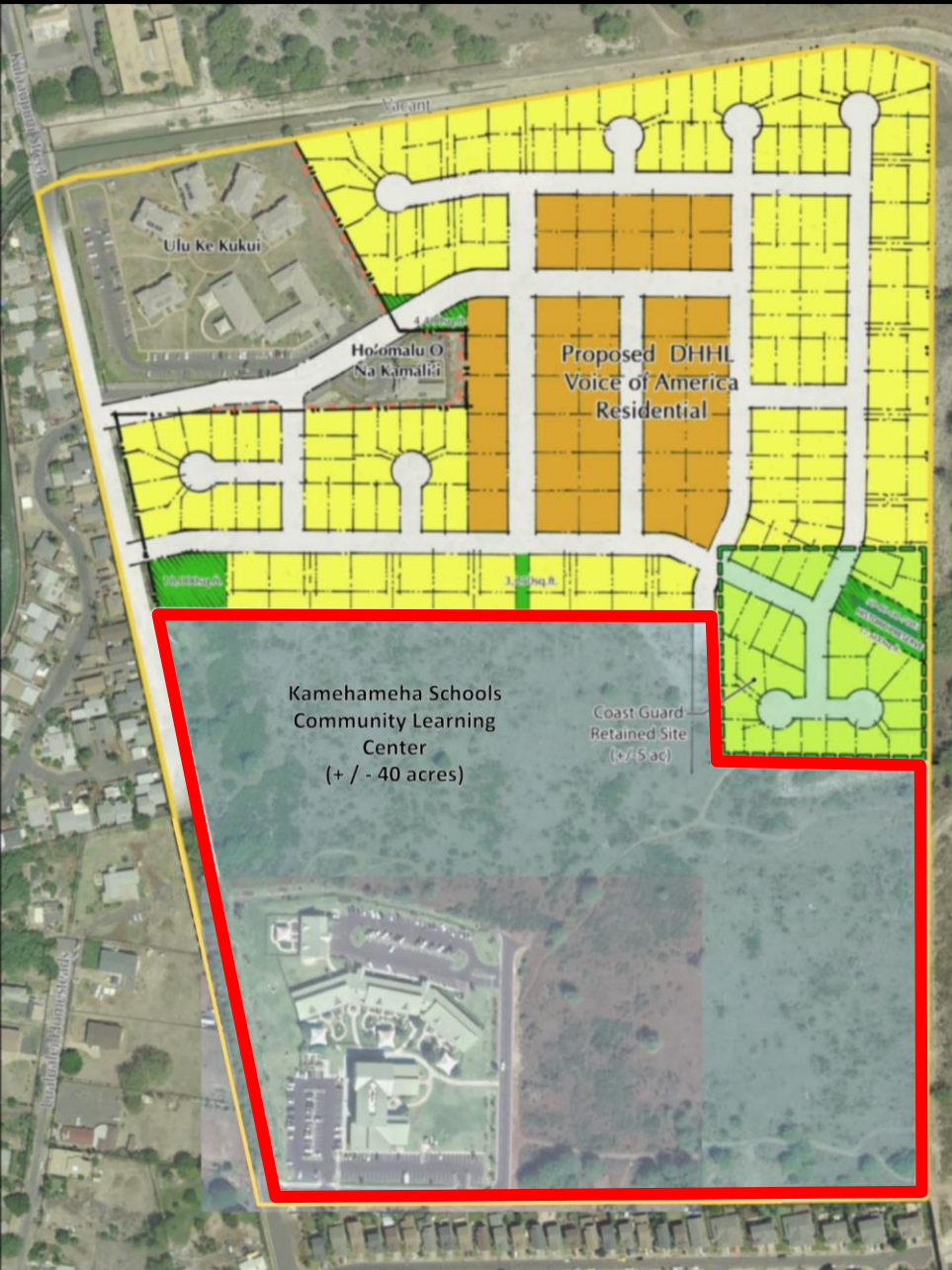
Negotiating development agreement. Developer recommended one-year extension to General Lease to Hawaii Public Housing Authority.

Former Voice of America Property, Mā'ili



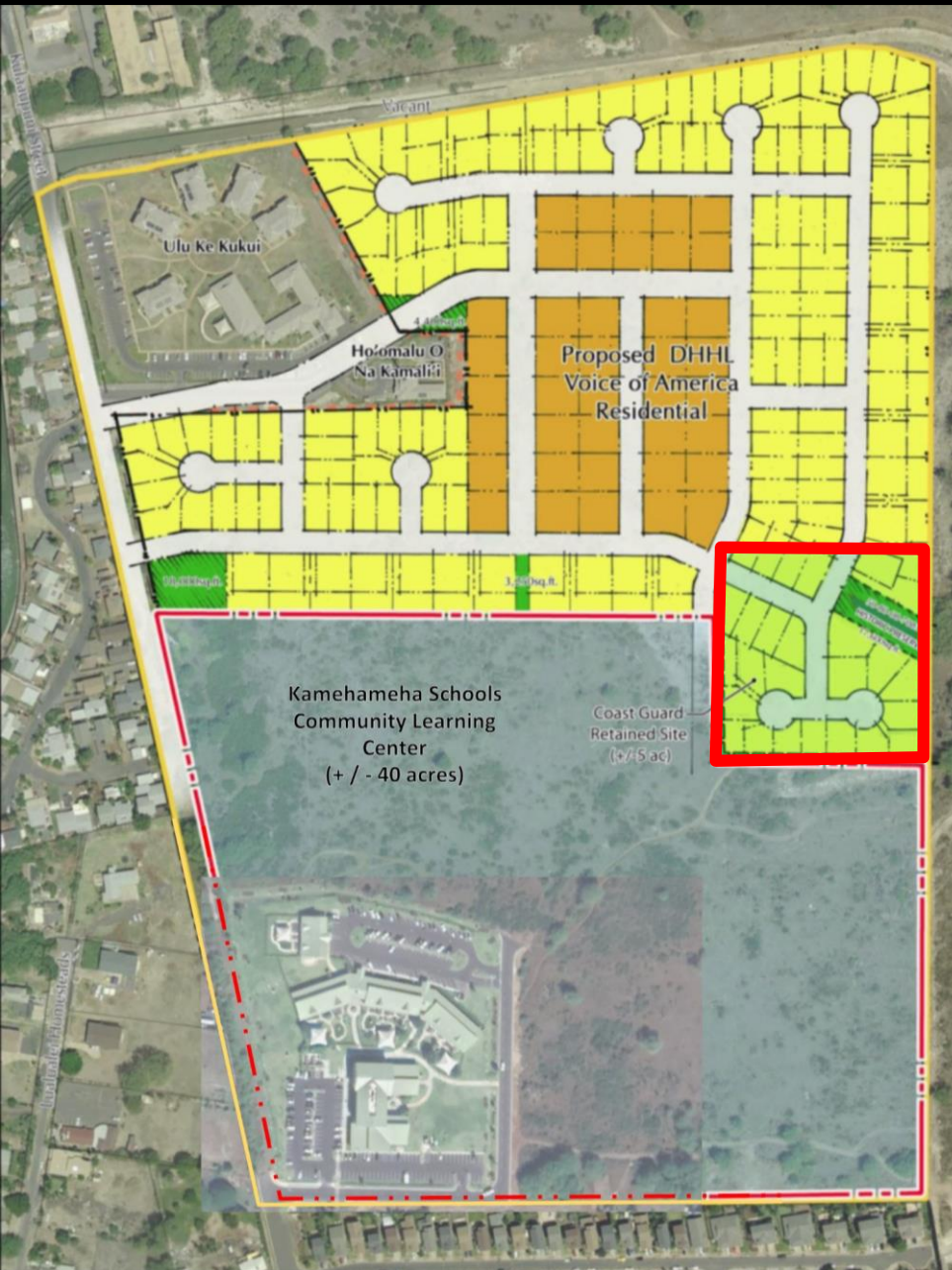
- Ulu Ke Kukui
 - Ho'omalū O Nā Kamali'i
- General Lease to Department of Human Services expires in 2028

Former Voice of America Property, Mā'ili



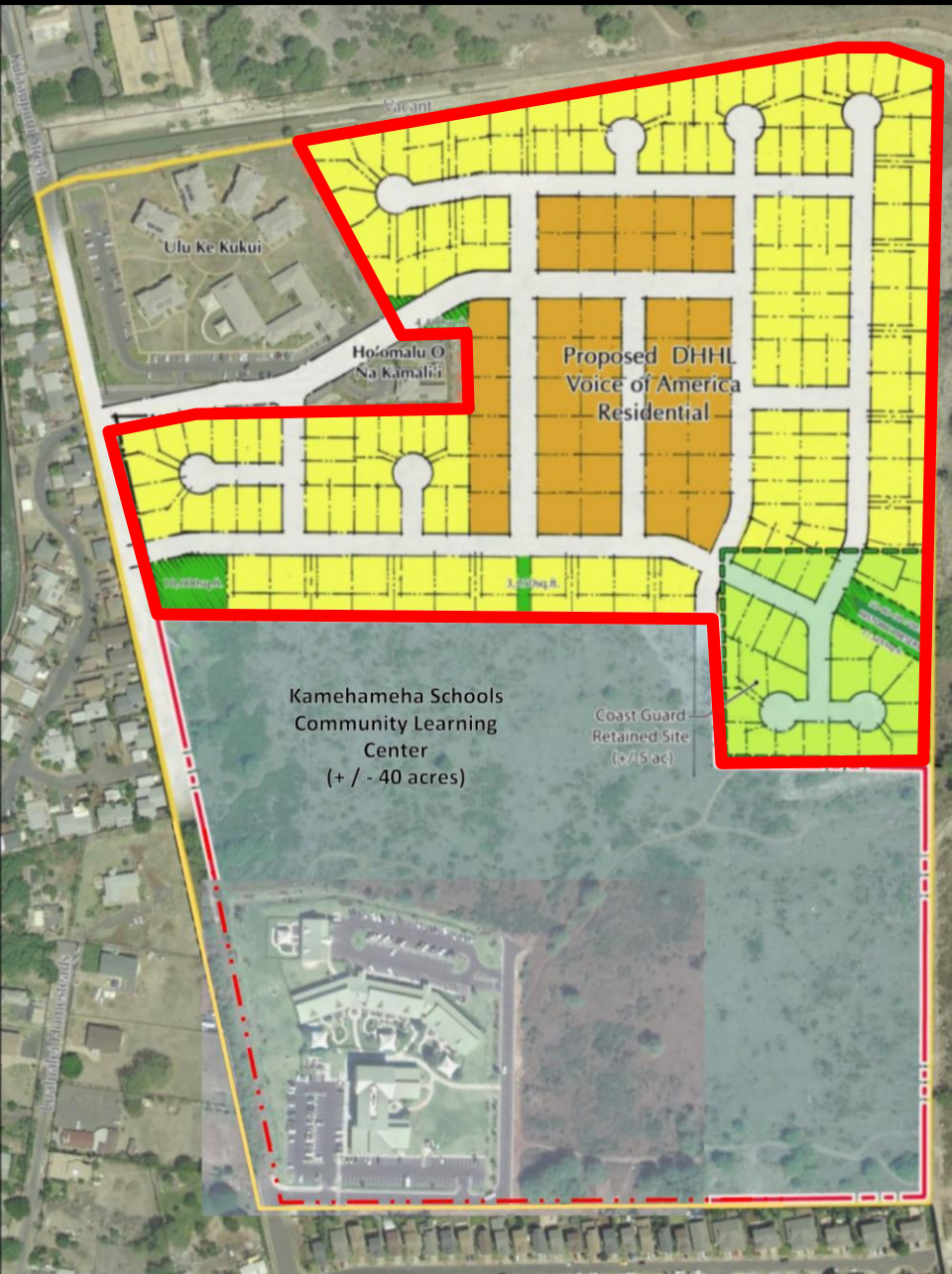
- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
- Kamehameha Schools Community Learning Center
General Lease issued in 2012
Negotiating land exchange

Former Voice of America Property, Mā'ili



- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
- Kamehameha Schools Community Learning Center
- USCG Clean-up
5-acre site
GSA preparing conveyance document

Former Voice of America Property, Mā'ili



- Ulu Ke Kukui
- Ho'omalū O Nā Kamali'i
- Kamehameha Schools Community Learning Center
- USCG Clean-up
- DHHL Residential Community
 - Approximately 40 acres
 - Legislative Appropriations - \$800,000
 - Next step: Beneficiary Consultation and Environmental Assessment
 - Approximately 250 units

Nanakuli Drainage Channel Repairs and Maintenance



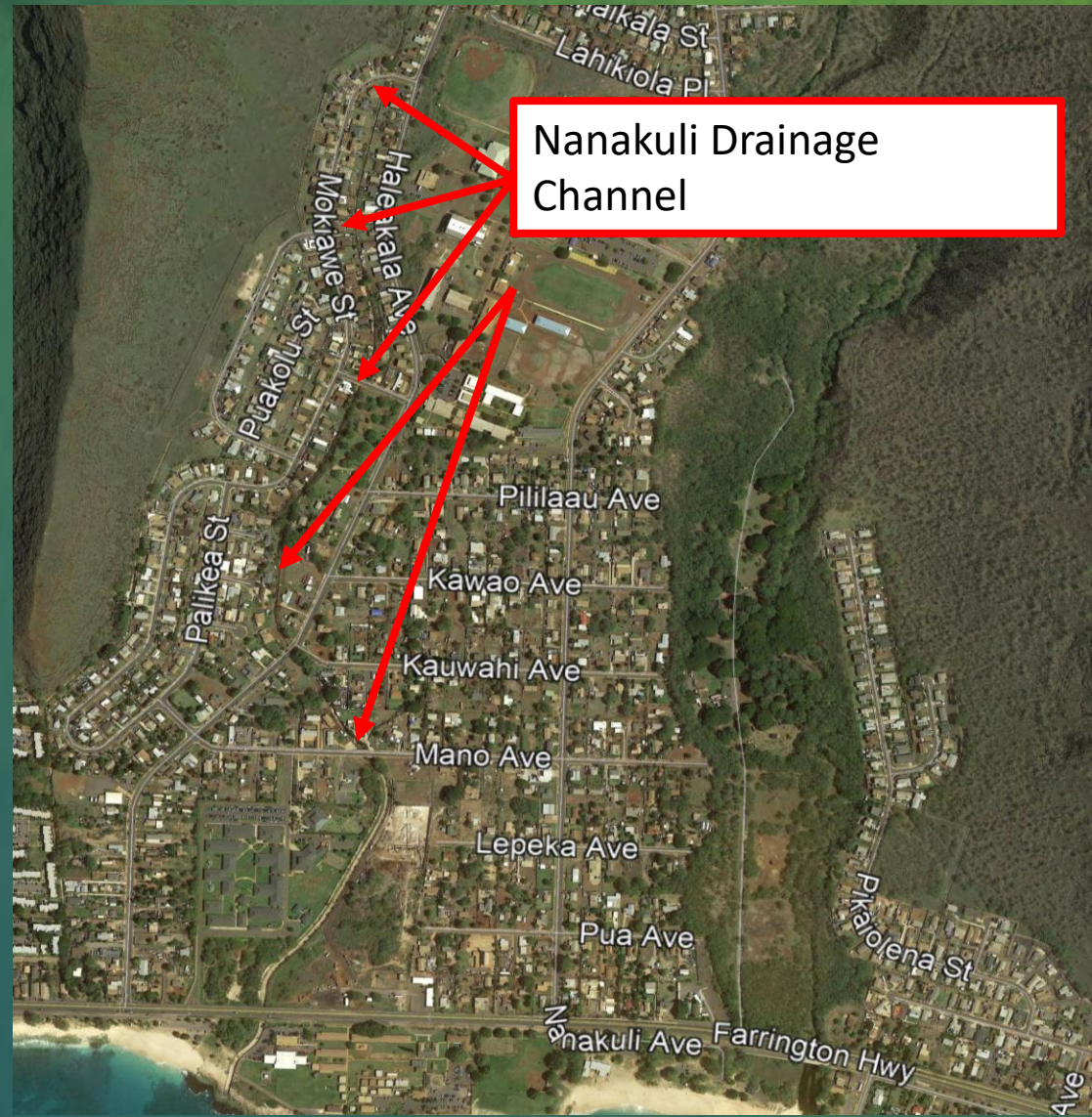
NANAKULI DRAINAGE CHANNEL IMPROVEMENTS

PHASE 1

- Scope: Reline channel walls
- Cost: \$1,300,000.00
- Schedule: Fall 2020

ADDITIONAL PHASES

- Scope: Additional repairs
- Cost: \$2.2 Millian required
- Schedule: Subject to funding



NANAKULI SECURITY FENCE



- Installation of Security Fence on the east side of the channel from Farrington Hwy to Lepeka Ave.
- 1,000 linear feet of fence
- Cost Estimate: \$125,000
- Schedule: Mid-2020

NANAKULI TRAFFIC CALMING

Legislative Appropriation: \$1,000,000

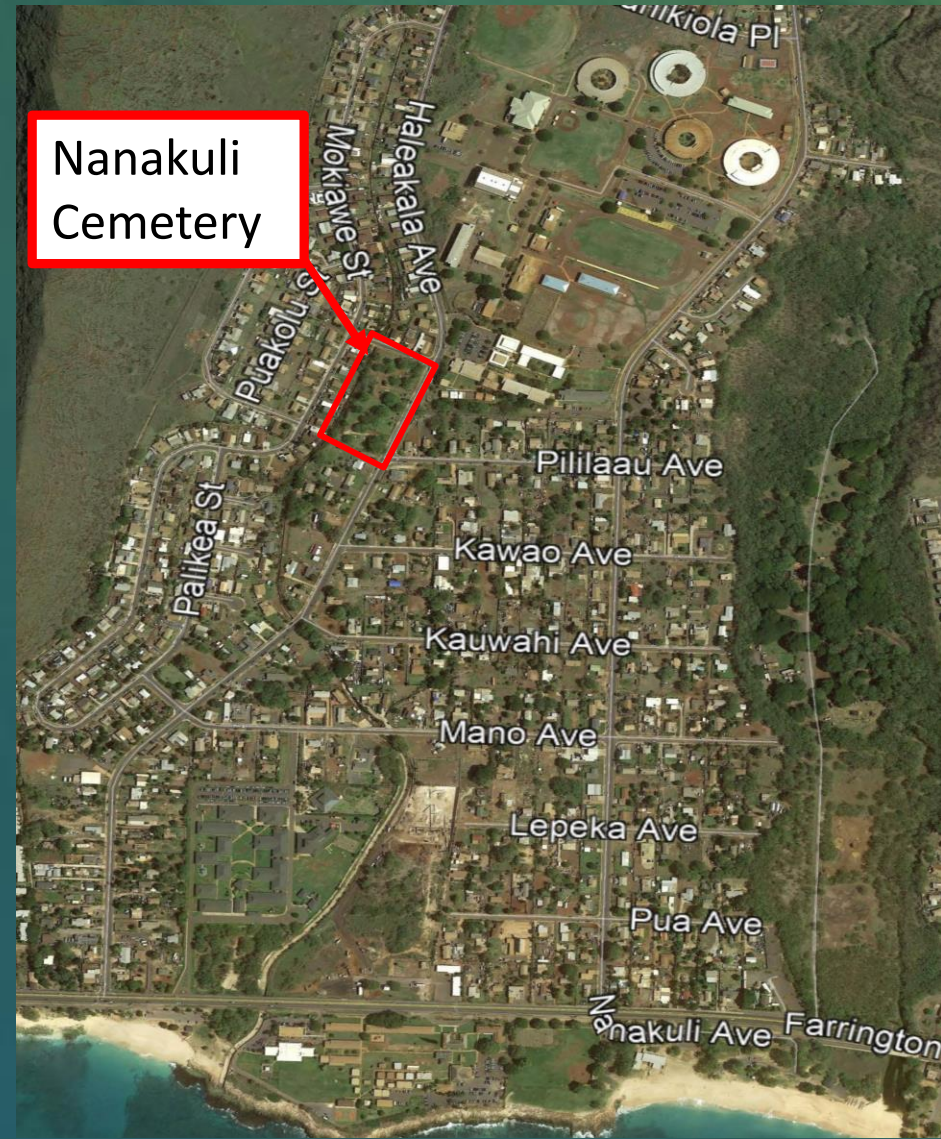
Procure traffic engineering consultant to determine best means of traffic calming, to include speed humps and tables, crosswalk signals, striping and signage.

Locations to include, but not limited to:

- Nanakuli Ave & Pua Ave
- Haleakala Ave & Mano Ave
- Nanakuli Ave & Pililaau Ave.
- Nanakuli Ave & Ilimapapa Ave.
- Haleakala Ave. & Opuhe St.
- Haleakala Ave. & Mokiawe St.
- Haleakala Ave. & Pililaau St.
- Mano Ave fronting Nanaikapono Elementary School
- Nanakuli Ave. outside Nanakuli High School
- Nanakuli Ave. & Lepeka Ave.



NANAKULI CEMETERY REPAIRS



Nanakuli Cemetery

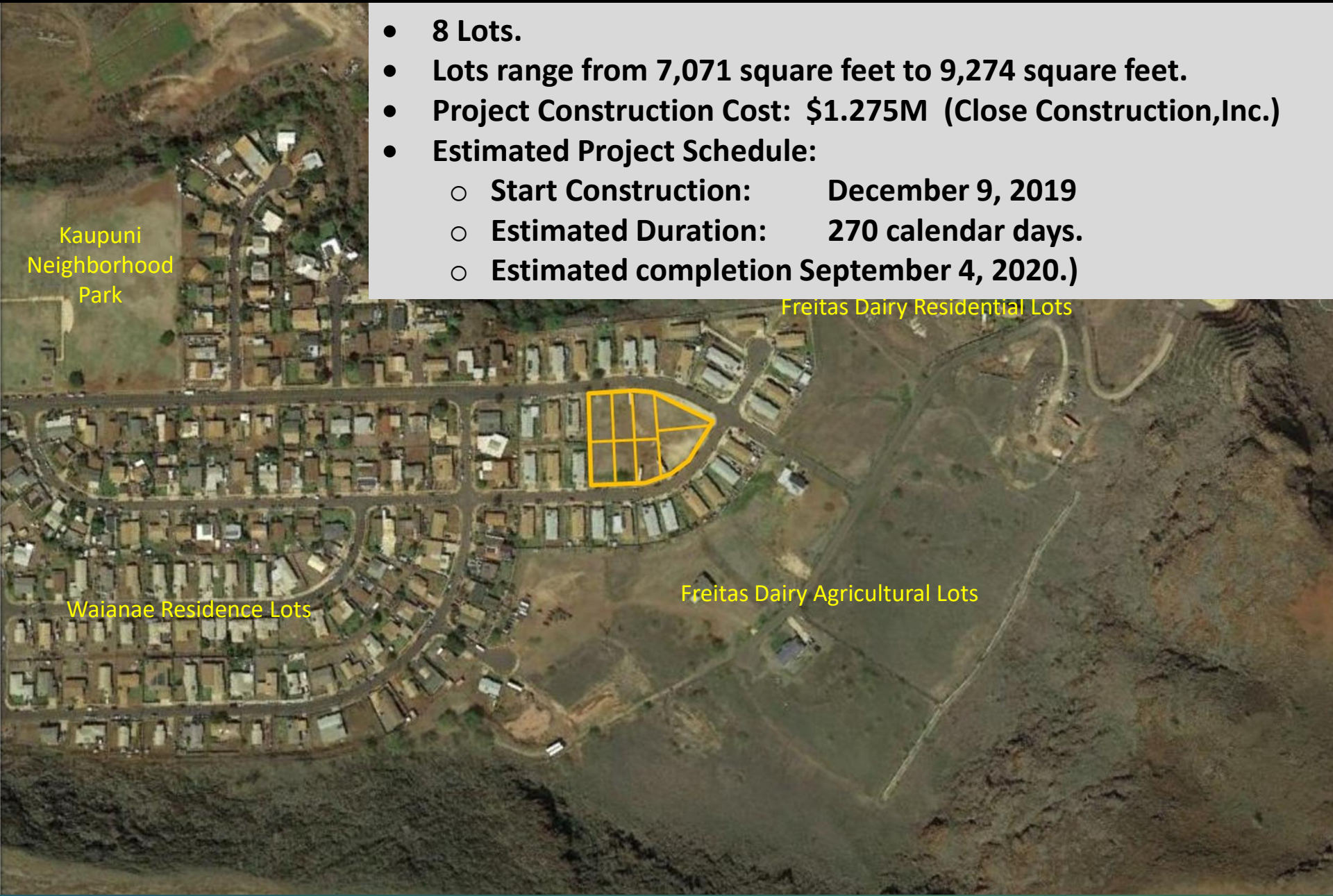
An aerial photograph of the Nanakuli area in Hawaii. A red rectangular box highlights a specific area in the upper-middle part of the map, which is identified as the Nanakuli Cemetery. The map shows various streets including Palikea St, Puakolu St, Mokiawe St, Haleakala Ave, Pililaau Ave, Kawao Ave, Kauwahi Ave, Mano Ave, Lepeka Ave, Pua Ave, Nanakuli Ave, and Farrington. There are also some circular structures and a large open area in the upper right.

PROPOSED REPAIRS

- Fencing installation: 1,000 linear feet
- Wall Repair: 700 linear feet
- Remove excess excavated soil
- Repair water line

Waianae Valley, Increment 4

- 8 Lots.
- Lots range from 7,071 square feet to 9,274 square feet.
- Project Construction Cost: \$1.275M (Close Construction, Inc.)
- Estimated Project Schedule:
 - Start Construction: December 9, 2019
 - Estimated Duration: 270 calendar days.
 - Estimated completion September 4, 2020.)



West Oahu Sewer System Assessment

PURPOSE:

Improve existing sewer collector lines to City and County standards

LOCATIONS:

DHHL Sewerlines in Waianae, Princess Kahanu Estates, and Nanakuli.

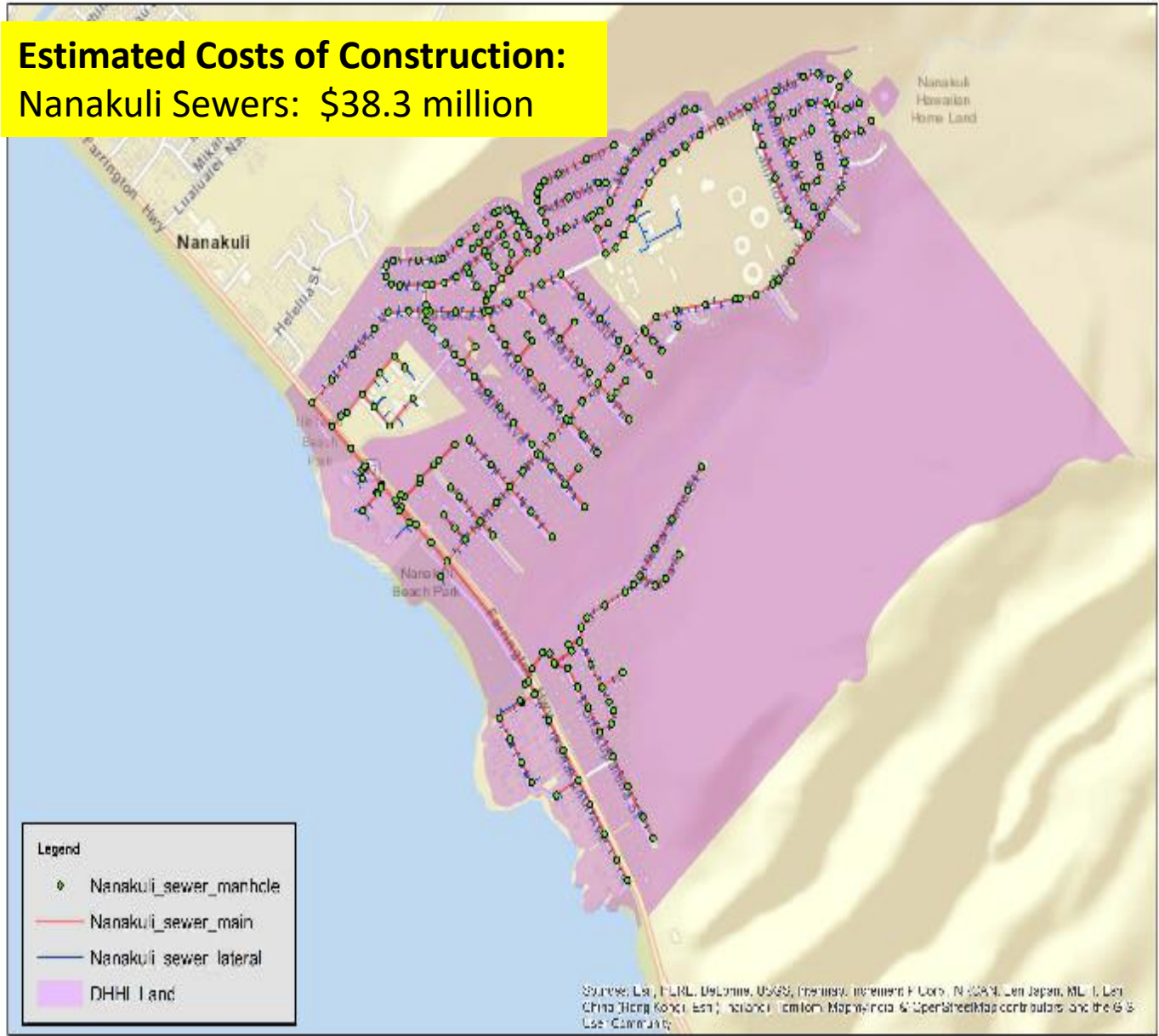
SCOPE OF WORK:

- Replacing sewer lines, manholes and cleanouts
- Reconnecting laterals
- Resurface paving, and performing traffic control.

STATUS:

- Video-camera inspection, smoke testing and cleanout survey completed.
- Initiate budget request for Design funding in FY 2021.

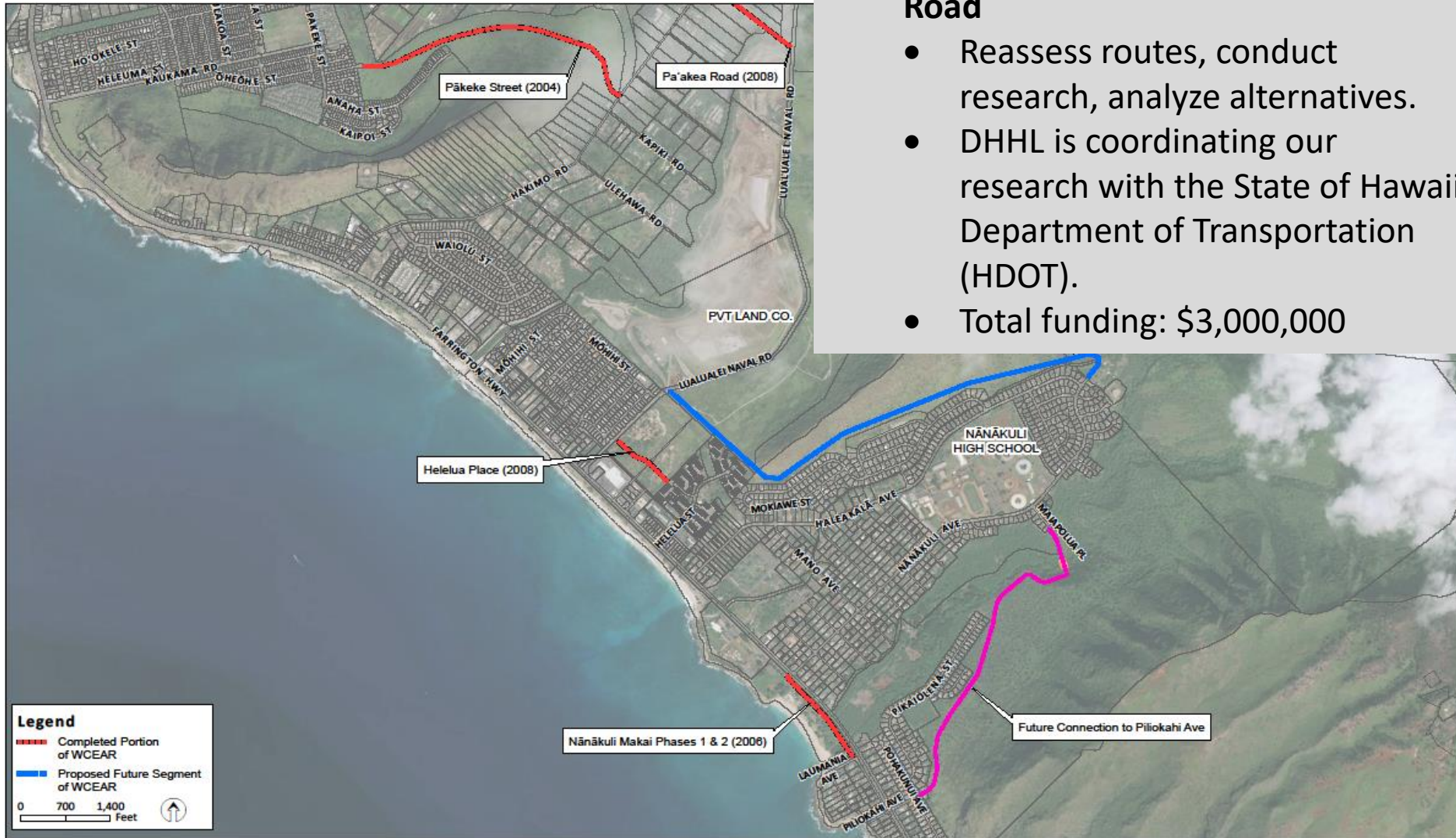
**Estimated Costs of Construction:
Nanakuli Sewers: \$38.3 million**



Waianae Coast Emergency Access Road

Waianae Coast Emergency Access Road

- Reassess routes, conduct research, analyze alternatives.
- DHHL is coordinating our research with the State of Hawaii, Department of Transportation (HDOT).
- Total funding: \$3,000,000



F ITEMS

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission

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

Subject: Annual Renewal of Right of Entry Permits, Oahu Island

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) approve LMD’s original Agenda Item No. F-1 (See Exhibit “A”) which was deferred by the HHC at its regularly scheduled monthly meeting held on July 15-16, 2019.

DISCUSSION:

Since being deferred by the HHC at its regularly scheduled monthly meeting as noted above, LMD is respectively presenting this Agenda Item No. F-1 again for consideration.

Of note Exhibit “B” reflects the current ROE Permits on Oahu. Of note, those tenants that are identified in the orange shade are delinquent in rent. LMD intends to work with these tenants to cure its delinquency within a sixty (60) day time period. Permittee’s failure to comply will immediately result with the Permit being cancelled.

AUTHORITY / LEGAL REFERENCE:

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

RECOMMENDATION:


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

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 15-16, 2019

To: Chairman and Members, Hawaiian Homes Commission

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

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

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

- A) Renew all Oahu Island Right of Entry Permit(s) as listed on Exhibit "A" and identified by approximate location on the Oahu Island Map Exhibit "A-1" that are in compliance and issued temporary approvals, as of July 1, 2019.
- B) The annual renewal period, shall be on a month-to-month basis, for up to twelve (12) months, but no longer than June 30, 2020.
- C) Authorize the Chairman to negotiate and set forth other terms and conditions that may be deemed to be appropriate and necessary.

DISCUSSION

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

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

¹ DHHL Oahu Island Plan – Final Report, PBR Hawaii, July 2014

ITEM NO. F-1

Exhibit "A"
Item No. F-1

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

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

The table below reflects the revenue generated from ROE permit(s) on Oahu Island, which is approximately 74.0% (\$2,167,497) of the ROE total revenues (\$2,967,511) that DHHL receives statewide. O’ahu Island holds 57 of the 145 ROE permits Statewide which are used for various purposes outside of industrial/commercial use. Land Management Division (LMD) proposes an average increased rent of 4% to permittees whose land use is designated for commercial/industrial purposes.

FY 2019			FY 2020		
		Total			Total
Agriculture	\$17,184	3	Agriculture	\$17,184	3
Caretaker/Landscape	\$720	3	Caretaker/Landscape	\$720	3
Commercial	\$24,180	2	Commercial	\$25,147	2
Community	\$2,568	2	Community	\$2,568	2
Industrial	\$2,030,811	33	Industrial	\$2,067,053	33
Office	\$0	-	Office	\$0	-
Pastoral	\$29,580	4	Pastoral	\$29,580	4
Preservation	\$0	-	Preservation	\$0	-
Recreation	\$480	-	Recreation	\$0	-
Research	\$0	-	Research	\$0	-
Stabling	\$18,180	7	Stabling	\$18,180	7
	\$2,167,497	54		\$2,167,497	54

According to research done by Colliers International, (See Exhibit “B”) “the Oahu Industrial vacancy rate will likely remain near 2.0%... during the past year, the Oahu direct weighted average asking base rent declined from \$1.30 per square foot per month (“psf/mo”) to \$1.21 psf/mo. The 6.9% drop in asking base rents have been affectionately labeled “Bottom of the Barrel Syndrome” and reflects the prevalence of below-market, poor quality spaces that drive the average asking rent down.” In light of this research, LMD respectfully recommends maintaining its current rental rates without any increase.

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

July 2019

AUTHORITY / LEGAL REFERENCE:

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

RECOMMENDATION:

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

RIGHT OF ENTRY PERMITS

TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	TMK	Date Started	Current Fees, All Right of Entry Permits
ROE	OAHU	20.000	525	Agricultural	Sports Turf Hawaii, Inc.	Waimanalo	(1) 4-1-008:002(P)	2/1/2005	\$11,220
ROE	OAHU	8.671	590	Agricultural	XianXing Huang & Hong Fong Gan	Waianae	(1) 8-5-029:002(P)	3/1/2006	\$5,724
ROE	OAHU	6.400	600	Agriculture	Kenneth Hicks	Waianae	(1) 8-6-003:002 & 032(n)	11/1/2009	\$240
ROE	OAHU	0.115	586	Caretaker	Charlene L. Ching	Nanakuli	(1) 8-9-007:002(P)	9/1/2000	\$240
ROE	OAHU	0.267	608	Caretaker	Luella K. Kanoa	Waimanalo	(1) 4-1-030:053(P)	2/18/1999	\$240
ROE	OAHU	0.070	609	Caretaker	Howard Doctorello	Waimanalo	(1) 4-1-030:053(P)	4/14/1999	\$240
ROE	OAHU	0.017	638	Commercial	American Hauling, Inc.	Kalaeloa	(1) 9-1-013:024(P)	12/1/2003	\$6,427
ROE	OAHU	78.640	591	Commercial/ Agriculture	Aloun Farm, Inc.	East Kapolei	(1) 9-1-016:108 (p)	12/1/2010	\$18,720
ROE	OAHU	0.712	585	Community	Waianae Coast Comprehensive Health	Nanakuli	(1) 8-9-005:014(P)	12/18/1995	\$2,088
ROE	OAHU	2.000	593	Community	Waianae Coast Comprehensive Health & 024(P)	Waianae	(1) 8-6-001:012 & 024(P)	5/2/2007	\$480
ROE	OAHU	1.000	514	Industrial	Bears Trucking, Inc., 3411 Aliamahu Street	Pearl City	(1) 9-7-024:050(P)	11/1/2005	\$19,282
ROE	OAHU	0.115	515	Industrial	La'au Structures	Moanalua	(1) 1-1-064: 010 (P)	11/1/2007	\$74,805
ROE	OAHU	0.080	517	Industrial	Professional Commerical Services	Honolulu	(1) 1-1-064:010 (p)	7/1/2010	\$56,609
ROE	OAHU	0.115	518	Industrial	P.T. Solar Co., Inc.	Moanalua	(1) 1-1-064:010 (p)	10/1/2010	\$66,843
ROE	OAHU	2.000	529	Industrial	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	1/8/1995	\$6,427
ROE	OAHU	1.000	592	Industrial	Close Construction, Inc.	Kalaeloa	(1) 9-1-013-061(P)	7/1/2013	\$41,777
ROE	OAHU	0.706	595	Industrial	R & KA Equipment, 94- 1167 Manua Loop	Kalaeloa	(1) 9-1-013:024(P)	4/1/2005	\$22,427
ROE	OAHU	2.000	604	Industrial	Aiwohi Bros., Inc.	Kalaeloa	(1) 9-1-013:027	9/1/2008	\$78,206
ROE	OAHU	0.580	605	Industrial	Hawaii Steam, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$40,388
ROE	OAHU	0.217	607	Industrial	Eugene Cacho	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005	\$7,713
ROE	OAHU	2.295	611	Industrial	Discount Storage, LLC & Containers Hawaii dba	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005	\$89,981
ROE	OAHU	0.220	615	Industrial	Na Kane Trucking	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2013	\$11,569
ROE	OAHU	0.570	616	Industrial	Pacific Isle Equipment Rental, Inc.	Kalaeloa	(1) 9-1-013:027(P)	3/15/2004	\$26,283
ROE	OAHU	0.310	618	Industrial	Benjamin Kahalehoe	Kalaeloa	(1) 9-1-013:048(P)	10/1/2006	\$12,578
ROE	OAHU	0.660	619	Industrial	Miller's Paving, LLC.	Kalaeloa	(1) 9-1-013:028 (p)	12/1/2008	\$28,999
ROE	OAHU	4.753	620	Industrial	Coastal Construction Co.	Kalaeloa	(1) 9-1-013:027(P)	9/1/2005	\$164,178
ROE	OAHU	0.210	621	Industrial	American Drilling Company	Kalaeloa	(1) 9-1-013:028 (por)	9/12/2008	\$12,854
ROE	OAHU	1.033	623	Industrial	Devin B. Donahue	Kalaeloa	(1) 9-1-013:061(P)	8/1/2005	\$12,854
ROE	OAHU	0.344	628	Industrial	D II's Welding Services, LLC	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$12,910
ROE	OAHU	0.689	630	Industrial	C J Peterson Services, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$35,778
ROE	OAHU	0.359	631	Industrial	J. Jeremiah Trucking Co.	Kalaeloa	(1) 9-1-13:028 (p)	7/1/2010	\$11,916
ROE	OAHU	0.344	632	Industrial	Xtreme Trucking, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$12,910
ROE	OAHU	0.250	634	Industrial	F.P.S. Building Contractors	Kalaeloa	(1) 9-1-013:038 (p)	11/16/2009	\$4,634
ROE	OAHU	0.137	636	Industrial	Panui, Inc.	Kalaeloa	(1) 9-1-013:028 (p)	7/1/2010	\$20,567
ROE	OAHU	0.320	637	Industrial	T & C Plumbing	Kalaeloa	(1) 9-1-013:028 (p)	6/15/2009	\$19,300
ROE	OAHU	0.505	639	Industrial	Maunalei Trucking	Kalaeloa	(1) 9-1-013:028 (p)	9/29/2008	\$39,849
ROE	OAHU	9.000	647	Industrial	Road & Highway Builders	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$352,760
ROE	OAHU	4.000	648	Industrial	Hawaii Explosives and Pyrotechnics, Inc.	Kalaeloa	(1) 9-1-013:040(P)	10/1/2003	\$6,427
ROE	OAHU	0.925	649	Industrial	Aloha Trucking LLC	Kalaeloa	(1) 9-1-013:027 (p)	12/1/2009	\$30,851

EXHIBIT "A"
ITEM NO. F-1

ROE	OAHU	0.459	650	Industrial	JJS Construction	Kalaeloa	(1) 9-1-013:061(P)	12/1/2003	\$15,425
ROE	OAHU	0.460	651	Industrial	Hawaiian Dredging Construction, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$15,425
ROE	OAHU	1.081	626	Industrial (Parking)	VIP Sanitation, Inc.	Kalaeloa	(1) 9-1-013:009	3/1/2005	\$53,089
ROE	OAHU	25.000	640	Industrial (Storage)	The Pasha Group	Kalaeloa	(1) 9-1-013:061(P)	1/10/2004	\$661,440
ROE	OAHU	1126.000	511	Pastoral	Robert D. Lyman	Nanakuli	(1) 8-9-008:003	6/16/1991	\$14,304
ROE	OAHU	438.100	527	Pastoral	Waianae Valley Farm, Ltd.	Nanakuli	(1) 8-9-007:002(P)	2/1/1991	\$11,280
ROE	OAHU	8.000	528	Pastoral	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	5/16/1994	\$2,772
ROE	OAHU	0.700	645	Pastoral	Allan Silva	Waimanalo	(1) 4-1-008:022 (P)	7/1/2013	\$1,224
ROE	OAHU	0.275	612	Recreation	Oahu Horseshoe Pitchers Association	Kalaeloa	(1) 9-1-013:024(P)	2/1/2006	\$240
ROE	OAHU	0.230	625	Recreation	Barber's Point Riding Club	Kalaeloa	(1) 9-1-013:038 (p)	8/1/2008	\$240
ROE	OAHU	5.000	512	Stabling	Albert Cummings, III and Ihiloni T. D. Miller	Kalaeloa	(1) 9-1-013:040(P)	3/1/2004	\$2,400
ROE	OAHU	3.949	522	Stabling	Duroy Rosecrans	Waimanalo	(1) 4-1-009:271 & 284	8/1/1993	\$2,064
ROE	OAHU	3.250	523	Stabling	Honolulu Polo Club	Waimanalo	(1) 4-1-009:281	8/4/1993	\$1,848
ROE	OAHU	3.400	524	Stabling	Roy & June K. Pires	Waimanalo	(1) 4-1-008:094	1/1/1995	\$6,240
ROE	OAHU	1.016	594	Stabling	Ellen Sanborn	Waimanalo	(1) 4-1-009:287	7/1/2013	\$1,572
ROE	OAHU	1.200	603	Stabling	Mary Ann Higashi	Nanakuli	(1) 8-9-007:002(P)	12/1/1994	\$336
ROE	OAHU	2.400	613	Stabling	John Manuhua Cook	Waimanalo	(1) 4-1-008:093	8/1/1991	\$3,720

Denotes Beneficiary

9/20/2013

Figure 3.1
DHHH Lands on O'ahu

O'AHU ISLAND PLAN



LEGEND

- DHHH Properties
- Major Roads

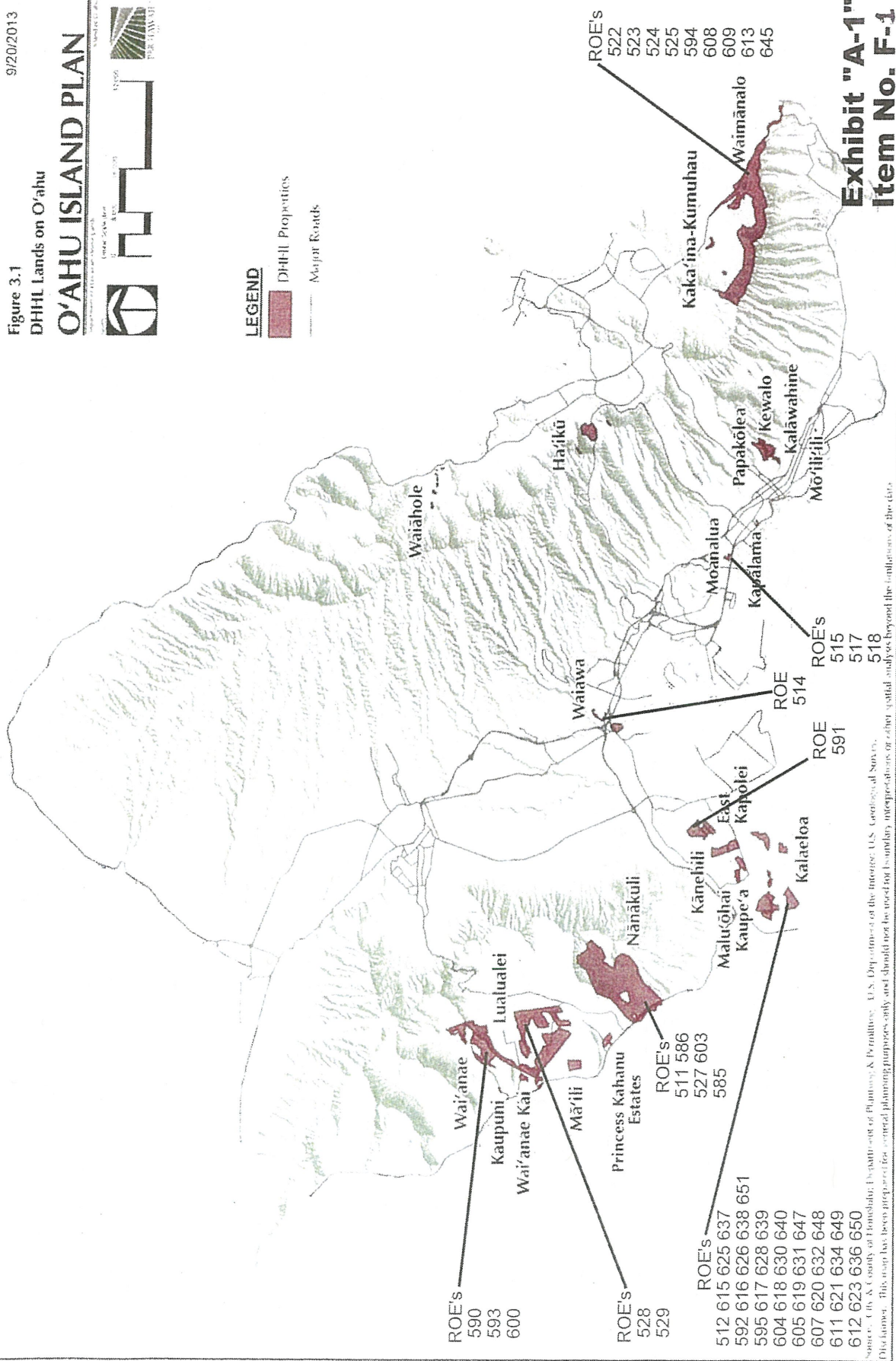
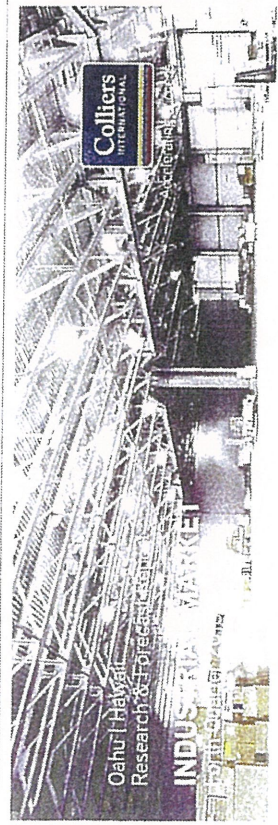


Exhibit "A-1"
Item No. F-1

Source: City & County of Honolulu, Department of Planning & Permitting. U.S. Department of the Interior, U.S. Geological Survey. This map has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analyses beyond the limitations of the data.



Market Summary

Mike Hamasu Director of Research | Hawaii

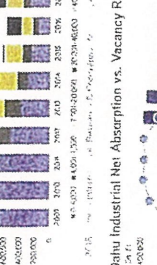
At the end of 2016, the industrial market gained an added impetus due to vacancy being 2.03% and the average asking rent of \$12.12 per sq ft during the 4th quarter. The market remains strong and healthy with a number of new projects in the pipeline. The market is expected to continue to grow in 2017, with the average asking rent expected to rise to \$12.50 per sq ft. The market is expected to continue to grow in 2017, with the average asking rent expected to rise to \$12.50 per sq ft.

Market Indicators

3Q2016 vs. 4Q2016	↑
Absorption	135,977 SF
Vacancy Rate	2.03%
Direct Weighted Average Asking Rent	\$12.12 PSF/6m.
Average Operating Expense	10.40 PSF/6m.

Summary Statistics

4Q YTD 2016 Net Absorption	135,977 SF
Vacancy Rate	2.03%
Direct Weighted Average Asking Rent	\$12.12 PSF/6m.
Average Operating Expense	10.40 PSF/6m.



4th QUARTER 2016 Oahu Industrial Market Statistics

INDUSTRIAL MARKET - BY SUBMARKET AREA

INDUSTRIAL SUBMARKET AREA	NO. OF BUILDINGS	INDUSTRIAL AREA (SQ FT)	TENURE	AVAILABLE SPACE (SQ FT)	AVAILABILITY RATE (%)	AVAILABILITY RATE (PERCENTAGE POINTS)
WAREHOUSE	67	2,262,573	Fee Simple	58,252	2.47%	1.79
Small/Industrial	797	581,549	Fee Simple	25,365	2.73%	3.05
Medium/Industrial	74	168,802	Leasehold	0	0.00%	0.00
Large/Industrial	197	421,230	Leasehold	36,498	7.88%	8.64%
Total Warehouse	122	441,031	Fee Simple	61,863	14.04%	16.48
CEMENT/PLANT	119	21,077,023	Leasehold	24,119	0.11%	0.11
Plant/Industrial	70	39,640	Leasehold	0	0.00%	0.00
Plant/Industrial	45	2,012,261	Leasehold	15,172	0.75%	0.75
Plant/Industrial	32	762,226	Fee Simple	0	0.00%	0.00
Plant/Industrial	47	1,772,556	Fee Simple	17,665	0.99%	1.18
Plant/Industrial	37	443,126	Fee Simple	6,570	1.48%	1.63
Plant/Industrial	128	7,722,546	Fee Simple	21,731	0.28%	0.28
Total Cement/Plant	311	14,949,114	Leasehold	46,853	0.31%	0.31
MANUFACTURING	121	4,552,274	Fee Simple	122,546	2.48%	2.48
Manufacturing	13	1,072,000	Fee Simple	14,221	1.33%	1.33
Manufacturing	42	611,274	Fee Simple	14,221	2.33%	2.33
Manufacturing	12	79,488	Fee Simple	0	0.00%	0.00
Manufacturing	5	47,137	Fee Simple	0	0.00%	0.00
Manufacturing	194	4,864,371	Fee Simple	24,107	0.49%	0.49
MANUFACTURING TOTAL	217	10,586,763	Fee Simple	38,428	0.36%	0.36
INDUSTRIAL TOTAL	439	28,331,360	Fee Simple	100,290	0.35%	0.35

EXHIBIT "B" Item No. F-4

RIGHT OF ENTRY PERMITS

TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	TMK	Date Started	Current Fees, All Right of Entry Permits	Rental Status
ROE	OAHU	20.000	525	Agricultural	Sports Turf Hawaii, Inc.	Waimanalo	(1) 4-1-008:002(P)	2/1/2005	\$11,220	Current
ROE	OAHU	8.671	590	Agricultural	XianXing Huang & Hong Fang Gan	Waianae	(1) 8-5-029:002(P)	3/1/2006	\$5,724	Current
ROE	OAHU	6.400	600	Agriculture	Kenneth Hicks	Waianae	(1) 8-6-003:002 & 032(P)	11/1/2009	\$240	Current
ROE	OAHU	0.115	586	Caretaker	Charlene L. Ching	Nanakuli	(1) 8-9-007:002(P)	9/1/2000	\$240	Current
ROE	OAHU	0.267	608	Caretaker	Luella K. Kanoa	Waimanalo	(1) 4-1-030:053(P)	2/18/1999	\$240	Current
ROE	OAHU	0.070	609	Caretaker	Howard Doctorello	Waimanalo	(1) 4-1-030:053(P)	4/14/1999	\$240	Current
ROE	OAHU	0.017	638	Commercial	American Hauling, Inc.	Kalaeloa	(1) 9-1-013:024(P)	12/1/2003	\$6,427	Current
ROE	OAHU	78.640	591	Commercial/ Agriculture	Aloun Farm, Inc.	East Kapolei	(1) 9-1-016:108 (p)	12/1/2010	\$18,720	Current
ROE	OAHU	0.712	585	Community	Waianae Coast Comprehensive Health	Nanakuli	(1) 8-9-005:014(P)	12/18/1995	\$2,088	Current
ROE	OAHU	2.000	593	Community	Waianae Coast Comprehensive Health &	Waianae	(1) 8-6-001:012 & 024(P)	5/2/2007	\$480	Current
ROE	OAHU	1.000	514	Industrial	Bears Trucking, Inc., 3411 Aliamanu Street	Pearl City	(1) 9-7-024:050(P)	11/1/2005	\$19,282	Current
ROE	OAHU	0.115	515	Industrial	La'au Structures	Moanalua	(1) 1-1-064: 010 (P)	11/1/2007	\$74,805	Current
ROE	OAHU	0.080	517	Industrial	Professional Commerical Services	Honolulu	(1) 1-1-064:010 (p)	7/1/2010	\$56,609	Current
ROE	OAHU	0.115	518	Industrial	P.T. Solar Co., Inc.	Moanalua	(1) 1-1-064:010 (p)	10/1/2010	\$109,476	Current
ROE	OAHU	2.000	529	Industrial	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	1/8/1995	\$6,427	Current
ROE	OAHU	1.000	592	Industrial	Close Construction, Inc.	Kalaeloa	(1) 9-1-013-061(P)	7/1/2013	\$41,777	Current
ROE	OAHU	0.706	595	Industrial	R & KA Equipment, 94-1167 Moana Loop	Kalaeloa	(1) 9-1-013:024(P)	4/1/2005	\$22,427	Current
ROE	OAHU	2.000	604	Industrial	Aiwohi Bros., Inc.	Kalaeloa	(1) 9-1-013:027	9/1/2008	\$78,206	Delinquent
ROE	OAHU	0.580	605	Industrial	Hawaii Steam, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$40,388	CXLED
ROE	OAHU	0.217	607	Industrial	Eugene Cacho	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005	\$7,713	Current
ROE	OAHU	2.295	611	Industrial	Discount Storage, LLC & Containers Hawaii dba	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005	\$89,981	Current
ROE	OAHU	0.220	615	Industrial	Na Kane Trucking	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2013	\$11,569	Current
ROE	OAHU	0.570	616	Industrial	Pacific Isle Equipment Rental, Inc.	Kalaeloa	(1) 9-1-013:027(P)	3/15/2004	\$26,283	Delinquent
ROE	OAHU	0.310	618	Industrial	Benjamin Kahalehoe	Kalaeloa	(1) 9-1-013:048(P)	10/1/2006	\$12,578	Current
ROE	OAHU	0.660	619	Industrial	Miller's Paving, LLC.	Kalaeloa	(1) 9-1-013:028 (p)	12/1/2008	\$28,999	Current
ROE	OAHU	4.753	620	Industrial	Coastal Construction Co.	Kalaeloa	(1) 9-1-013:027(P)	9/1/2005	\$164,178	Delinquent
ROE	OAHU	0.210	621	Industrial	American Drilling Company	Kalaeloa	(1) 9-1-013:028 (por)	9/12/2008	\$12,854	Current
ROE	OAHU	1.033	623	Industrial	Devin B. Donahue	Kalaeloa	(1) 9-1-013:061(P)	8/1/2005	\$12,854	Current
ROE	OAHU	0.344	628	Industrial	D II's Welding Services, LLC	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$12,910	Current
ROE	OAHU	0.689	630	Industrial	C J Peterson Services, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$35,778	Current
ROE	OAHU	0.359	631	Industrial	J. Jeremiah Trucking Co.	Kalaeloa	(1) 9-1-13:028 (p)	7/1/2010	\$11,916	Current
ROE	OAHU	0.344	632	Industrial	Xtreme Trucking, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009	\$12,910	Current
ROE	OAHU	0.250	634	Industrial	F.P.S. Building Contractors	Kalaeloa	(1) 9-1-013:038 (p)	11/16/2009	\$4,634	Current
ROE	OAHU	0.137	636	Industrial	Panui, Inc.	Kalaeloa	(1) 9-1-013:028 (p)	7/1/2010	\$20,567	Delinquent
ROE	OAHU	0.320	637	Industrial	T & C Plumbing	Kalaeloa	(1) 9-1-013:028 (p)	6/15/2009	\$19,300	Current
ROE	OAHU	0.505	639	Industrial	Maunalei Trucking	Kalaeloa	(1) 9-1-013:028 (p)	9/29/2008	\$39,849	Current
ROE	OAHU	9.000	647	Industrial	Road & Highway Builders	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$352,760	Current
ROE	OAHU	4.000	648	Industrial	Hawaii Explosives and Pyrotechnics, Inc.	Kalaeloa	(1) 9-1-013:040(P)	10/1/2003	\$6,427	Current

Exhibit "B"
Item No. F-1

ROE	OAHU	0.925	649	Industrial	Aloha Trucking LLC	Kalaeloa	(1) 9-1-013:027 (p)	12/1/2009	\$30,851	Current
ROE	OAHU	0.459	650	Industrial	JJS Construction	Kalaeloa	(1) 9-1-013:061(P)	12/1/2003	\$15,425	Current
ROE	OAHU	0.460	651	Industrial	Hawaiian Dredging Construction, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013	\$15,425	Current
ROE	OAHU	1.081	626	Industrial (Parking)	VIP Sanitation, Inc.	Kalaeloa	(1) 9-1-013:009	3/1/2005	\$53,089	Current
ROE	OAHU	25.000	640	Industrial (Storage)	The Pasha Group	Kalaeloa	(1) 9-1-013:061(P)	1/10/2004	\$661,440	Current
ROE	OAHU	1126.000	511	Pastoral	Robert D. Lyman	Nanakuli	(1) 8-9-008:003	6/16/1991	\$14,304	Current
ROE	OAHU	438.100	527	Pastoral	Waianae Valley Farm, Ltd	Nanakuli	(1) 8-9-007:002(P)	2/1/1991	\$11,280	Current
ROE	OAHU	8.000	528	Pastoral	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	5/16/1994	\$2,772	Current
ROE	OAHU	0.700	645	Pastoral	Allan Silva	Waimanalo	(1) 4-1-008:022 (P)	7/1/2013	\$1,224	Current
ROE	OAHU	5.000	512	Stabling	Albert Cummings, III and Ihilani T.D. Miller	Kalaeloa	(1) 9-1-013:040(P)	3/1/2004	\$2,400	Delinquent
ROE	OAHU	3.949	522	Stabling	Duroy Rosecrans	Waimanalo	(1) 4-1-009:271 & 284	8/1/1993	\$2,064	Current
ROE	OAHU	3.250	523	Stabling	Honolulu Polo Club	Waimanalo	(1) 4-1-009:281	8/4/1993	\$1,848	Current
ROE	OAHU	3.400	524	Stabling	Roy & June K. Pires	Waimanalo	(1) 4-1-008:094	1/1/1995	\$6,240	Current
ROE	OAHU	1.016	594	Stabling	Ellen Sanborn	Waimanalo	(1) 4-1-009:287	7/1/2013	\$1,572	Current
ROE	OAHU	1.200	603	Stabling	Mary Ann Higashi	Nanakuli	(1) 8-9-007:002(P)	12/1/1994	\$336	Current
ROE	OAHU	2.400	613	Stabling	John Manuhoa Cook	Waimanalo	(1) 4-1-008:093	8/1/1991	\$3,720	Current

Denotes Beneficiary

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission

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

Subject: Approval to Issuance of License to, Kanehili Community Association, Kapolei,
Island of O’ahu, TMK No.: (1)9-1-151:001

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) approve LMD’s original Agenda Item No. F-2 (See Exhibit “A”) which was deferred by the HHC at its regularly scheduled monthly meeting held on July 15-16, 2019.

DISCUSSION:

Since being deferred by the HHC at its regularly scheduled monthly meeting as noted above, LMD is respectively presenting this Agenda Item No. F-1 again for consideration.

Of note the Applicant has observed and informed DHHL staff that flooding occurs between the mailbox parking lot and the community park during heavy rain events. Further, Applicant has requested that DHHL investigate this matter to determine the cause for flooding. Should results from the investigation determine that DHHL design of the mailbox parking lot be the cause for flooding then DHHL will mitigate as necessary at its own costs. However, should results determine otherwise, Applicant will mitigate as necessary at its own cost.

AUTHORITY:

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

§ 10-4-21 of the DHHL Administrative Rules requires the applicant to pay for all costs incurred by the department for the processing of a license application, including a non-refundable processing fee of \$200.00. It also allows for a rental to be charged should the use benefit other than the department or native Hawaiians.

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

RECOMMENDATION:


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

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 15-16, 2019

To: Chairman and Members, Hawaiian Homes Commission

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

Subject: Approval to Issuance of License to, Kanehili Community Association, Kapolei, Island of O'ahu, TMK No.: (1)9-1-151:001

APPLICANT:

KANEHILI COMMUNITY ASSOCIATION

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) approves the issuance of a benefit license to the KANEHILI COMMUNITY ASSOCIATION, a domestic non-profit corporation, hereinafter referred to as "KCA" for the right and privilege to enter and use that certain Hawaiian home lands parcel identified as TMK No. TMK (1) 9-1-151:001 for the continued construction and development of a Community Park.

Approval and issuance of this benefit license shall be subject to the following basic terms and conditions:

1. LICENSEE shall continue its development of the subject parcel as a community park for beneficiaries, and for no other purposes whatsoever.
2. The license will be issued for a term of thirty (30) years, to commence effectively upon the date that the license is fully executed by the LICENSOR and LICENSEE.
3. Fee for the licensed area shall be established at a nominal rate of \$20.00 per month for the initial five years of the term. Fees for the remaining term shall be subject to LICENSOR'S review of LICENSEE'S site development progress which shall be reviewed at five-year intervals from the date that the license is fully executed. However, for the trust, LICENSOR reserves the right to make appropriate adjustments to the fee that is deemed necessary.
4. LICENSEE shall at its own expense, as part of the development comply with Chapter 343 of the Hawaii Revised Statutes, as amended which requires assessing the impacts of its development will have on the surrounding community prior to construction activities.
5. LICENSEE agrees to accept the parcel "as is". LICENSEE shall pay for all infrastructure costs associated with its planned development, including utilities, connections and services. LICENSEE shall be responsible for mitigating any impacts, such as dust, noise, etc. that this project may have on anyone in the neighboring vicinity.
6. LICENSEE may apply for available DHHL grants but issuance of the license agreement confers no preference in such funding. The lack of DHHL financial support shall not be used as a reason for not completing project.

Item No. F-2

Exhibit "A"
Item No. F-2

July 15-16, 2019

7. LICENSEE shall not undertake any construction whatsoever on the licensed premises until LICENSOR has reviewed and approved the plans in writing (which approval shall not be unreasonably withheld or delayed);
8. LICENSEE'S work shall conform to federal, state and county (government agencies) standards. LICENSEE shall obtain all applicable governmental permits and all construction shall comply with Federal, State, or County laws, regulations, codes, and ordinances prior to the commencement of any work on the property that requires such permits and approvals.
9. LICENSEE shall procure and provide proof of and keep in full force a general liability insurance policy of no less than \$1,000,000.00, including fire coverage on the premises and name the Department of Hawaiian Home Lands (DHHL) as additional insured on the policy;
10. LICENSEE will exercise due care and diligence to prevent injury to persons and damages to or destruction of property belonging to DHHL;
11. LICENSEE shall keep and maintain the Premises and any and all equipment and personal properties of LICENSEE upon the Premises in a strictly clean, neat, orderly and sanitary condition, free of waste, rubbish and debris and shall provide for the safe and sanitary handling and disposal of all trash, garbage and other refuse resulting from its activities on the Premises;
12. NO RESIDENTIAL USE SHALL BE PERMITTED, including temporary, overnight occupancy of the premises;
13. The license shall NOT be assignable to a third party. LICENSOR reserves the right to set additional conditions as part of any consideration to grant its consent for the LICENSEE to use the property for any other purpose.
14. The processing and documentation fee (\$275.00) shall be waived.
15. LICENSEE shall comply with all applicable governmental laws, rules, regulations, and procedures relating to the operation and activities under this LICENSE; and
16. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to other terms and conditions deemed prudent and necessary by the Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission and shall further be subject to review and approval by the Office of the Department of the Attorney General, State of Hawaii.

LOCATION:

Hawaiian Home Lands situated at Kapolei, Island of O'ahu, identified as tax map key no.: (1) 9-1-151:001 (See Exhibit "A")

AREA:

Approximately 4.563 acre

July 15-16, 2019

DISCUSSION:

The site as identified in the O'ahu Island Plan 2014, and Kapolei Regional Plan 2010 is designated as community use and planned for as a community park. This disposition as proposed is a transition for KCA to secure the site and begin development and construction activities of its proposed community park project from its expired ROE disposition to a License disposition. KCA President, Randy Akau submitted a letter dated July 9, 2019 requesting that KCA's recently expired ROE be converted to a license. In addition, Mr. Akau also provided KCA's Community Park master plan design. (See Exhibit "B")

In December 2015, the Hawaiian Homes Commission granted its approval to the Amendment of the Homestead Community Benefits Agreement related to General Lease No. 276 with regards to the development of the Kanehili Community Park. KHPC and KCA met on numerous occasions to discuss various alternatives for the park development. KCA received a \$500,000.00 monetary contribution in lieu of a construction obligation. The money was held in Trust for a short time than administered by DHHL to KCA's managing firm strictly for the benefit of KCA's park development and for no other purposes whatsoever.

Based on the agreement as amended, the funds as stipulated was transferred to KCA with the understanding and DHHL's formal written acknowledgement that **the funds as provided SHALL NOT in any way be utilized for any administrative or "soft costs" and must be expended for actual construction activity resulting in the development the park.** Since the issuance of the ROE, KCA has installed a keiki playground area and a basketball/volleyball court as well with more plans on the way.

PLANNING AREA:

Kanehili Subdivision, Kekahili Street, O'ahu

LAND USE DESIGNATION:

Community Use, O'ahu Island Plan (2014), Figure 5.4 – Honouliuli Ahupua'a – Kapolei Land Use Designations, pg. 5-13 (See Exhibit "C")

CURRENT STATUS:

The site is vacant, unused and is vegetated by light overgrown brush.

CHARACTER OF USE:

Community Park

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

The park component as described above was identified in the April, 2005 DHHL East Kapolei Development Parcel B, Final Environment Assessment prepared by PBR Hawaii. At its April 2005 regularly scheduled monthly meeting the Hawaiian Homes Commission approved a FONSI declaration for the subdivision development project. (See Exhibit "D")

July 15-16, 2019

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.

Kapolei Regional Plan (2010)

The recommended disposition is consistent with the following elements of the Kapolei Regional Plan:

The site is designated for Park Use consistent with the Kapolei Regional Plan (2010), pgs. 11-12 (See Exhibit "E")

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

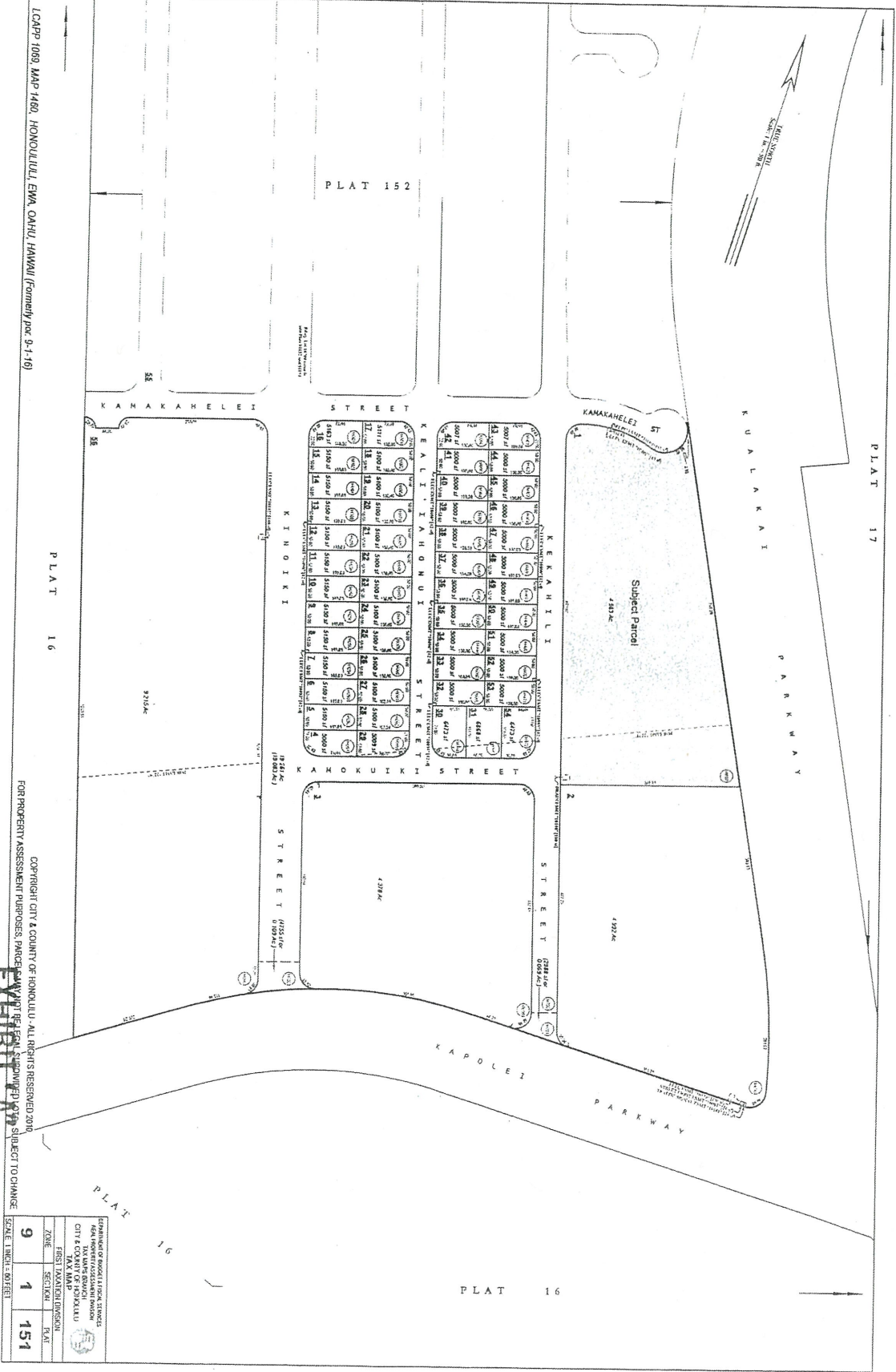
LCAPP 1009, MAP 1480, HONOLULU, EWA, OAHU, HAWAII (formerly pcc 9-1-16)

FOR PROPERTY ASSESSMENT PURPOSES, PARCELS MAY NOT BE FULLY SUBDIVIDED. SUBJECT TO CHANGE.

EXHIBIT A

ITEM NO. F-2

DEPARTMENT OF REALTY & SOLE TRUSTS			
DIVISION OF TAXATION			
CITY & COUNTY OF HONOLULU			
FIRST TAXATION DIVISION			
ZONE	SECTION	TRACT	
9	1	151	



PLAT 16

PLAT 17

PLAT 16

PLAT 152

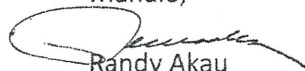
July, 09, 2019

TO: Peter Kahana Albinio Jr. , LMD, Department of Hawaiian Home Lands
FROM: Randy Akau, President, Kānehili Community Association
SUBJECT: Request for a License for the Kānehili Community Park

Aloha Kahana,

This request is being submitted to transform our Right of Entry Permit No. 669 ("ROE")
executed on the 21st day of December, 2017, into a license for our community park located at
91-1255 Kekahili Street, Tax Map Key: 91 151 001.

Mahalo,



Randy Akau

President

Kānehili Community association

EXHIBIT "B"

ITEM NO. F-2

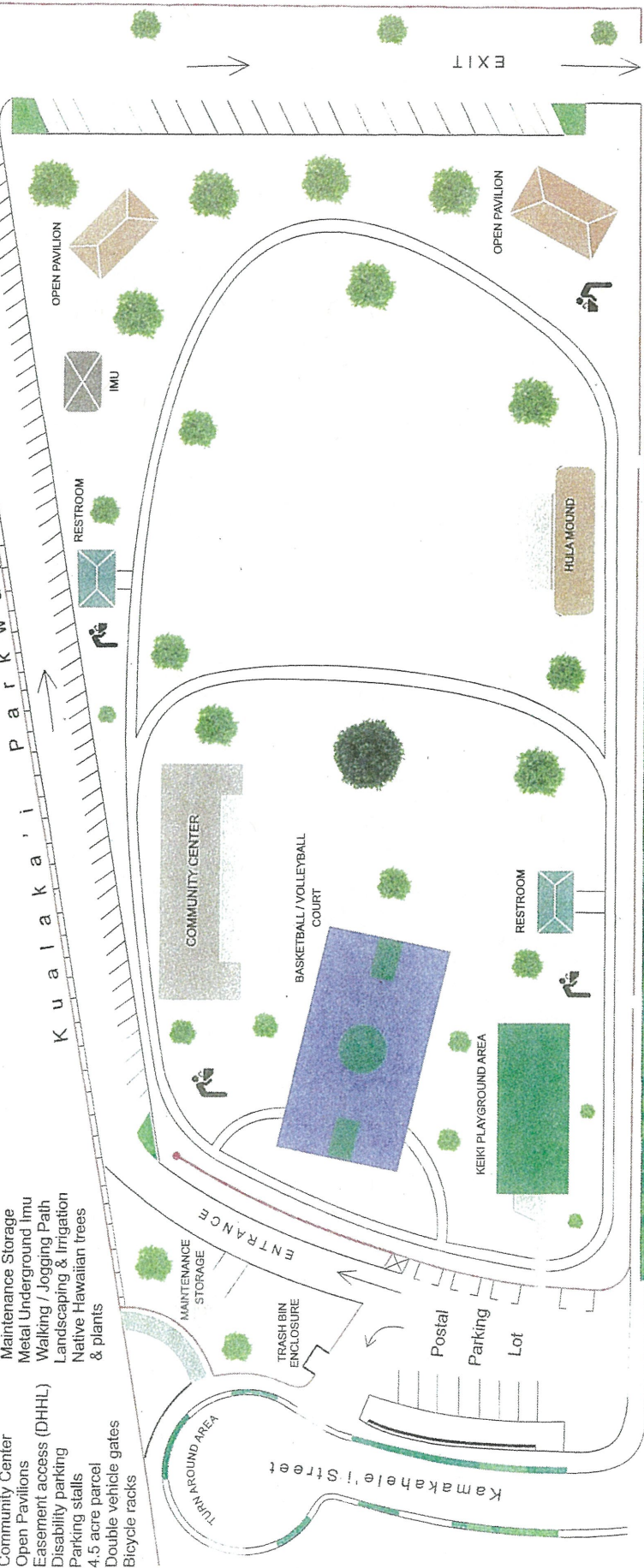
KĀNEHILI COMMUNITY PARK

MASTER PLAN Phase 1 and 2

11/28/18

- Park Features**
- 500' x 8' cmu safety wall
 - 6' ht. perimeter chain link fence (red lines)
 - Basketball / volleyball court
 - Keiki playground, 4' ht. security vinyl fence
 - Restrooms
 - Trash bin enclosure
 - Solar Power System
 - Community Center
 - Open Pavilions
 - Easement access (DHHL)
 - Disability parking
 - Parking stalls
 - 4.5 acre parcel
 - Double vehicle gates
 - Bicycle racks
 - Maintenance Storage
 - Field Lighting
 - Outdoor Drinking Water Fountains
 - Metal Underground Imu
 - Walking / Jogging Path
 - Landscaping & Irrigation
 - Native Hawaiian trees & plants

K u a l a k a ' i P a r k w a y



O'AHU ISLAND PLAN
DEPARTMENT OF HAWAIIAN HOME LANDS

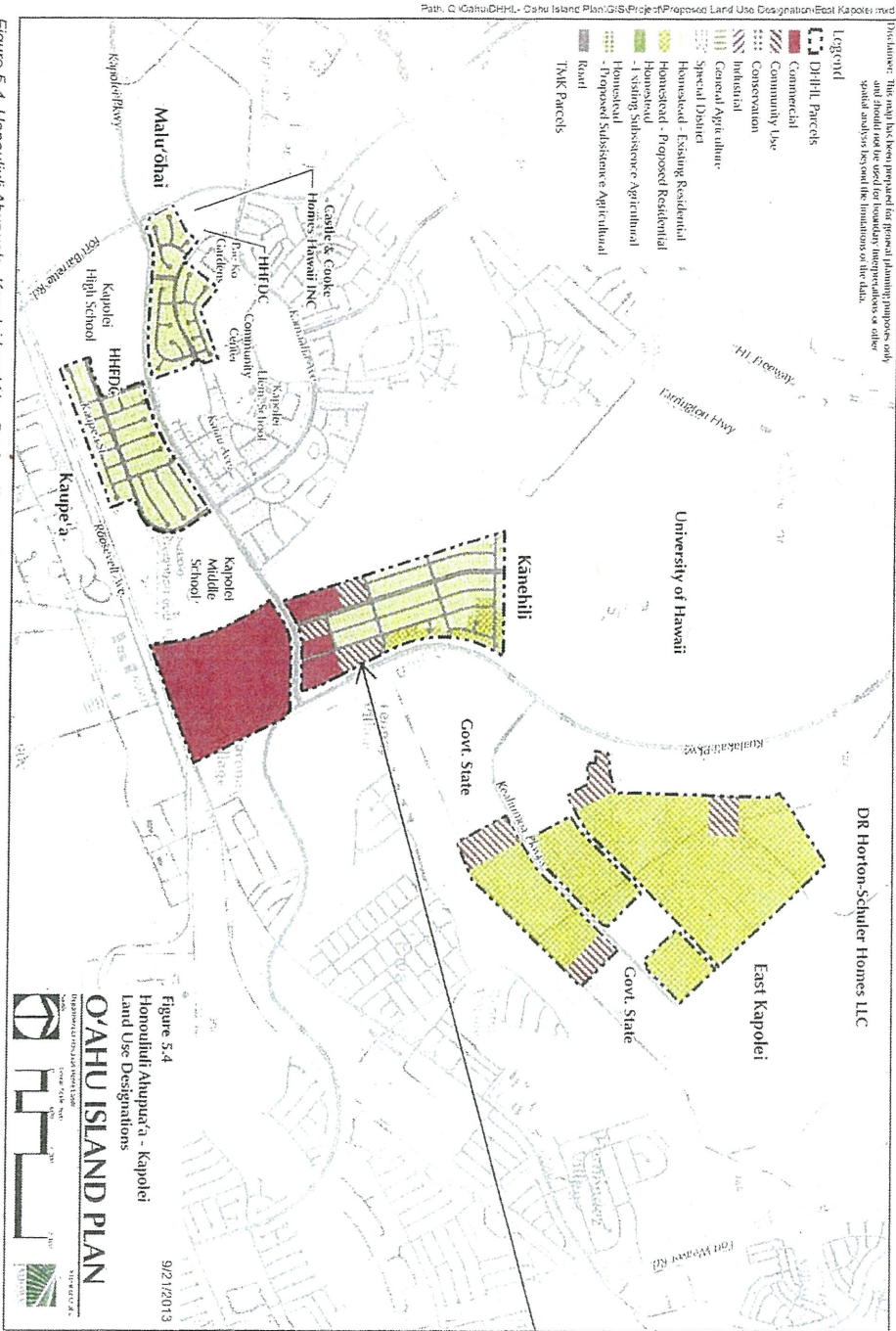


Figure 5-4 Honouliuli Ahupua'a - Kapolei Land Use Designations

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

April 26, 2005

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Joseph Blevins, Administrator
Land Development Division *JB*

SUBJECT: Finding of No Significant Impact Determination, Final
Environmental Assessment for DHHL East Kapolei
Development Parcel B, Kapolei, Oahu, TMK: (1) 9-1-016:
108 (portion)

RECOMMENDED MOTION/ACTION

To approve the determination of Finding of No Significant Impact (FONSI) for the Final Environmental Assessment for DHHL East Kapolei Development Parcel B, dated April 2005, prepared by PBR Hawaii.

DISCUSSION

The DHHL East Kapolei Development Parcel B (also known as East Kapolei Phase I) project will involve the construction of approximately 400 single-family residential lots on 67.6 acres; a new DHHL office facility on 9.3 acres; the proposed Kroc community center on 10.7 acres; and 4.5 acres for park use.

Chapter 343, Hawaii Revised Statutes (HRS), as amended, requires the preparation of an environmental assessment (EA) for any project which involves the use of State lands and/or funds. PBR Hawaii was contracted to prepare the EA for the DHHL East Kapolei Development Parcel B project. A notice was published in the February 8, 2005 Office of Environmental Quality Control (OEQC) bulletin, The Environmental Notice, announcing the availability of the draft EA to the public for review and comments.

In accordance with the Department of Health Rules (11-200-12), the EA has examined the environmental and technical aspects of the proposed project. In considering the significance of

ITEM NO. C-1

EXHIBIT "D"
ITEM NO. F-2

potential environmental effects, the overall and cumulative effect of the project was evaluated. Every phase of the proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short- and long-term effects of the action were considered.

An action shall be determined to have a significant impact on the environment, if it meets any of the following thirteen "Significance Criteria" established by the Rules. Following each criterion is a summary of the findings for the East Kapolei project.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.

There are no known rare, endangered, or threatened species of fauna or avifauna at the project site.

Clusters of the endangered plant species, *Abutilon menziesii*, were found on Parcel B and will need to be removed. The Habitat Conservation Plan for *Abutilon menziesii* at Kapolei (HCP) has been developed and successful implementation of the HCP would significantly increase the number of new plants on Oahu and improve the quality of the existing population.

During the pre-consultation process for this DEA, the State Historic Preservation Division (SHPD) confirmed that this project has already gone through the historic preservation review process. The SHPD believes that no historic properties will be affected by the project, and as such, no mitigation measures are proposed. Should any unknown sites be uncovered during project construction, work in the area of the site will stop and the SHPD will be notified in accordance with applicable State regulations.

The cultural impact assessment stated that sugar production would have destroyed any historic properties related to Hawaiian culture, and there should be minimal direct impact upon native Hawaiian cultural practices and beliefs. The assessment noted that special care should be observed in the event a Hawaiian burial is discovered.

2. Curtails the range of beneficial uses of the environment.

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EXHIBIT "D"

ITEM NO. F-2

The DHHL East Kapolei Development Parcel B site is within the State Urban district and is consistent with State and City policies to direct development to the Ewa region. The project will help to meet the growing demand for residential land by providing much needed single-family residential units for native Hawaiians. The project will also help to ease the statewide shortage of housing, as residences will become available to the general population once DHHL beneficiaries move to their homestead lots.

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.

The proposed project is consistent with the environmental policies, goals, and guidelines established in Chapter 344, HRS, as it addresses such issues as: natural resources conservation (to the extent possible); enhancement of the ~~quality of life; population; land, water, mineral, visual,~~ air, and other natural resources; flora and fauna; parks, recreation, and open space; economic development; transportation; energy; community life and housing; education and culture; and citizen participation.

4. Substantially affects the economic or social welfare of the community or state.

The DHHL East Kapolei Development Parcel B project will beneficially affect the economic and social welfare of the native Hawaiian community by providing housing and employment opportunities on-site. Parcel B will include single-family residential units with office, park, and recreational facility uses. This project will also affect the economic and social welfare of the State by adding to the statewide inventory of housing (directly for eligible native Hawaiians). Once DHHL beneficiaries move to their homestead lots, vacated residences will become available to the general population.

Construction of Parcel B will also benefit the State by creating temporary jobs and increasing sales within the construction industry. Income taxes and sales taxes from

ITEM NO. C-1

EXHIBIT "D"
ITEM NO. F-2

Environmental Assessment, which are referenced throughout the DEA.

No endangered or threatened avian or mammalian species are expected to be affected by the Parcel B development. Construction activities would remove the existing population of *Abutilon menziesii* (or kooloaula); however, successful implementation of the Habitat Conservation Plan for *Abutilon menziesii* at Kapolei would significantly increase the number of new plants on Oahu and improve the quality of the existing population, compared to the existing *in situ* disturbed cane field conditions at the Kapolei property.

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

Since much of the Ewa region has been historically used for agricultural purposes that altered the natural environment, the DHHL East Kapolei Development Parcel B project and other developments planned in the area are not expected to have a cumulative or considerable adverse impact on the environment. One endangered plant species, *Abutilon menziesii* or kooloaula, has been identified on the Parcel B site and nearby areas. The species will be relocated and is expected to significantly increase with successful implementation of the HCP.

9. **Substantially affects a rare, threatened or endangered species or its habitat.**

No endangered or threatened avian or mammalian species are expected to be affected by the Parcel B development. Construction activities would remove the existing population of *Abutilon menziesii* (or kooloaula); however, successful implementation of the HCP would significantly increase the number of new plants on Oahu and improve the quality of the existing population.

10. **Detrimentially affects air or water quality or ambient noise levels.**

Construction activities for development of Parcel B could potentially impact noise and air and water quality levels

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EXHIBIT "D"
ITEM NO. F-2

(i.e., fugitive dust from grading work, noise and exhaust emissions from construction equipment and vehicles). However, these potential impacts will be short-term and are not expected to be detrimental. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary.

After construction, Parcel B is not expected to adversely impact ambient noise levels or water and air quality. Although impervious surfaces will be created on currently undeveloped land, any increase in runoff would be accommodated by proposed drainage improvements and should not detrimentally affect water quality. The project will also introduce motorized vehicles, which could impact noise levels and air quality.

However, no long-term regional air quality impacts are anticipated, as new technologies, increasingly stringent federal air pollution control regulations, and increasing use of alternative forms of transportation (i.e., bicycles, public transportation) may offset potential increases in air pollution.

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, freshwater, or coastal waters.

The DHHL East Kapolei Parcel B is located over 9,000 feet from the shoreline and is not in an environmentally-sensitive area. The majority of Parcel B (northern portion) is located in Zone D, which are areas of undetermined but possible flood hazards, as designated by the Flood Insurance Rate Map. This designation is likely due to the location of Kaloi Gulch, which enters and exits the parcel at the northeastern corner. Proposed drainage improvements are likely to reduce the flood hazard potential of this portion. The southern portion of the parcel is designated Zone X, which are areas determined to be outside of the 500-year floodplain.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

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EXHIBIT "D"
ITEM NO. F-2

The only significant roadway view identified in the City's Coastal View Study is makai from Farrington Highway and portions of the H-1 Freeway. This view is not expected to be impacted by Parcel B (which at its nearest point would be located over a half-mile from Farrington Highway and nearly three-quarters of a mile from the H-1 Freeway), especially given plans for the University of Hawaii West Oahu Campus, which is located between these highways and the proposed project site. Parcel B will alter the visual appearance of the site from vacant scrub vegetation to a landscaped residential community with commercial and park areas.

13. **Requires substantial energy consumption.**

Construction of the DHHL East Kapolei Development Parcel B is not expected to require substantially more energy than other projects of similar size and scale. Structures will be designed to incorporate energy-saving technologies. Since the majority of beneficiaries on the Oahu Residential Waitlist currently reside on Oahu, net island-wide demand for energy should not increase significantly.

On the basis of the above criteria, the proposed action to construct the DHHL East Kapolei Development Parcel B project is not likely to significantly impact the environment. Thus a determination of FONSI is consistent with the Department of Health Rules.

RECOMMENDATION

Land Development Division recommends approval of the motion as stated.

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EXHIBIT "D"

ITEM NO. F-2

ITEM NO: B-9
SUBJECT: Commission Designation of Successor-Helen E. M. Lee Kwai

MOTION/ACTION

Moved by T. Contrades, seconded by T. Morikawa. Motion carried unanimously.

ITEM NO: B-10
SUBJECT: Implementation of Cancelled Lease - Roland K. Mendoza

DISCUSSION

This Agenda Item Was Deferred.

ITEM NO: B-11
SUBJECT: Molokai Water System - Amendment to Water Meter Service Fee

MOTION/ACTION

Moved by M. Pa, seconded by T. Contrades. Motion carried unanimously.

ITEM NO: C-1
SUBJECT: Finding of No Significant Impact Determination, Final Environmental Assessment for DHHL East Kapolei Development Parcel B, Kapolei, Oahu, TMK: (1) 9-1-016: 108 (portion)

MOTION/ACTION

Moved by T. Contrades, seconded by H. Cho. Motion carried unanimously.

ITEM NO: C-2
SUBJECT: Notification of Various Lease Awards

MOTION/ACTION

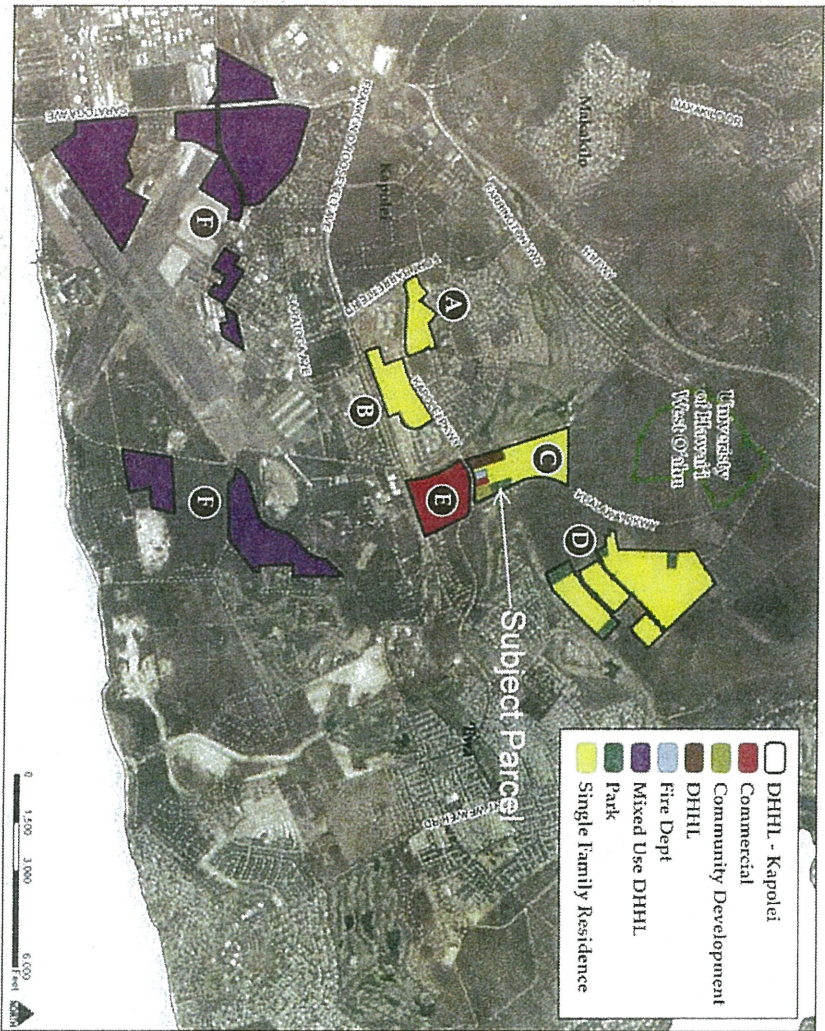
None, for information only.

DISCUSSION

Chairman Kane asked for an estimate of how many Waiehu Kou awards remain. Deputy Henderson noted there were about 30 remaining.

EXHIBIT "D"
ITEM NO. F-2

Hawaiian Home Lands



DHHL Owned Parcels

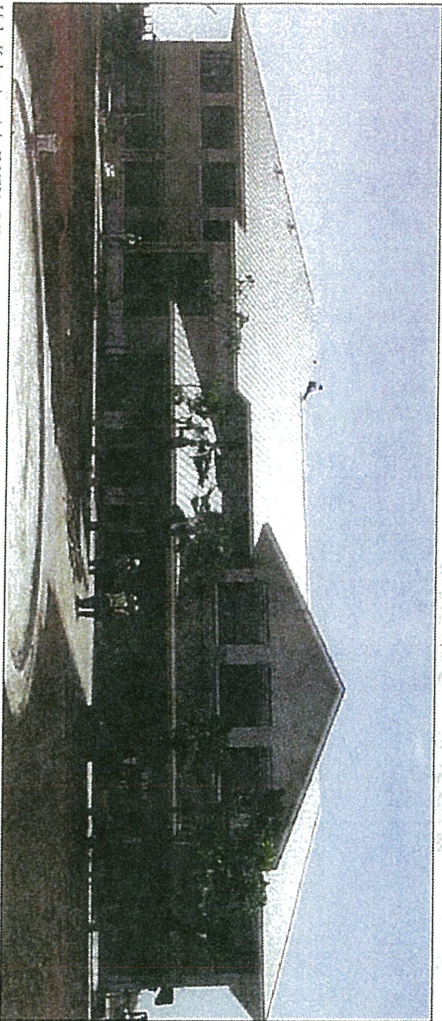
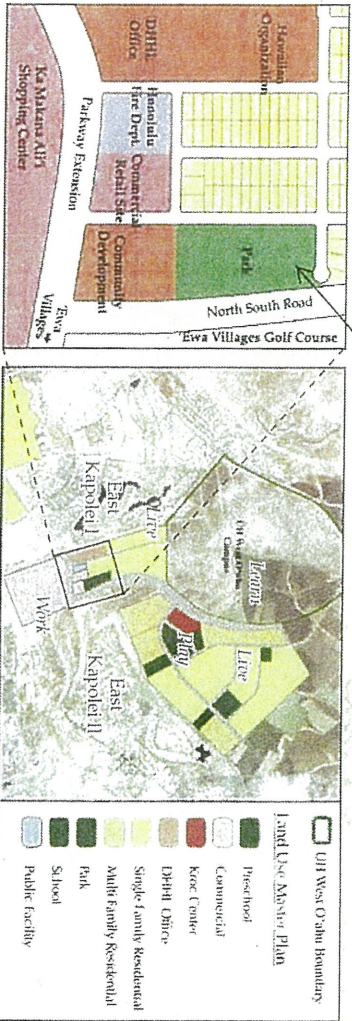
- A. Mānu'ohai Village 6
Mānu'ohai is a 38-acre subdivision within the Villages of Kapolei. 111 single-family homes, 80 single-family rentals, and 35 self-help homes have been constructed.
- B. Kaupē'a Village 8
Kaupē'a is a 52-acre subdivision within the Villages of Kapolei. 326 lots will be available with average lot sizes of 5,000 square feet. Houses completed in 2008.
- C. Kanehili East Kapolei I (TMK 9-1-151, 152, 153)
Infrastructure completed January 2010. House construction by Century Homes started in February 2009. As of August 2010, 210 houses have been occupied.
- D. East Kapolei II (TMK 9-1-17; 110)
Majority has been conveyed from DLNR via quitclaim deed. Other uses include two schools, Kroger Community Center and Special Olympics.
- E. East Kapolei Commercial (TMK 9116108 - por)
East Kapolei Commercial is a 67-acre parcel located makai of East Kapolei I. 1.5 million square feet of retail/commercial space for a regional shopping center is planned.
- F. Kalaheoa
Lands in Kalaheoa are not intended for residential homestead use due to the abundance of land in Kanehili and Kapolei II for residential development and lack of infrastructure. Land parcels are intended for revenue generation.

Land Summary

	Acres	Housing Units
A. Mānu'ohai Village 6	38	326
B. Kaupē'a Village 8	56	226
C. Kanehili East Kapolei I	68	403
D. East Kapolei	213	1,457
E. East Kapolei Commercial	67	-
F. Kalaheoa	555	-
TOTAL	997	2,412

Subject Parcel

Kānehili and East Kapolei II

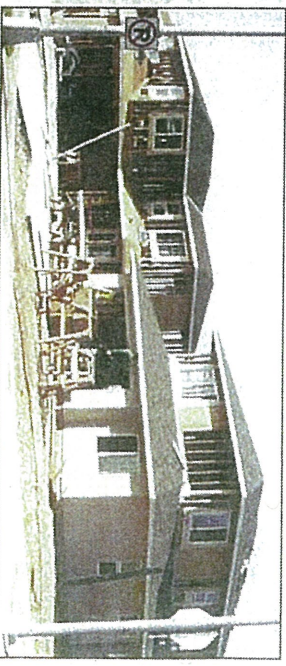


Hale Kalamiana 'ole DHHL Office

East Kapolei represents DHHL's master planning community development efforts to provide a thriving community where people can live, work, play and learn. The Headquarters for the DHHL is now located in East Kapolei and land is reserved for park use, community commercial use and fire support use. In addition, a Heritage Center and spaces for Hawaiian organizational services are in development stages. Of the 403 housing units that are planned for East Kapolei 210 homes are occupied and remained as Kānehili. Approximately 1,457 new homes are planned for East Kapolei II.

The East Kapolei parcels are further surrounded and supported by other work, live, play and learn opportunities. The University of Hawai'i West O'ahu campus will be located mauka adjacent to the Kānehili parcel providing learning opportunities. Recreational opportunities are provided at proposed parks and the Kroc Center, which is situated within walking distance from residential units. A 1.5 million square foot super mall is planned across from the parcel.

The East Kapolei developments also seeks to bring benefits to the region beyond the DHHL parcels. Aside from on site infrastructure improvements such as roads, drainage, sewer, water and electrical, regional infrastructure investments have been committed which include a 4 million gallon water reservoir, extension of Kapolei regional parkway road, connection to the North South Road and improvements to drainage.



Kānehili Homes



ITEM F-3 Removed from the Agenda.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission

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

From: Allen G. Yanos, Property Development Agent
Land Management Division 

Subject: Approval of Request to Surrender General Lease No. S-4294 held by Hawaii Business Associates, Inc. for Shafter Flats, Island of Oahu, TMK No. (1)1-1-064:031, and to Approve Issuance of Right-of-Entry Permits to WDI Companies, Inc. and Servdor, Inc.

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") approve the following:

The surrender of the subject general lease held by Hawaii Business Associates, Inc. ("HBA"), covering property located at 2627 Kili Hau Street, in the Shafter Flats Industrial Subdivision, Moanalua, Honolulu, Island of Oahu, identified by Tax Map Key No. (1) 1-1-064:031 as shown on the attached Exhibit "A", subject to the following conditions:

- a. The surrender shall be retroactive to October 21, 2015 when HBA rejected the increased lease rents established by an appraisal for the new rent periods effective from March 12, 2015 to the end of the lease term;
- b. The HHC confirms that no back rent is due since the establishment of the new annual lease rent of \$182,960 for the period since March 12, 2015 since HBA provided DHHL with timely notice of its rejection of the new lease rents and its desire to surrender the lease;
- c. That HBA be otherwise in full compliance with the terms and conditions of General Lease No. S-4294;
- d. That DHHL issue Right-of-Entry permits ("ROE") to HBA's current tenants to remain in operation at the site in their respective spaces:

- WDI Companies, Inc. ("WDI") - a design, office furniture installation, warehousing and delivery service company
 - Servdor, Inc. ("Servdor") - a commercial and residential door installation, automatic gate and gate operating device and repair company
- e. All documents related to this request shall be subject to the review and approval by the Department of the Attorney General; and
- f. The HHC prescribes such other terms and conditions deemed prudent and necessary.

DISCUSSION/HISTORY

The current lessee, HBA, acquired General Lease No. S-4294, by assignment of lease dated February 22, 1971 from Frank F. Fujii, who was HBA's president since the original lease began in March 1970. By Amendment to General Lease No. S-4294, dated January 19, 2001, and approved by the HHC, the lease was extended for an additional fifteen (15)-year period thereby increasing the original forty (40)-year term of the lease to span a total of fifty-five (55) years, expiring on March 11, 2025.

HBA experienced economic hardship and losses over the past several years due to substantial increases in its operating expenses including taxes, utilities, maintenance, and repairs. In addition, the new lease rent established for the reopening period from March 12, 2015 to March 11, 2020 of \$182,960 annual rent represented a very substantial 108% increase from the previous annual lease rent of \$87,930 which was based on an appraisal report by Appraisal Hawaii, Inc. (Craig W. K. Leong, MAI).

On October 21, 2015, HBA timely rejected the new fair market lease rents transmitted by DHHL on October 7, 2015 as evidenced by its letter to the Land Management Division dated October 21, 2015, attached as Exhibit "B". HBA indicated that its only option was to close its business and requested time to inform its tenants about the closing so they could consider options. HBA also requested information whether or not its tenants could assume the lease. Meanwhile, in anticipation of the lease surrender, HBA retained its tenants on a month-to-month occupancy when their subleases expired.

Land Management Division (LMD) did not conduct a follow-up until July 2016 when it received additional confirmation from HBA that it wanted to proceed with a surrender of the lease. Since that time, LMD has been working with HBA regarding its options especially since its major tenant, WDI, expressed interest in an assignment of the lease.

For over two years, LMD negotiated with WDI to pursue the assignment option for the following reasons:

- WDI has been HBA's tenant for 30 years and a tenant with similar financial stability may be difficult to find
- As the assignee, WDI was willing to allow Servdor to remain in the smaller space it already occupies in the building
- As the assignee, WDI was willing to remain on the premises for the remaining term of the lease, knowing that DHHL had redevelopment plans for its Shafter Flats properties where practically all of the leases will expire by 2025
- WDI was planning to use funds that would have otherwise gone to pay any back rent to make improvements and address building maintenance issues that HBA deferred over the years, provided DHHL would confirm that no back rent was due
- WDI indicated its willingness to pay the rents for the new rent periods without reduction or negotiation on a "go-forward" basis if it became the lessee
- If DHHL accepted the lease surrender, it would create an additional burden on DHHL's staff and the Hawaiian Home Lands Trust's resources to manage short-term tenants and maintain the property under a ROE
- A new General Lease disposition would take time and DHHL may not be successful in obtaining the same level of rent given the condition of the warehouse building; its proximity to homeless encampments; the flooding issues in the Shafter Flats/Mapunapuna area; and with less than six years remaining on the lease

Eventually, several issues caused WDI to discontinue pursuing the assignment from HBA in December 2018. Among WDI's major concerns was the uncertainty if WDI would be made to pay any back rent due since the new annual lease rent went into effect as of March 12, 2015.

Since rejection of the new lease rents for the next ten years was timely received, LMD believes that HBA did not technically owe any back rent to DHHL. The proper follow-up procedure, had HBA not requested a surrender of the lease at that time, would have been to go through arbitration but none was initiated. As of November 30, 2019, HBA has been diligently paying the previous annual lease rent of \$87,930 in the meantime and is current on its account.

The lease details are as follows:

Lessee:	Hawaii Business Associates, Inc.
Location	Tax Key No. 1 st /1-1-064:031 2627 Kilihau Street, Honolulu Parcel Area: 20,787 sq. ft.
Building area:	17,810 sq. ft. (per City tax records)
Use:	Warehouse/Showroom/Office
Commencement Date:	March 12, 1970
Termination Date:	March 11, 2025
Term:	Fifty-five (55) years
Annual Rent:	\$87,930 (being paid currently)
New lease rents	\$182,960; 3/12/2015 - 3/11/2020
for Reopening Period:	\$207,000; 3/12/2020 - 3/11/2025

LMD believes that it would be in DHHL's best interest to accept the surrender of the lease under the circumstances and retain the current tenants by issuing ROEs to continue their occupancy of the premises.

Both tenants have agreed to the terms and conditions proposed by LMD to continue their occupancy at the following monthly permit fees calculated in Exhibit "C", the payment of which will be one of the conditions for issuance of the ROEs. The ROE fee may be subject to revision in the event the existing tenants make any adjustments to the space they currently occupy because of HBA's surrender of lease. Under the ROEs, the potential combined annual ROE fees from both permittees will be around \$236,580, much more than the \$182,960 annual rent until 2020 and the \$207,000 annual rent until the end of the lease term established from the rent reopening in 2015.

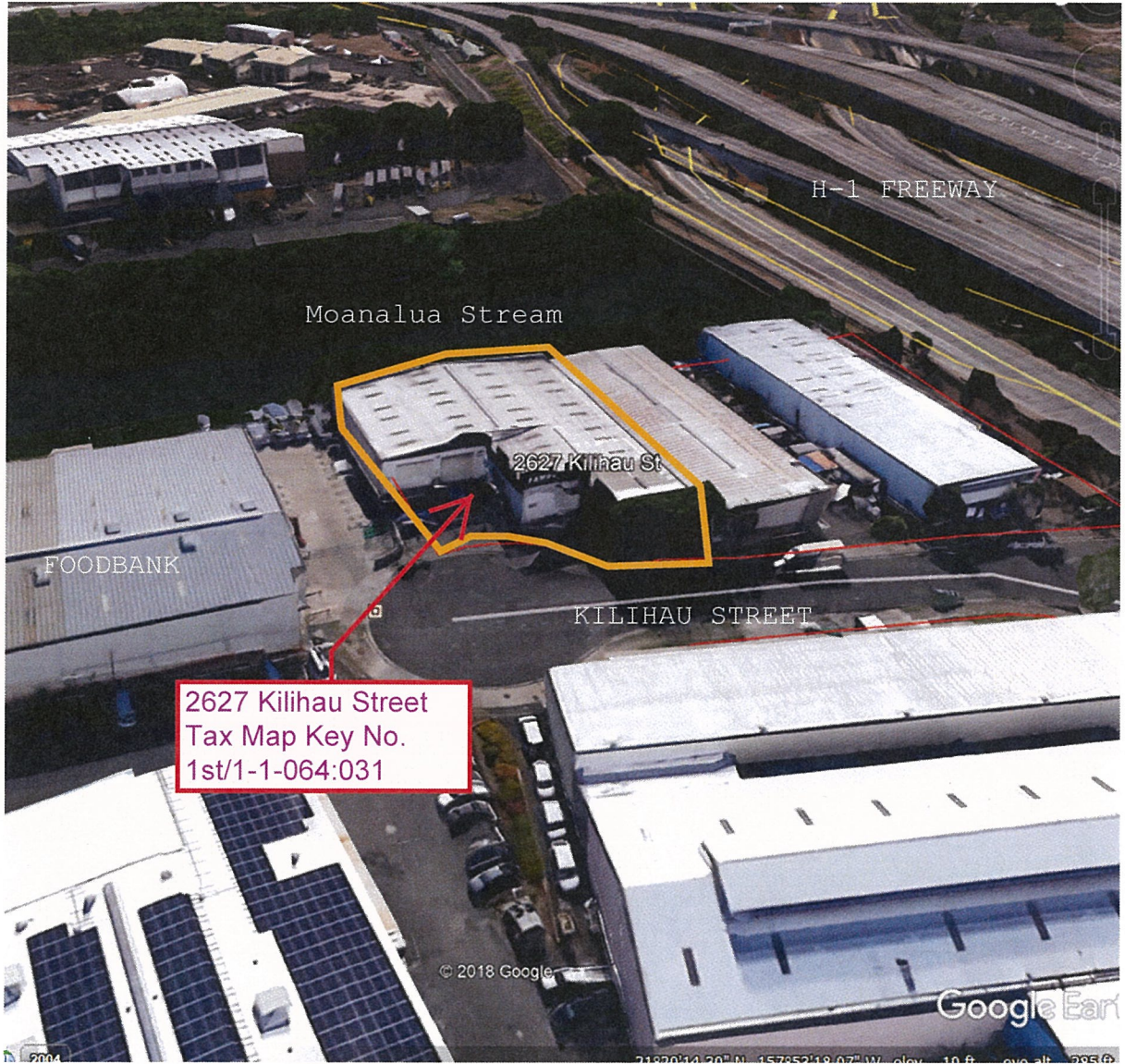
AUTHORITY

Pursuant to §171-55, Hawaii Revised Statutes, as amended, a permit may be issued "...for the temporary occupancy of state lands or an interest therein on a month-to-month basis by direct negotiation without public auction, under conditions and rent which will serve the best interests of the State, subject, however, to those restrictions as may from time to time be expressly imposed by the board. A permit on a month-to-month basis may continue for a period not to exceed one year from the date of its issuance; provided that the board may allow the permit to continue on a month-to-month basis for additional one-year periods."

RECOMMENDATION

Land Management Division recommends approval of the requested motion/action as stated.

EXHIBIT "A"



LOCATION OF LEASED PREMISES
Shafter Flats, Island of Oahu

HAWAII BUSINESS ASSOCIATES, INC.

2627 Kilihau Street
Honolulu, HI 96819
Phone (808) 836-8820
Fax (808) 836-4695

EXHIBIT "B"

October 21, 2015

Mr. Paul Ching
Technical Services, Land Management
Dep't. Of Hawaiian Home Lands
P. O. Box 1879
Honolulu, HI 96805

RE: Lease Rent Reopening, General Lease No. S-4294,
2627 Kilihau Street, Honolulu, Oahu, TMK: 1-1-64:31

Dear Mr. Albinio,

I am writing to inform you that we received your letter regarding the new lease rent. The annual fair market value that was determined is more than DOUBLE our current lease payments. We were already faced with financial difficulties as our business incurred losses these past years due to skyrocketing expenses (i.e., property taxes, utilities, maintenance, repairs, etc.).

Although we want to retain our own appraiser, we are unable to, due to financial hardship. Our only option now is to close the business since we cannot afford the exorbitant increase.

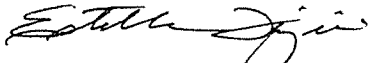
We would appreciate any assistance you could give us, especially our need for more time. First, we must notify our long time tenants and consider their options. They have occupied our warehouse since 1986, and through the years we've built a great relationship. As the original Lessee, we put up the building & warehouse and took occupancy way back in 1976. So the thought of relocating would be a very difficult, costly, and time consuming task. To give our tenants an option to remain, would you give consideration for them to assume the new lease? Undoubtedly, they are financially capable of paying the fair market rent for the duration of the lease term. We would appreciate the opportunity to further discuss this matter with you. Please feel free to contact me anytime at (808) 375-7550 or by email: effujii@aol.com.

gmail.com

We look forward to hearing from you. Thank you very much for your understanding and cooperation.

Sincerely,

Hawaii Business Assoc., Inc.



Estelle Fujii for Frank Fujii

cc: Paul Ching

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

SHAN S. TSUTSUI
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

LESSEE'S ACKNOWLEDGEMENT

As determined by an independent real estate appraiser, the annual fair market rent for the reopening term of your lease is as follows:

<u>Lease Period</u>	<u>Annual Rent</u>
03/12/15 to 03/11/20	\$182,960
03/12/20 to 03/11/25	\$207,000

The undersign lessee:

- () ACCEPTS the appraised annual fair market lease rent.
- () DOES NOT ACCEPT the appraised annual fair market lease rent and appoints the following as lessee's appraiser:

Appraiser's Name _____

Appraiser's Address _____

Appraiser's Phone No. _____

Appraiser's Email _____

SEE ATTACHED LETTER

GENERAL LEASE NO. S-4294

LESSEE: Hawaii Business Associates, Inc.

Frank Fujii, Sr.

Its *Frank Fujii, President*

10/22/15

Date

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

SHAN S. TSUTSUI
LI GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AJLA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879
HONOLULU, HAWAII 96805

October 7, 2015

CERTIFIED MAIL
7013 2630 0002 3664 1291
RETURN RECEIPT REQUESTED

Mr. Frank Fujii
Hawaii Business Associates, Inc.
2627 Kilihau Street
Honolulu, HI 96819

Dear Mr. Fujii:

Subject: Lease Rent Reopening, General Lease No. S-4294,
2627 Kilihau Street, Honolulu, Oahu, TMK: 1-1-64:31

An independent real estate appraisal firm retained by the Department has determined the annual fair market rent for the rent reopening period, March 12, 2015 to March 11, 2025, to be:

<u>Lease Years</u>	<u>Annual Rent</u>
03/12/15 to 3/11/20	\$182,960
03/12/20 to 3/11/25	\$207,000

The appraisal report has been approved by the Hawaiian Homes Commission Chairman.

Please indicate whether you accept with this determination by completing and returning the enclosed LESSEE'S ACKNOWLEDGEMENT form by Friday, October 23, 2015.

Pursuant to HRS § 171-17(d), as amended by Act 168 of 2014, if you disagree with this determination, you will need to hire your own appraiser at your own expense and submit a copy of a complete appraisal report to the Department. If a dispute persists, the parties will be required to try, in good faith, to resolve the dispute through nonbinding mediation, which will be conducted by a single mediator mutually agreed upon by the parties. If the dispute is not resolved by mediation, the fair market rental

Item No. F-4

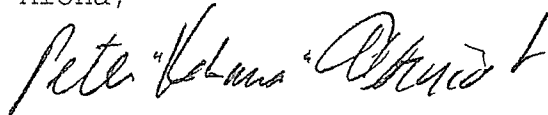
Mr. Frank Fujii
October 7, 2015
Page 2

will be determined through arbitration as provided in HRS chapter 658A, which shall be final and binding. Such arbitration will be conducted by a single arbitrator, mutually agreed upon by the parties, who shall be an attorney, a person with experience in contracts and real estate valuation, or another qualified person. The costs of mediation and arbitration shall be borne equally by the parties.

Please note that the procedures discussed above are set forth in HRS § 171-17(d), as amended. This statute supersedes the provisions in your lease concerning resolution of rent reopening disputes.

Should you have any questions or wish to discuss the new process, please contact Paul Ching, Technical Services, Land Management Division at 808.620.9455 or email paul.k.ching@hawaii.gov.

Aloha,

A handwritten signature in black ink that reads "Peter Albinio". The signature is written in a cursive style with a large, stylized initial "P".

Peter Albinio, Acting Administrator
Land Management Division

Enc.

EXHIBIT "C"

ROE FEE CALCULATIONS

The subject parcel is classified as Industrial and the assessed value per square footage per annum, based on the City and County of Honolulu's Real Property Tax assessment for 2019 is \$187.00 (rounded off). At 8% rate of return, the annual fair market rent for one (1) square foot is \$15.00 (rounded off).

WDI, INC.'S ROE FEE CALCULATION:

TMK: 1/1-1-064-031 - City & County of Honolulu Real Property Assessment			
Assessment Information			
Year	Property Class	Assessed Land Value	Land Area
2019	Industrial	\$2,965,000.00	20,787 sq ft
		Assessed Bldg Value	Building Area
		\$797,800.00	17,810 sq ft
Land/sq ft/year		\$2,965,000.00 / 20,787 = \$142.64/sq ft	
Bldg/sq ft/year		\$797,800.00 / 17,810 = \$44.80/sq ft	
Land and Bldg Value Calculation		\$142.64 + \$44.80 = \$187.44 or \$187.00 (rounded off)	
Per Sq. Ft. Value at 8% return		\$187.00 x .08 = \$14.96 or \$15.00 (rounded off)	
Area of Premises		12,116 sq. ft.	
Calculation of annual fee		12,116 x \$15.00 = \$181,740.00	
Monthly ROE fee		\$181,740.00/12= \$15,145.00	

SERVDOR, INC.'S ROE CALCULATION:

TMK: 1/1-1-064-031 - City & County of Honolulu Real Property Assessment			
Assessment Information			
Year	Property Class	Assessed Land Value	Land Area
2019	Industrial	\$2,965,000.00	20,787 sq ft
		Assessed Bldg Value	Building Area
		\$797,800.00	17,810 sq ft
Land/sq ft/year		\$2,965,000.00 / 20,787 = \$142.64/sq ft	
Bldg/sq ft/year		\$797,800.00 / 17,810 = \$44.80/sq ft	
Land and Bldg Value Calculation		\$142.64 + \$44.80 = \$187.44 or 187.00 (rounded off)	
Per Sq. Ft. Value at 8% return		\$187.00 x .08 = \$14.96 or \$15.00 (rounded off)	
Area of Premises		3,656 sq. ft.	
Calculation of annual fee		3,656 x \$15.00 = \$54,840.00	
Monthly ROE fee		\$40,216.00/12= \$4,570.00	

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division *KA*

SUBJECT: Approval to Convert License Agreement No. 740, Special Olympics Hawaii, Inc., to a General Lease (pursuant to Section 171.43.1, Hawaii Revised Statutes), East Kapolei, Oahu, TMK No. (1)9-1-017:110 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to the following:

- A. Cancellation of License Agreement No. 740, issued to Special Olympics Hawaii, Inc., for a term of forty-five (45) years, commencing on August 1, 2011, for the purpose of constructing a Special Olympic facility to provide year-round sports training and athletic competition for children and adults with intellectual disabilities; and
- B. Issuance of a sixty-five (65) years general lease (GL) to Special Olympics Hawaii, Inc. (SOHI) for the 2.455-acre parcel of land located in Kapolei, Oahu, further identified by Tax Map Key No. (1) 9-1-017:110 (See Exhibit “A”), to construct a Special Olympic facility for year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities. The issuance of the general lease is subject to the following conditions:
 - 1. The term of the general lease shall be for sixty-five (65) years.
 - 2. The effective date of the lease shall be January 1, 2020.
 - 3. The leased premises shall be used to construct, operate, manage, and maintain the Special Olympics Hawaii Sports and Wellness Center in consistence with the mission of Special Olympics.
 - 4. The annual rental for the initial ten (10) years of the lease shall be \$12,000.00 or \$1,000.00 per month; such rent payment shall be due and payable on the first day of every month.

5. For every ten-year period, the Chairman is authorized to conduct an evaluation of the operation and financial status to determine the amount of rent to be charged, but in no event shall the rent be gratis.
6. Notwithstanding anything to the contrary contained in the lease agreement or hereafter amended by Chapter 171, Hawaii Revised Statutes, the annual lease rent for any ensuing 10-year period shall not be less than the rental for the preceding period.
7. SOHI shall be required to procure and deposit with the Department a lease performance bond in the amount of twice the annual rent; or substitute with a security deposit equal to three months lease rent.
8. SOHI is not allowed to sublease the leased premises for any other uses; although fund raising activities may be authorized, no ongoing commercial venture shall be permitted on the leased premises without prior written consent of the Department.
9. NO RESIDENTIAL USE SHALL BE PERMITTED, including temporary, overnight occupancy of the leased premises.
10. SOHI shall reserve not less than two (2) positions on its Board of Directors for qualified native Hawaiians. A preference shall be given to qualified native Hawaiians residing in the Kapolei/Ewa districts.
11. SOHI shall pay \$150.00 for processing and documentation fees.
12. The general lease document shall contain Department of Hawaiian Home Lands standard terms and conditions and shall be subject to the review and approval of the Department of the Attorney General.
13. The Chairman of the Hawaiian Homes Commission may set forth any additional terms and conditions which shall be deemed prudent and necessary to ensure and promote the purposes of the demised premises.

DISCUSSION

APPLICANT:

Special Olympics Hawaii, Inc.

LOCATION/AREA:

Hawaiian home lands situated at East Kapolei, Island of Oahu, identified by Tax Map Key No. (1) 9-1-017:110 (See Exhibit "A"), with an area of 2.455 acres

PLANNING AREA:

Honouliuli Ahupua'a – 'Ewa Moku on the island of O'ahu

CONSISTENCY WITH DHHL PLANS, POLICIES, PROGRAMS, AND LAND USE DESIGNATION:

DHHL General Plan (2002): to provide for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian friendly environment

Oahu Island Plan dated July 2014, Figure 5.4 Community Use

Kapolei Regional Plan dated November 10, 2010 Community Use

CURRENT STATUS:

Land licensed to SOHI for the development of a Special Olympics facility

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers: Use of State lands

The proposed Special Olympics Hawaii Center is consistent with the activities described in the Final Environmental Impact Statement (FEIS) that was published on July 23, 1998 and accepted by the Governor on September 23, 1998, therefore the preparation of an environmental assessment or supplemental statements is not required

BACKGROUND INFORMATION

Special Olympics Hawaii Inc. is a Hawaii non-profit organization. Its Mission Statement is:

“The mission of Special Olympics is to provide year-round sports training and athletic competition in a variety of Olympic-type sports for children and adults with intellectual disabilities, giving them continuing opportunities to develop physical fitness, demonstrate courage, experience joy and participate in a sharing of gifts, skills, and friendship with their families, other Special Olympic athletes and the community.”

Currently, there is not sports facility in the state whose purpose is to serve individual with intellectual disabilities. SOHI’s vision is to establish a multi-purpose facility accessible to persons with intellectual disabilities, allowing them to showcase their abilities – many for the very first time. SOHI approached DHHL back in 2007 to ask for a parcel of land next to the KROC center to build their future home.

The lands in East Kapolei was part of the 213+ acres transferred from the State of Hawaii in 2009. The requested land is within the area designated as community use by our Oahu Island Plan as well as the Kapolei Regional Plan.

The Hawaiian Homes Commission approved the issuance of a license agreement to SOHI for a term of 45 years on March 23, 2010. The monthly rent was established at \$1,000.00 per month. Currently, SOHI has four Native Hawaiians serving on their Board of Directors (Shirley Swinney, Sam Moku, Todd Apo and James Moniz).

Capital campaign for the development of the facility started in 2008. The entire development budget was estimated at \$12.3 million. In order to facilitate commencement of the project, SOHI has elected to separate the site work from the vertical construction. On August 29, 2016, the Department approved the construction plans submitted for the initial site work phase. SOHI is pleased to announce that they have completed the infrastructure on the site including the parking lot, a 4-lane short track, running long jump, grass play field and the building pads. In addition, all sewer, water, electric have been installed, using the \$1 million from the City as well as other State and foundation/corporate funds totaling \$3.5 million.

Securing funding for the vertical construction has taken quite some time. The estimated cost for the vertical construction phase is \$8.2 million. SOHI explored the possibility of a low interest USDA loan to expedite the process. USDA has granted approval to move their application forward. The loan amount will be \$2.5 million. One of the requirements is that USDA will not fund any project that has a license agreement, they mandate that it must be a lease. There is similar requirement for the potential \$2.5 million funding to be provided by the Harry and Jeanette Weinberg Foundation. The remaining balance of the necessary funding is already on hand. Therefore, through a letter dated June 7, 2019 (See Exhibit "B"), SOHI is requesting the Hawaiian Homes Commission grant its approval to convert the existing license agreement to a long-term general lease, in order for them to secure the funding necessary to complete construction of the center.

The Department has so far received 26 support letters from Native Hawaiians on granting a long-term general lease to SOHI so that they can continue their mission to support the kids and adults in their program. A list of their name is attached herewith as Exhibit "C".

AUTHORIZATION

Section 171.43.1, Hawaii Revised Statutes, as amended, titled Lease to eleemosynary organizations, authorizes the commission to lease, at nominal consideration or any rental amount the commission deems appropriate; by direct negotiation and without recourse to public auction, public lands to an eleemosynary organization which has been certified to be tax exempt under sections 501(c)(1) or 501(c)(3) of the Internal Revenue Code of 1986, as amended; and on such terms and conditions as the commission may determine. The land shall be used by such eleemosynary organizations for the purposes for which their charter was issued and for which they were certified by the Internal Revenue Service.

RECOMMENDATION

Land Management Division requests approval of the motion as stated.

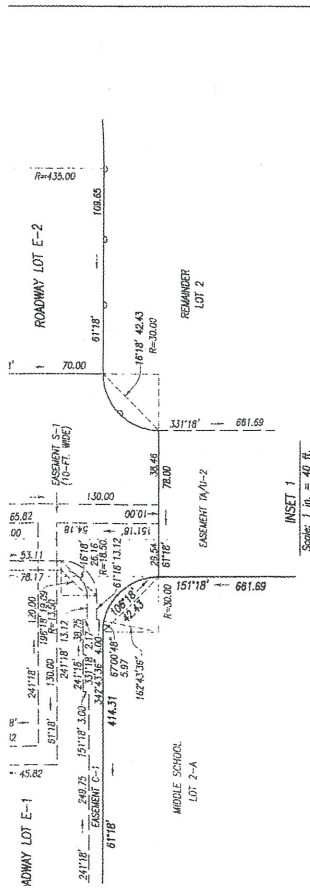
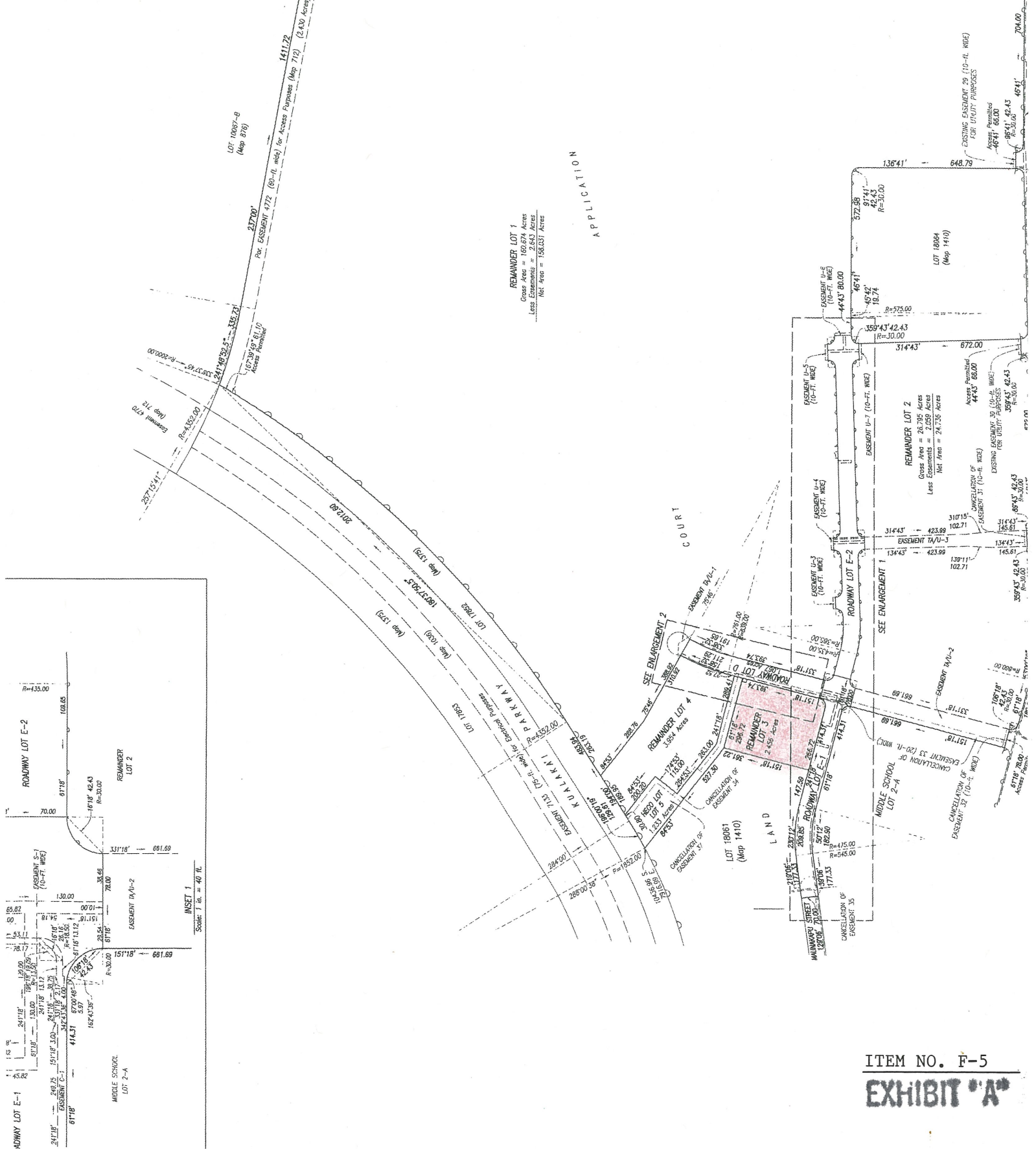
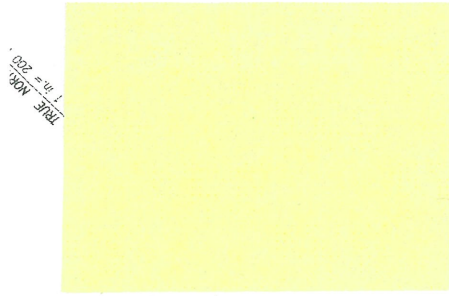
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LOT 10078

(Map 785)

316'41"

2987.56



REMAINDER LOT 1
 Gross Area = 160.074 Acres
 Less Easements = 2.643 Acres
 Net Area = 157.431 Acres

REMAINDER LOT 2
 Gross Area = 26.795 Acres
 Less Easements = 2.059 Acres
 Net Area = 24.736 Acres



June 7, 2019

William J. Aila, Jr.
Interim Chair of Hawaiian Homes Commission and Director,
Department of Hawaiian Home Lands
91-5420 Kapolei Pkwy.
Kapolei, HI 96707

Re: Conversion of License # 740 to a Lease

Aloha Chair Aila,

On August 1, 2011 Special Olympics Hawaii (SOHI) entered into a license agreement (license 740) with the Department of Hawaiian Homelands for 2.45 acres of land for our Special Olympics Hawaii Sports and Wellness Center at 91-610 Maunakapu Street. We are most grateful for the opportunity to have our Center at this location.

As mentioned in the March 21, 2016 letter to Kahana, in order to facilitate commencement of the project we elected to separate the site work from the vertical construction. This allowed us to commence construction sooner. Special Olympics Hawaii has completed the infrastructure on our site, including the parking lot, a 4-lane short track, running long jump, and grass play fields. In addition, all sewer, water, electric has been installed, using the \$1 million from the City as well as other State and foundation/corporate funds. The building pads are in place, and the permits are ready to be pulled.

Now Special Olympics Hawaii is ready to begin construction of the vertical building, however we have run into a roadblock in securing funding due to the fact that our agreement with DHHL is a License Agreement, and not a lease. The Harry and Jeanette Weinberg Foundation, as well as the USDA will not fund any projects that do not have a long term lease. Special Olympics Hawaii would like to humbly submit this formal request to the Hawaiian Homes Commission to consider converting our license to a lease, in order for us to secure the funding necessary for us to complete construction of our future home. With a conversion to a lease agreement, we anticipate beginning vertical construction by the end of this year.

Having our Sports and Wellness Center close to so many of our beneficiaries in the Leeward community will afford us the opportunity to not only serve the our Hawaiian athletes and families, but also to continue to expand volunteer opportunities. Our research has shown that on average nearly 40% of the athletes and their families serviced by Special Olympics Hawaii annually are Native Hawaiian. 34% of the 2018 registered participants are Native Hawaiian with a large population base in West Oahu. We expect that number will grow proportionately as our reach grows with the new Sports Center. In addition, we will continue to serve those DHHL beneficiaries on our neighbor islands at our Center, though our coach's certifications and trainings, and the healthy athlete clinician trainings that we will provide free of

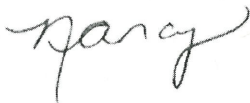
charge at the Center. These coaches and medical clinicians will bring their training back to their island to expand the impact in their home communities. I was told by one mother from Hilo that when she comes to Oahu she makes a point of driving by our site and telling her son that "This is being built for you". She said that never before had anything like this been done for her special needs son, and it gave her and her family great pride. She then handed me \$20 and said it was all she had, but she wanted to make sure she gave to help this become a reality.

Special Olympics Hawaii is a volunteer driven program, and we see DHHB Beneficiaries volunteering at our Center to assist with many of our programs. In all, Special Olympics Hawaii is a tremendous organization that provides enormous opportunity, hope and a supportive community for thousands of families throughout Hawaii. Those who volunteer find their efforts inspired by those who they came to support. Pili, a volunteer at our recent Summer Games, was very excited about our new home location, and said she and her family drive by our site when they go out to see the progress of their own Hawaiian Homelands home that is being built at Ka'uluokaha'i. She said she wanted her children to learn the importance of giving back, and could not wait for them to be a part of the Special Olympics ohana so close to their home.

As a meaningful way for Special Olympics to give back, our Sports and Wellness Center will be providing jobs to support more people in the Hawaiian community. We currently have hired Makaiwa Maintenance and Landscaping, a native Hawaiian owned and operated company from the Kapolei region, to do the landscaping for our site. And we will continue to hire within the Hawaiian community as we move forward. In addition, a Special Condition of the License is that Special Olympics Hawaii reserves not less than two (2) positions on its Board of Directors for qualified native Hawaiians. Special Olympics is fortunate and honored to have 4 Native Hawaiians serving on our Board of Directors (Shirley Swinney, a Kapolei homestead resident, Sam Moku, Todd Apo and James Moniz).

We appreciate your consideration in this matter. Should you have any questions, or need additional information, please do not hesitate to contact me.

On behalf of our athletes, their families and friends, mahalo nui loa,



Nancy Bottelo
President and CEO

Exhibit "C"

Special Olympics Hawaii Inc.

Name	Island	Affiliation
Alberdine Pascua	Hawaii	Parent
Steve Legare	Molokai	Parent
Leona Sa McDermott	Kauai - Anahola Homestead	Parent, coach, volunteer
LesLee Aki	Kauai	Coach/Volunteer
Keisha-Lee Aki	Kauai	Volunteer
Les Aki	Kauai	Volunteer and Unified Partner
Ryan Ikaika Ho	Oahu	Co-director of Area Soccer and powerlifting
Brandon Kalaola	Oahu	Athlete
Steven Costa	Archdeacon of the Episcopal Diocese of Hawaii	Coach
Keaolani Ka'alali'i	Oahu	Parent
Nadine Bensman	Windward Oahu	Parent
Jennifer Kaholokula Schlegal	Central Oahu	Parent/Coach
D R		Parent
Leslie Chong-Goo	Leeward Oahu	Coach
Helen Kam	Oahu	Parent
Delta Kaliko	Oahu	Coach
Lopaka Kauo	Oahu	Athlete
Shantell Recca-Gersaba		Sibling
Felicia Panoncialman	Oahu	Coach
Stephanie Kukalia	Waianae, Oahu	Parent
Jessica Ho	Oahu	Volunteer/Unified Partner
Jacqueline Kukaelani Ho	Waianae, Oahu	Director of soccer skills
Grace Paul	Ewa Beach, Oahu	Parent
Grace Loeng	Windward Oahu	Parent
Billy and Iris Kaluakini	Maui	Volunteer
Abbie Beamer	Windward Oahu	Parent

G ITEMS

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission
Through: Andrew Choy, Acting Planning Program Manager *Ac*
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: For Information Only - Report to the 2020 Legislature
Relating to Act 179 (2018)

RECOMMENDED ACTION/MOTION:

None; For information only.

DISCUSSION

Act 179 (2018) was signed into law by the Governor in July of 2018. The Act requires that the Department of Hawaiian Home Lands "conduct a study on the issue of Hawaiian home lands lessees selling or transferring their Hawaiian home lands lease to another native Hawaiian for a fee or other personal gain and then applying for a subsequent Hawaiian home lands lease." The Act also requires the Department to "submit a report of the findings and recommendations from its study, including any proposed legislation, to the legislature no later than twenty days prior to the convening of the regular session of 2020."

A draft of the study is enclosed in Exhibit 'A'. Based on the study's findings, the Department is recommending that "Legislative action is not needed to address the issue of applicants transferring their lease for a fee or other personal gain then applying for a subsequent Hawaiian home lands lease."

RECOMMENDED ACTION/MOTION:

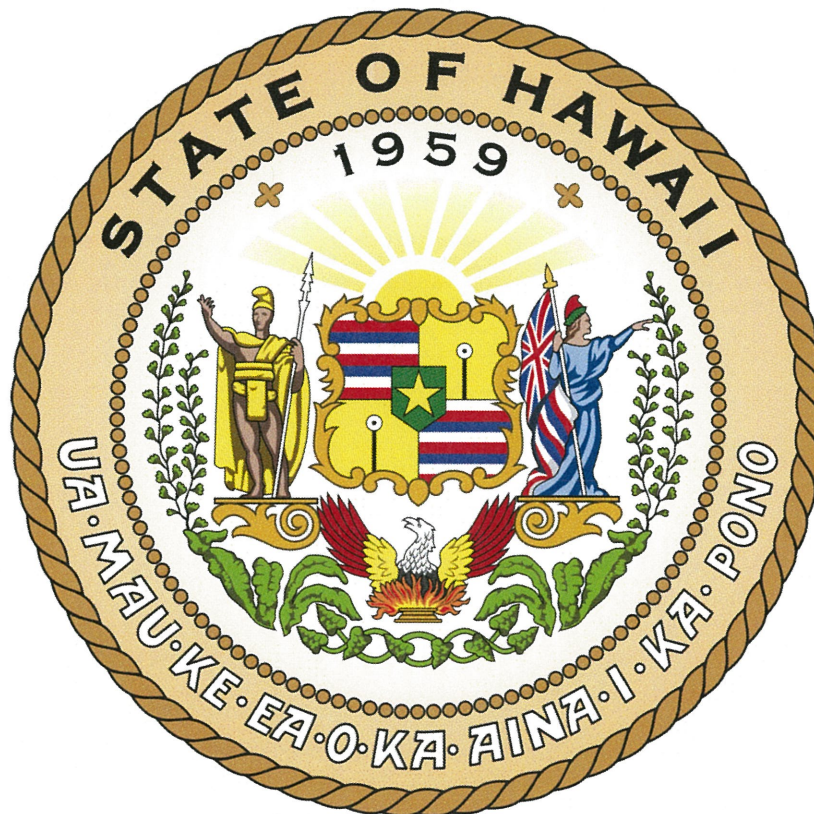
None; For information only.

REPORT TO THE 2020 LEGISLATURE

RELATING TO ACT 179 (2018)



DRAFT



Prepared by

State of Hawaii
Department of Hawaiian Home Lands

December 2019

HHC ITEM NO. G-1
EXHIBIT "A"

REPORT TO THE 2020 LEGISLATURE

RELATING TO ACT 179 (2018) REQUIRING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO CONDUCT A STUDY ON THE ISSUE OF HAWAIIAN HOME LANDS LESSEES SELLING OR TRANSFERRING THEIR HAWAIIAN HOME LANDS LEASE TO ANOTHER NATIVE HAWAIIAN FOR A FEE OR PERSONAL GAIN AND THEN APPLYING FOR A SUBSEQUENT HAWAIIAN HOME LANDS LEASE

BACKGROUND:

Act 179 (2018) states that the “legislature finds that certain native Hawaiians who are eligible for a lease pursuant to the Hawaiian Homes Commission Act, 1920, as amended, have acquired a lease, sold or transferred their interest in the lease, and then placed their name on the waitlist for a second lease of Hawaiian home lands.” Although the bill as originally introduced would “prohibit lessees who sell or transfer their interest in a Hawaiian home lands tract from being placed on the waiting list maintained by the department of Hawaiian home lands for an additional lease,” the legislature ultimately passed a measure requiring the Department of Hawaiian Home Lands (DHHL) to conduct a study on the issue of Hawaiian home lands lessees selling or transferring their Hawaiian home lands lease to another native Hawaiian for a fee or other personal gain and then applying for a subsequent Hawaiian home lands lease.

FINDINGS:

DHHL identified applicants on the waiting list who were previously awarded a pastoral, agriculture, or residential lease. The following findings are identified by category:

I. Pastoral

3,057 Pastoral Applications as of October 31, 2019.

Of that number, 15 applicants had a prior pastoral lease or less than half of 1%.

None of the 15 applicants sold or transferred their lease for a fee or other personal gain and then applied for a subsequent Hawaiian home lands lease.

#	Disposition	%
14	Land disposition not for fee of which 11 (79%) transferred to a family member	93%
1	Transfer lease for fee but application pre-dated transfer	7%

II. Agricultural

18,963 Agricultural Applications as of October 31, 2019.

Of that number, 79 applicants had a prior agricultural lease or less than half of 1%.

The dispositions are as follows:

#	Disposition	%
65	Land disposition not for fee of which 47 (72%) transferred to a family member	82%
1	Transfer lease for fee to a family member and subsequently applied	1%
10	Transfer lease for fee to a non-family member and 6 subsequently applied	13%
3	Additional information needed	4%

III. Residential

23,047 Residential Applications as of October 31, 2019.

Of that number, 956 applicants had a prior residential lease or 4%.

The dispositions are as follows:

#	Disposition	%
654	Land disposition not for fee of which 416 (64%) transferred to a family member	68%
46	Transfer lease for fee to a family member and 37 subsequently applied	5%
136	Transfer lease for fee to a non-family member and 132 subsequently applied	14%
103	Unknown if property transferred for fee of which 89 transferred to a family member	11%
17	Additional information needed	2%

RECOMMENDATIONS:

Given the small number of applicants (176) that transferred their lease for a fee or other personal gain and then applied for a subsequent Hawaiian home lands lease, DHHL recommends the following:

1. Legislative action is not needed to address the issue of applicants transferring their lease for a fee or other personal gain and then applying for a subsequent Hawaiian home lands lease.
2. DHHL's existing administrative rules already provide a priority and preference for award of leases. HAR §10-3-7(b) states that "in making awards, the department shall give preference to an applicant who is not a lessee, or whose spouse is not a lessee."
3. DHHL's administrative rules were amended on March 31, 2017 to stipulate that "leases for vacant or undeveloped lots and undivided interests, or any interest therein, shall not be sold but may be transferred for no consideration or by succession" [HAR §10-3-36(a)]. The rules further provide that "lease transfers to qualified relatives of a lessee or to beneficiaries on a waitlist shall have priority for processing over transfers to beneficiaries not on a waitlist" [HAR §10-3-36(b)].

STATE OF HAWAII

Department of Hawaiian Home Lands

DECEMBER 16 - 17, 2019

TO: Chairman and Members, Hawaiian Homes Commission
Through: Andrew H. Choy, Acting Planning Program Manager *AC*
FROM: Gigi O. Cairel, Grants Specialist *GC*
SUBJECT: FOR INFORMATION ONLY - Water System 101:
Technical, Managerial, Financial Capacity

RECOMMENDED MOTION / ACTION

None; For information only.

BACKGROUND

*Water System owners are responsible to provide access to
clean and safe drinking water
for the protection of public health and safety*

The Hawaiian Homes Commission (HHC) and the Department of Hawaiian Home Lands (DHHL) own and operate four water systems throughout the state.

- Ho'olehua Water System, Moloka'i
- Anahola Farm Lots Water System, Kaua'i
- Kawaihae Water System, Hawai'i
- Pu'ukapu water system, Hawai'i (non-potable)

Three out of the four systems meet the definition of a Public Water system (PWS), thus are regulated by the Department of Health (DOH) for drinking water quality standards. DHHL personnel directly operate the Ho'olehua Water System. Operations for all others are contracted out to private entities. Of significance, DHHL contracted with Waimea Nui Community Development Corporation, a beneficiary-controlled nonprofit organization to operate the DHHL Pu'ukapu water system. The Ho'olehua system is the only DHHL-owned system that provides drinking water to beneficiaries, non-beneficiaries, and commercial accounts (Ho'olehua airport, US post office, schools, churches, businesses). As a publicly-regulated water system, DHHL is required to serve all users within the system's vicinity. The Ho'olehua system has 50 miles of distribution pipes within and

outside the homestead areas of Ho'olehua and Kalama'ula. One advantage for serving non-beneficiaries and commercial accounts is that DHHL can differentiate water rate charges between beneficiaries and non-beneficiaries. Without the non-beneficiary customers, DHHL would be financially operating the system at a greater loss. All other DHHL-owned systems are 100% located within homestead boundaries, so those systems provide water to beneficiaries only.

- Total number of water hook-ups: 874
 - Ho'olehua 600 beneficiaries 560 and non-beneficiaries 40
 - Anahola 75 beneficiaries, plus one emergency connection to Kauai County Department of Water
 - Kawaihae 155 beneficiaries
 - Pu'ukapu 43 beneficiaries

- Total beneficiary population served: 3,320 (approximately)

- Total Operating costs in FY 2016: \$1,500,000
- Income from customer water rates: \$ 600,000
- Total Trust Subsidy: \$ 900,000

These figures do not include funding for reserve accounts such as for emergencies and major capital improvements. Had reserve funds been budgeted, the annual total Trust subsidy would have been \$2.15 million per year.

More than 97% of the nation's Public Water Systems are small systems, meaning they serve 10,000 or fewer people. DHHL systems are considered very small by industry standards. Small systems face unique financial and operational challenges in consistently providing drinking water that meets US Environmental Protection Agency (USEPA) and DOH quality standards and requirements. Most common challenges for small water systems are:

- With a small customer base, small water systems struggle to financially break even while keeping customer water rates affordable.
- Another challenge for small systems is recruiting and retaining qualified certified operators and professionals to manage and operate the system.
- Small systems rely heavily on informal "mutual aid" agreements with neighboring jurisdictions such as share equipment.

One of the requirements from USEPA is that all water systems - large and small - must demonstrate Technical, Managerial and Financial Capacity or "TMF" to manage and operate the system on a

sound business plan. TMF Capacity enables water systems to have the capabilities to consistently provide safe drinking water to the public. Federal funders such as US Department of Agriculture Rural Development (USDA RD) require that the governing board of water systems possess TMF capacity as a funding condition.

In 2016 and 2018, DHHL applied for and was awarded over \$30 million in USDA RD funds for the following water system improvements projects: Ho'olehua water system (PWS 230), Moloka'i; Anahola Farm Lots water system (PWS 432), Kaua'i; and La'i 'Opua Village 4 Hema water (County PWS 131) /sewer/storm drain, Hawai'i. As a funding condition from USDA RD, the governing entity is to possess TMF Capacity. Further, new board members are to receive TMF orientation within one year of appointment. Best practice is routine TMF training for all board members. Our last TMF training for the HHC was in June 2017.

TECHNICAL CAPACITY

Water systems are required to have properly licensed and certified operators (24/7) to operate and maintain the system so that it delivers safe, clean drinking water to customers. This includes maintaining all system components properly and in compliance with federal and state safe drinking water standards - from source to storage, treatment and distribution. Further, the system should have no "significant deficiencies" as determined by DOH.

DHHL Water System	Operated by
Ho'olehua, Moloka'i	DHHL personnel
Anahola, Kaua'i	Contractor
Kawaihae, Hawai'i	Contractor
Pu'ukapu, Hawai'i	Contractor

Updates since June 2017

- For the Ho'olehua system, we gained one certified operator, bringing the total to two. The two operators are not dedicated full time to the water system. This puts DHHL at risk for meeting the bare minimum for 24/7 coverage for this water system. In 2018, the Department of Health recommended adding two more certified operators.
- DHHL contracted with the Waimea Nui Community Development Corporation (WNCDC), a beneficiary-controlled nonprofit organization, to operate the DHHL Pu'ukapu water system. Results so far include significant reduction in operations costs and increased response time to water leaks and beneficiary concerns due to WNCDC's local presence.
- DOH conducts periodic inspections called a "Sanitary Survey" for all regulated Public Water Systems throughout the state. In 2017 and 2018, the DOH sanitary surveys for all DHHL water systems received a determination of "no significant

deficiencies." This is a tremendous achievement given that it took several years for DHHL to address and resolve all outstanding "significant deficiencies".

- In the Sanitary Surveys, DOH made several recommendations for both the Anahola and Hoolehua systems. For Ho'olehua, one recommendation is to add two (2) certified operators..
- With the recent loss of key staff who oversaw and coordinated DHHL water operations - both direct and contracted out - DHHL is vulnerable to falling back behind on the proper maintenance and care of the water systems. The staff person was also a certified operator.

MANAGERIAL CAPACITY

Typically, water systems have a manager to provide overall leadership and oversight of the water systems, make major decisions, and report to the governing body - similar to a department director for a County Water Department. The water manager oversees and manages all aspects of the water systems. Typical duties include hires and supervises personnel; oversees contracted operators; handles procurement/contracting; prepares the overall budget for each water system; engages in long-range planning, including major CIP; maintains asset inventory; and handles customer service.

DHHL continues to operate in a highly de-centralized structure - involving three divisions and three district offices. None of these divisions have staff dedicated 100% time to the DHHL water systems. This has resulted in a lack of accountability, transparency, and inefficiencies.

Updates since June 2017

- Conceptual concept to establish a Water Branch within DHHL was approved and initial documents were drafted - branch organization chart; branch function statement; position descriptions.
- Water Administrative Rules were drafted, Beneficiary Consultation completed, and approval secured from the Hawaiian Homes Commission on the draft rules.
- The department lost key staff who developed the HHC-approved Water Policy Plan (WPP) and oversaw and coordinated the implementation of the WPP.

FINANCIAL CAPACITY

Financial Capacity has to do with sound fiscal responsibility including budgeting, tracks expenses; prepares cost analysis and rate setting studies; customer water billings and collections; prepares financial statements; federal grants management and compliance.

Updates since June 2017

- In 2018, DHHL applied for and was awarded \$15 million in additional funds from USDA RD for the Hoolehua and Anahola water system improvements projects.
- New HHC-approved increases to water rates were implemented for the DHHL-owned water systems.
- New Water Account Clerk position was created and filled in the DHHL Moloka'i district office for the Ho'olehua system.
- In lieu of establishing Cost Centers for each water system, DHHL Planning Office was granted access to the online Oracle accounting system to begin tracking and analyzing water system expenses. A "cost center" is a vital tool for managing and tracking water system budgets, revenue and expenses.

NEXT STEPS

Proposed Work Plan to be completed by December 2021

Capacity Area	Objectives
Technical	<ul style="list-style-type: none"> • Satisfactorily address DOH recommendations from the DOH Sanitary Surveys, including the addition of two operators for the Ho'olehua system • Incrementally increase DHHL operator time to at least 50% on water system operations, with the goal of reaching 100% time within four years • Recruit personnel with expertise and appropriate skill level to continue the functions of overseeing all four DHHL water system operations statewide - both DHHL operators and contracted operators • Complete the water audits, per new State Rules
Managerial	<ul style="list-style-type: none"> • Establish new Water Branch, includes increase staff with appropriate skills and expertise • In lieu of the branch, formally establish an interim core team to be led by the Office of the Chair. This "core team" would be responsible to oversee all TMF capacity areas. • Create an internal communications and work coordination protocol • Conduct public hearings and secure Governor approval on Water Admin Rules • Start construction on the USDA RD-funded projects • Improve internal planning and coordination on future water system projects serving homesteads • Customer education on DHHL water systems

Financial	<ul style="list-style-type: none">• Complete Cost of Service and Rate Analysis studies• Conduct orientation and training for staff - data entry and subject matter staff - on water system budgeting and expense tracking• Produce financial reports for each water system• Research new water billing software• Develop strategy, including communications, to address water bill delinquencies• Successfully utilize and manage the USDA RD federal funds
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RECOMMENDATION

None. This is for your information only.

State of Hawaii

Department of Hawaiian Home Lands

December 16 - 17, 2019

To: Chair and Members, Hawaiian Homes Commission

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

From: Gigi O. Cairel, Grants Specialist *GCairl*

Subject: FOR INFORMATION ONLY - Community Benefits Lessons Learned

RECOMMENDED MOTION / ACTION

None; For Information Only.

BACKGROUND

The primary responsibilities of the Department of Hawaiian Home Lands (DHHL) are to serve its native Hawaiian beneficiaries and to manage over 200,000 acres of trust land throughout the State of Hawaii. DHHL administers homesteading programs for native Hawaiians for residential, agricultural and pastoral uses. A portion of trust lands is leased to public agencies and private parties for a variety of uses such as commercial, industrial, agricultural, community and public services. When leasing to for-profit private parties, DHHL seeks to obtain a commercially reasonable rent. DHHL has increasingly relied on this rental income to fund homestead lot development and to fund department administrative and operations costs.

This submittal focuses on the department's experience with negotiating what's called "community benefits" as part of DHHL leases for commercial development projects. This submittal was prepared in response to a request from the Hawaiian Homes Commission at its regularly scheduled meeting on September 16 - 17, 2019.

The Community Benefits movement has its roots in the early 2000's with the efforts of community coalitions to secure living wages, local hiring, and green building requirements for low-income communities that traditionally have been left out of the development planning process for their own neighborhoods. The

Community Benefits Agreement (CBA) negotiated around the development of the LA Live - a large entertainment complex in Los Angeles, California in 2001 - is considered the first major CBA benefiting low-income communities. CBAs generally are negotiated between a developer and a broad community coalition.

Since then, there have been many other examples and lessons learned from CBAs negotiated as part of large-scale development projects in several states. Such lessons learned include the following:

- Strive to include specific, detailed promises with accompanying timelines, monitoring and enforcement provisions. For example, if the benefit is for jobs, clearly define what kind of jobs and for whom.
- Given the scope of financial and practical commitments at issue in CBAs, and the lengthy implementation period, precisely defining rights and responsibilities of all parties is crucial.
- Form a broad coalition of community organizations with diverse perspectives. This will help ensure the CBA will ultimately be representative of a variety of community interests. Additionally, if a coalition of organizations is advocating, it will be more difficult for a developer to publicly justify dealing with a single organization of its choosing. And, the coalition will have a larger number of community members and supporters to raise awareness about the development and its activities than a single organization.
- Typically, community benefits are negotiated between two private parties - developer and community coalition. It is encouraged that the community benefits are incorporated in a development agreement with a government entity to assist with monitoring and enforcing the CBA.

What are "community benefits?"

Benefits are only *community* benefits if the community has a voice in determining the benefits to be received.

"Community Benefits" refer to a set of outcomes from a development project that address community needs by the community. Benefits can take many forms, including, but not limited to, the following. (See Exhibit A for more detail.)

- Cash and in-kind services
- Quality jobs/Living wage
- Business opportunities
- Community services

- Pre-development services
- Environment and aesthetics

Typically, community benefits are directly negotiated between two private parties - the developer and a broad community coalition (comprised of as many as 30 community organizations with a diverse range of perspectives). For monitoring and enforcement purposes, it is encouraged that the mutually-agreed upon community benefits be incorporated into (or be a part of) a development agreement with local government.

What is a "Community Benefit Agreement?"

A Community Benefit Agreement or "CBA" is a legally enforceable contract containing the specific community benefits for a specific development project on a specific property. A CBA is the result of a negotiation process between the developer and organized representatives of affected communities, in which the developer agrees to shape development in a certain way or to provide specified community benefits. In exchange, the community groups support the proposed project before government bodies that provide the necessary approvals, permits and any subsidies. It is encouraged that CBAs be a part of any government development agreement for a project, so that the CBA becomes enforceable by the government entity that is subsidizing the development. For development projects on Hawaiian Homes trust lands, DHHL has incorporated community benefits in the land disposition instruments with the developer - General Lease, License and Right-of-Entry.

DISCUSSION

The department's experience with including community benefits in a specific development project has been mixed and limited. Over the past 20 years, only a handful of DHHL leases¹ to developers explicitly contain community benefit provisions. And, such provisions are limited in scope to cash payments and/or jobs-related type benefits, though there is a plethora of community benefits to consider.

In 2015-2016, DHHL engaged the Insight Center for Community Economic Development ("Insight Center") to conduct a review of a sample of seven (7) dispositions executed between 1995 and 2013 and which outlined explicit community benefits provisions. Founded in 1969, the Insight Center is a national research and

¹The term "lease" is used generically and refers, collectively, to all DHHL disposition types - General Lease, License, Right-Of-Entry.

economic justice nonprofit organization working to ensure that all people become and remain economically secure.

The following is a summary of the seven dispositions:

- (1) General Lease No. 245 with Waiakea Center, Inc. for the Waiakea Shopping Center in Hilo, effective April 1995. The community benefit provisions were initially negotiated directly between the lessee and the community, Pana'ewa Hawaiian Home Lands Association.
 - DHHL receives Base Rent annually, plus percentage rent based on the rent collected by the lessee.
 - Lessee "will establish a nonprofit corporation or foundation that lessee . . . will fund with contributions totaling not less than \$100,000 per year. This nonprofit will promote community development, educational and/or cultural programs and projects for the benefit of native Hawaiian residents of Panaewa or elsewhere . . . Lessee will use reasonable efforts . . . to provide job training and employment opportunities to native Hawaiians."
 - This General Lease was amended in 2013 whereby the \$100,000 annual cash benefit is distributed to seven (7) East Hawaii island homestead associations.
 - There is little information on the status of the provision for job training and employment opportunities.
- (2) General Lease No. 299 with Kauai Island Utility Cooperative (KIUC), effective April 2014 and sublease in May 2015 between lessee and KIUC Renewable Solutions One, LLC
 - DHHL receives annual rent from three (3) parcels used for a solar energy project.
 - DHHL receives \$1 million for roads and other infrastructure.
 - A separate Homestead Benefits Agreement (HBA) was entered into between lessee and the Homestead Community Development Corporation (HCDC), a 501(c)(3) nonprofit. The HBA is not part of the DHHL lease. However, lessee is required to provide an annual report to DHHL regarding the amount paid and the activities undertaken by HCDC to benefit the beneficiaries in the area. Lessee's reporting obligation to DHHL is not passed through to its sublessee.
- (3) Homestead Community Benefits Agreement (HCBA) between DHHL and Hawaii DeBartolo, LLC on November 29, 2013. The parties entered into an Option to Lease dated June 17, 2008 and an amendment to and restatement of Option to Lease dated January 12, 2012 for property in Kapolei. The parties are now executing an Amendment to the January 12, 2012

amendment, conditioned upon entering into the HCBA. The HCBA only becomes effective when a lease becomes effective.

- Under the HCBA, DeBartolo would pay to DHHL an amount equal to 4% of the base ground lease rent, which DHHL committed to set aside for the benefit of native Hawaiians residing in the Kapolei region.
- DeBartolo was to complete the Kanehili homestead community park within 24 months. Instead, by letter dated August 15, 2015 to Kanehili Community Association, DeBartolo offered to pay \$500,000 to DHHL towards the development of the park. The Kanehili Community Association agreed to this amendment to the HCBA.

(4) Right-of-Entry (ROE) permit to Boulevard Associates, LLC, an affiliate of NextEra Energy, Inc. for the due diligence activities for the purpose of developing a wind generation project at Kahikinui, Maui, and General Lease for development, construction, operation, and maintenance of the wind project, both authorized at the November 2015 Hawaiian Homes Commission meeting.

- Under the ROE permit, DHHL receives \$175,000 per year for three (3) years, with two yearly extensions at \$200,000 per year.
- The terms of the permit and lease include an annual \$300,000 community benefits fee plus additional community benefits in an undisclosed amount (pending finalization of the purchase power agreement) beginning after the commercial operations date, potentially several years in the future.
- This \$300,000 fee was negotiated by DHHL with the assistance of a renewable energy consultant.
- Additional community benefits include local hiring preferences in the development, construction, operation and maintenance of the wind project.

(5) General Lease No. 293 with Kalaeloa Solar One, LLC, effective September 3, 2010 for 34 acres on Oahu for the development, operation, management, and maintenance of a solar power production facility. The lease was then amended to add 48 acres, of which the lessee was to develop 8 acres and sublease the remaining 40.

- This project never materialized and the lessee is bankrupt.
- One provision of the lease required the lessee to invest 1% of the net annual profit to fund renewable energy programs, such as an educational program at local schools, benefitting native Hawaiians on Oahu.

- An added provision was for an annual accounting to verify profits and the investment in the renewable energy programs.
 - There was also a requirement that the lessee cooperate with DHHL's housing program that provides training and job opportunities to native Hawaiians.
- (6) Sublet of General Lease No. 293 between Kalaeloa Solar One, LLC as sublessor and Kalaeloa Solar Two, LLC as sublessee, for the remaining 40 acres.
- The sublease agreement permitted the sublessee to make a \$424,000 one-time payment to sublessor in satisfaction of its share of the requirement for the spending of 1% net annual profits on renewable energy programs.
- (7) General Lease No. 294 with Kalaeloa Home Lands Solar for 29.853 acres beginning on April 1, 2013 or start of construction of a solar energy system.
- DHHL is to receive annual rent starting from \$302,760.
 - The lessee also agrees to pay 1% of gross annual revenues to fund DHHL's future housing program.

The following is a discussion of the Insight Center's initial findings and suggestions.

Findings

Generally, the department's reasons for a community benefits approach are:

- o Helps DHHL fulfill its mandate to serve native Hawaiians and manage the land trust;
- o Can help move beneficiaries toward self-sufficiency and less reliance on DHHL and other government support;
- o Recognizes that people in communities affected by development projects should have a say in the nature of those projects and project benefits and burdens.

Note that these reasons counter the position that all revenue from land leased out by DHHL should remain with DHHL for its use to fund lot development and to fund DHHL administrative and operating costs that are not covered by general funds from the State Legislature. However, it should be noted that per the *Nelson case*, the State is supposed to provide sufficient funding for future lot development and DHHL administrative and operating costs, in addition to loans and rehabilitation programs and projects.

While DHHL's primary obligations are to its beneficiaries, DHHL should also be mindful of the impact of its land dispositions on non-beneficiaries and other community organizations and the need

for beneficiary organizations to work with other communities and organizations. It is encouraged that homestead associations and beneficiary organizations work with other community organizations to build social capital and access resources.

Overall, the department's experience with community benefits has been mixed.

- DHHL has included community benefits in all types of dispositions - General Leases, Licenses, and month-to-month permits.
- Typically, CBAs are negotiated between two private parties - the developer and the community. DHHL is in a unique situation.
 - The community benefits package is an indivisible and inseparable portion of the overall economic terms to be negotiated by DHHL which has the legal obligation for the proper disposition of the land held in trust. Given this, it appears incorporating community benefits provisions in DHHL dispositions may be in the best interest for all beneficiaries - present and future.
 - The primary advantages of having DHHL be a third party to the CBA is that the department can assist with enforcing the CBA; is able to acquire the necessary expertise and capacity to properly value the economics of "the deal"; obtain expertise to negotiate the community benefits package; and support homestead community associations which are generally small and volunteer-run nonprofits, vulnerable to high leadership turnover, or are informal, unincorporated groups, making it extremely challenging to form broad coalitions.
 - Disadvantages to involving 3 parties in negotiating CBAs are an increase to the already lengthy time to negotiate; and, DHHL and the community may not always be aligned.
- In some agreements, DHHL has played an active, decisive role and in others, DHHL has been a bystander.
- In one instance, a consultant was used to assist with identifying community benefits for a solar energy project.
- In two instances, a community organization negotiated community benefits directly with the developer.
- In more recent years, DHHL sought input from its beneficiaries to help identify community benefits for

proposed development projects through its Beneficiary Consultation policy.

- o DHHL currently prepares various planning documents - General Plan, Strategic Plan, Island Plans, Regional Plans - which are used as a starting point to glean community interests, issues, concerns, and priority projects. On the latter, those community priority projects may still need planning and construction funds and technical assistance that could come from a community benefits package, for example. This type of information from DHHL Plans can assist communities to identify and prioritize community benefits they wish to seek from a specific development project. And, such plans have already gone through a rigorous beneficiary consultation process.
- o For cash payment benefits, the amounts and terms seem arbitrary. For example, in the Waiakea shopping center development in Hilo, the \$100,000 annual cash payment remains constant over time, yet base rent increases over time. Further, the distribution of this benefit is to seven (7) East Hawaii island homestead associations, located within 50 miles of the project - from Hilo to Ka'u. Whereas in another commercial development project - Ka Makana Ali'i shopping center - cash benefits (4% of base rent) are distributed to community organizations to benefit native Hawaiians residing in the Kapolei region.
- o The current jobs-related community benefits provisions in DHHL agreements are aspirational and difficult to enforce, since they contain no performance standards, goals or targets. Generally, this type of community benefit is often the most difficult to negotiate. And, many communities have been disappointed with the outcome.

Of the seven (7) leases with community benefits provisions described above, the HBA on Kauai, which was directly negotiated between lessee and a single community organization, has the most detailed jobs-related community benefits provisions.

- o Community benefits tied to net profits can result in little or no community benefits. Net profits - as opposed to gross revenues, percentage of the lease rent, or a fixed annual amount - can vary widely from year to year and is subject to lessee decisions, market forces, and other factors that may have little to do with the impact of the development on the community.

- o There is no consistent or standard reporting or monitoring of community benefit provisions in DHHL leases.
- o DHHL leases have no sanctions for lessee violation of the community benefit provisions, other than lease termination. This may be too severe if the lessee is otherwise meeting the terms of the lease.

These practices have led to inconsistent results for the affected communities and have created confusion among beneficiaries and homestead communities as to their role and responsibility when development projects are proposed in their community.

Moving Forward

The following are suggestions for steps that DHHL may take that will lead to greater consistency and clarity in negotiating community benefits and a substantial increase in community benefits received, while at the same time involving the community in a meaningful manner throughout the negotiation process and CBA implementation.

- Having a policy and set procedures on an approach to community benefits should help with a more consistent and predictable approach.
- DHHL should establish a standard community outreach plan that builds on DHHL's Beneficiary Consultation policy. The process of involving the community begins well before DHHL enters into lease negotiations. See Exhibit B for details on a suggested outreach plan.
- A key question is, how is "community" defined? Who is the community in a community benefits package?

The community could be defined at an individual level: beneficiaries affected by the proposed development project. Instead or in addition, the community could be defined at an organizational level: homestead associations, beneficiary organizations, other community organizations, environmental groups, etc.

- DHHL to start by clarifying and confirming its goals and reasons for using a community benefits approach.
- DHHL to balance its need for income (to fund homestead lot development and administrative and operations) with competing beneficiary desires for community benefits arising from the

given project. Consider allocating a portion of lease revenues to community benefits by adopting a standard policy regarding "revenue sharing" with the community.

- DHHL to specify what projects are covered under this policy and which dispositions - for example, only General Leases, but not all Licenses and ROEs.
- DHHL to review its procurement policies and consider adding requirements for proposers to include community benefits. A DHHL policy could be to accept proposals that provide maximum benefit to both DHHL and the community, not just highest return to DHHL.
- DHHL to have an understanding of the economic value of the deal - the land, the project, the proposed community benefits - before negotiating with a developer. DHHL should review the cost of each priority benefit to the developer and draft a community benefits package consistent with community priorities, the economic value of the project and lease, and the community's share of that value.
 - Property has a value - this would be the minimum
 - Helps to figure the lease rent amount
 - So can ask how much in community benefits you can negotiate with the developer
 - Requires additional analysis to determine the economic value and return, if DHHL is considering community benefits
 - Maximum return. Incorporate language in DHHL Procurement Process asking bidders to include community benefits in their proposals. DHHL consider accepting proposals that provide maximum benefit to DHHL AND the community, not just highest return to DHHL only.
- Think long term. Is DHHL bargaining just for capital? Consider asking for annual payments for facility maintenance. If the benefit is a one-time cash payment for a capital project, DHHL should prepare an analysis of both the cost to construct the facility and its ongoing management and maintenance cost. DHHL should have a clear plan for addressing any shortfalls in either scenario so that the community actually benefits from the facility and no un-due burden is placed on the community or the Trust.
- Structure the benefits to achieve the desired results.
Examples:
 - Require the private party to provide adequate notice of job openings, and to provide the notice to designated

- community organizations and job referral agencies familiar with the community
 - o Specify the wage considered to be a "living wage"
 - o Require that jobs be made available at all levels, not just entry level
 - o Require that a certain amount of commercial space be sized suitably for start-up businesses or set-aside for community use such as meeting space
 - o Require not only funds for capital improvements such as construction of a community center, but also funds for ongoing maintenance of community centers, parks, etc.
- DHHL to determine who is bound by the terms of the community benefits package: developer, contractors, subcontractors, tenants, others?
- DHHL to consider including a re-opener of benefit negotiations when the value of the project to the private party has increased and the private party wants to assign the lease, re-finance, etc. And, vice versa, include a re-opener of benefit negotiations when the value of the project to the private party has significantly decreased and the private party wants relief.
- DHHL standard lease terms for non-compliance is lease termination. It is highly unlikely that the department would terminate given the large rent paid by the lessee to DHHL. There are other options to consider. DHHL should have the ability to re-structure the package:
 - (a) when the private party is meeting its overall lease obligations, but the community benefits are not being realized;
 - (b) when the lessee requests a lease modification or any other matter that requires DHHL approval (sublease, assignment, re-financing).
- Options:
 - o Re-structure the package into benefits more easily met by the lessee
 - o Require an additional cash payment as a penalty for non-compliance
 - o Repeated non-compliance or failure to correct non-compliance could then be grounds for lease termination
 - o When a developer exceeds the requirements in the community benefits package, a possible bonus is to reduce the dollar amount or number of cash payments
- In the CBA, there should be a process for resolving any disputes between DHHL and the lessee over whether the terms

of the CBA are being met and the value of any non-cash benefit that DHHL wants to re-structure to a cash payment.

- At a minimum, DHHL to require the developer to fully disclose all community benefits agreements and to submit reports to DHHL, to homestead associations, and to the general public on progress and results from the CBA. If DHHL is not aware of other CBAs, DHHL would not be able to assist with enforcing the terms of the CBAs through the DHHL disposition.
- DHHL to adopt standard reporting requirements (forms and frequency of reports) for lessees to report compliance with the community benefits provisions, such as number of beneficiaries assisted, programs/services provided that assist beneficiaries
- There also should be standard reporting requirements (forms and frequency of reports) for organization recipients of community benefits such as cash payments, jobs referral agencies, etc.
- Engage in ongoing monitoring of the lessee implementation of community benefits. Consider engaging a homestead association or other to perform the monitoring function for a fee paid for by the lessee
- Monitoring and reports have little meaning if not read and acted upon appropriately. DHHL to consider designating a community benefits reviewer responsible to review reports, discuss with the community the results and any concerns, recommend sanctions if reports reveal non-compliance, and prepare summaries for the HHC, department management, beneficiaries and the general public on the outcomes of the community benefit packages.
- Many of DHHL's dispositions extend for at least 10 years. DHHL to consider incorporating flexibility in community benefits provisions. For example, adjust cash payments to existing organizations in a manner that allows for the admission of new organizations, re-allocate payments should an organization dissolve or should the organization's mission significantly change and no longer primarily serves beneficiaries.
- DHHL cannot prevent a community organization from directly contacting developers nor vice versa, developers from negotiating benefits directly with community organizations. However, DHHL can refuse to recognize any agreements reached between community organizations and developers and insist on

lease terms that include community benefits that the department would have sought in the absence of any such agreements. The reasons being (1) the organization that negotiated their own agreement may not be representative of the entire community affected by the project; and (2) the organization-negotiated agreements might be on less favorable terms that DHHL could have negotiated.

Related Matters

- Consider a minimum reporting for all DHHL dispositions, whether there are community benefit provisions or not. Such minimum reporting may include number of beneficiaries served and programs and services made available to beneficiaries
- In DHHL's planning system, consider including an economic impact analysis or component

RECOMMENDATION

None. For information only.

Community Benefits in General

The following is a short list of potential community benefits for new development projects. The list is not comprehensive, is not in order of priority because each community will have its own set of priorities, and is not meant to suggest that each project should include all or even most of these benefits. Benefits may be provided directly by the developer/lessee or by others benefitting from the project, such as sublessees and commercial tenants. Also, benefits can be separate from the project, such as contribution to a neighborhood improvement fund, public arts fund, and/or job training fund.

1. Cash and In-kind services.

Developer and lessees can pay cash to or for organizations, including but not limited to the homestead associations formed from DHHL's housing projects, to carry out community benefit projects of their choice. As noted above, developers and lessees can contribute cash to one or more funds established to meet community needs, and as noted below, can contribute cash for the community's development and operations of community service buildings. Also, developers and lessees can provide training, technical assistance, mentoring, internships, management support, office equipment and supplies, etc. to homestead and other community organizations as general capacity-building support and as specific community economic development project support.

2. Quality Jobs.

Developers and lessees, their contractors, and tenants can be required to hire locally and to pay a living wage. They can provide money to community organizations to make job referrals and arrange for appropriate job training.

3. Business Opportunities.

Developers and lessees can require their contractors to engage local subcontractors and can choose tenants that are locally owned. The community might be given input into these decisions. Also, developers and lessees can provide business training and technical assistance in support of local business owners or start-up businesses, can make space available to small local businesses at discounted rates, and can design their projects in a manner that enhances opportunities for small businesses such as through offering smaller-size office or commercial spaces.

4. Community Services.

Developers and lessees can make contributions to one or more funds for, or build and make available at no or low cost, space for community meetings or for nonprofit service providers such as community centers, youth/teen centers, senior centers, childcare centers, community health clinics, and/or history, arts, or other cultural centers. Developers and lessees can rent to for-profit tenants that meet community needs, such as grocery stores, instead of tenants such as liquor stores that many in the community might consider harmful.

5. Pre-Development Services.

Developers can improve land for future native Hawaiian use by providing project planning and design and architectural services, by constructing or paying for on-site infrastructure improvements such as streets, sidewalks, street lighting, water, sewer, and drainage systems, etc.; and by constructing or paying for off-site infrastructure improvements such as water wells and wastewater treatment plants.

6. Environment and Aesthetics.

Developers and lessees can pay for the development of neighborhood parks and open space, and can maximize public green space at their development and engage in green building practices. Developers and lessees can be prohibited from renting to tenants that engage in businesses known to pollute the local air or water. Developers can be required to consult with the community on the design and architecture of their development, as well as on traffic management and other efforts to mitigate any harm caused by the development during construction and in operation.

7. Housing.

Developers can build affordable housing units (with covenants that define affordability) for the general public, for native Hawaiians, or specific populations such as the elderly, contribute cash to an affordable housing fund, pay relocation benefits to persons displaced by the project; or provide land at no or low cost for a nonprofit housing developer to build affordable units.

8. Ownership Opportunities.

Developers and lessees can be required to sell the buildings and other tangible fixed assets on the property at lease termination to a community organization or other local owner, either at a discounted or fair market value rate. Also, leases could include a right of first refusal and/or options for local owners to acquire the lease at lease renewal or when DDHHL is asked to approve a lease assignment. Developers and lessees can provide funds for a low-cost business loan program administered by a local or statewide community loan fund. One or more community organizations can have the right to invest in the project in exchange for an appropriate percentage of the project ownership.

DHHL Approach to Community Benefits
Suggested Community Outreach Plan

The Department of Hawaiian Home Lands (DHHL) should establish a standard community outreach plan that builds on DHHL's existing Beneficiary Consultation policy. Also, much information on community interests, issues, concerns and priority projects exists within the DHHL Planning system, particularly the Island Plans and Regional Plans. A review and update on that information may help to identify community benefits.

The process of involving the community begins well before DHHL enters into lease negotiations. The following is a suggested approach:

- DHHL prepares and distributes to all beneficiaries community outreach material that explains (a) the concept of community benefits with examples of possible benefits, (b) DHHL's approach to community benefits, and (c) the community's role.
- DHHL provides a briefing to the community on a specific proposed development project. DHHL may consider engaging an outside facilitator for this meeting. By the end of the meeting, a small "community benefits task force" should be chosen to provide further input to DHHL on a proposed community benefits package.
- DHHL sets a time-limited period in which DHHL can receive comments from individuals and community organizations on priority community benefits. DHHL can then prepare a list (sorted by priority) of community benefits.
- DHHL convenes the task force to review and comment on the draft community benefits package. Task force members might be given a limited time period to gather input from community members. At the end of this period, DHHL finalizes the package it will seek from the developer. Within the package, DHHL and the community may designate items that are non-negotiable or the "floor".
- At the conclusion of negotiations with the developer, DHHL convenes the task force to report the results of the negotiations and seek comments on the package before the lease agreement is signed. Again, task force members might be given a limited time period to gather input from other community members.

This community outreach process requires trust and a working relationship between DHHL and beneficiaries. This process also requires effective communication between task force members and individual community members.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

DECEMBER 16 - 17, 2019

To: Chairman and Members, Hawaiian Homes Commission
Through: Andrew H. Choy, Acting Planning Program Manager *AC*
From: Gigi O. Cairel, Grants Specialist *Gcairel*
Subject: Quarterly Grants Status Report
End of 2nd Quarter 2019

RECOMMENDED MOTION/ACTION

For information only - No action required.

BACKGROUND

The DHHL Grants program consists of the following:

- \$8.7 million total
 - o \$7.8 million in State Grant-In-Aid funds
 - o \$900,000 in DHHL Trust funds
- 41 grants total
 - o 16 grants completed
 - o 25 active grants
- 25 nonprofit organizations total
 - o 18 nonprofits with an active grant(s)

Authority

Pursuant to Chapter 6.1 of Title 10 Hawaii Administrative Rules (HAR), the Department of Hawaiian Home Lands (DHHL) prepares the Native Hawaiian Development Program Plan (NHDPP) every two years for review and approval by the Hawaiian Homes Commission (HHC). The goal of the NHDPP is to "increase the self-sufficiency and self-determination of native Hawaiian individuals and native Hawaiian communities." This is accomplished through the NHDPP by "improve[ing] the general welfare and conditions of social, cultural, and other programs."

At the June 18 - 19, 2018 regularly scheduled HHC meeting, HHC approved to time extend the NHDPP through June 30, 2020. The department continues to implement the NHDPP areas of individual development (homeownership assistance and agriculture lessee assistance, including scholarships to the 2019 Agriculture Leaderships Foundation Hawaii conference) and community

development (i.e., community liaison, DHHL Trust grants, and State Grant-In-Aid administration).

Further, pursuant to HAR §10-6.1-5 ". . . common to all types of assistance shall be the minimum requirement that the beneficiaries of the assistance must be native Hawaiian . . . Grants shall only be awarded to public agencies and non-profit organizations . . ."

Funding

The NHDPP is funded directly by the Native Hawaiian Rehabilitation Fund (NHRF), which was created by the 1978 Constitutional Convention to finance various activities intended to exclusively benefit native Hawaiians. This includes, but is not limited to, educational, economic, political, social, and cultural processes by which the general welfare and conditions of native Hawaiians are improved and perpetuated. The source of revenue for this fund is primarily derived from 30% of state receipts, derived from lands previously cultivated and cultivated as sugarcane lands and from water licenses.

The HHC at its June 17 - 18, 2019 meeting approved a total budget of \$500,000 for the implementation of DHHL Trust grants.

DISCUSSION

Current DHHL Grants Administration

Below is a summary of changes since the previous Grants Status Report in July 2019. See Exhibit A for a complete listing of all grants and for further details.

- State Grants-In-Aid (GIA) - **(14)**
 - 2 GIAs were released and encumbered by contract - Kailapa Community Association and Waiohuli Hawaiian Homesteaders Association Inc.
 - Initiated time extension for 1 GIA - Waiohuli Hawaiian Homesteaders Association Inc.
 - Currently processing the contract for the GIA awarded to Ahupua'a o Moloka'i by the 2019 State Legislature.

- Capacity Building Grants - **(14)**
 - 2 grants completed - Ahupua'a o Moloka'i and Kekaha Hawaiian Homelands Association.
 - 2 grants were executed by contract, though these grants were awarded in 2017 - Kalalea/Anehola Farmers Hui and Paukukalo Hawaiian Homes Community Assoc. Inc.
 - Time extension executed for 1 grantee - Piihonua Hawaiian Homestead Association.

- 1 grantee has not executed the grant contract since the award was made in 2017 - Ahahui 'Aina Ho'opulapula o Waiohuli.
- Papakolea Community Development Corporation declined grant award.
- Papakolea Hawaiian Civic Club, using Fiscal Sponsor PAC Foundation, to submit final invoice and reports.
- Agriculture Peer-to-Peer Grants - **(7)**
 - 5 grants completed -- Ka'ala Farm Inc. (2 grants), Kekaha Hawaiian Homelands Association, Keokea Homestead Farm Lots Association, and Makakuoha Cooperative.
- Regional Plan Priority Project Grants - **(6)**
 - 2 grants completed - Maku'u Farmers Association and Pa'upena Community Development Inc.
 - Processed amendments to scope, budget and timeline for Community Capacity Projects Hawaii.
 - Processed grant time extension for Waiohuli Hawaiian Homesteaders Association Inc.
- Hawaii Compliance Express (HCE) "Not Compliant" - **(3)**
 - Ahahui 'Aina Ho'opulapula o Waiohuli, Maui
 - Piihonua Hawaiian Homestead Community Association, Hawai'i
 - PAC Foundation, O'ahu

Fiscal Year 2020 Grants Cycle

In September 2019, DHHL released two (2) Requests for Proposals soliciting for grant applications for Capacity Building and for Regional Plan Priority Project Grants.

Capacity Building Grant (\$5,000 maximum per organization)

- Purpose of this grant is to build and strengthen the organizational capacity for homesteads to deliver on their mission and community vision. Capacity areas include, but are not limited to, the following:
 - Community visioning, Strategic Planning
 - Board governance
 - Financial management
 - Project/program feasibility, business planning
 - Community and membership outreach
- Eligible applicants
 At minimum, Grant Applicants must be a Nonprofit corporation registered with the State of Hawaii and in good standing. This includes, but is not limited to, the following:
 - Nonprofits with a federal 501(c)(3) tax exempt status
 - Nonprofits without a federal 501(c)(3) tax exempt status

- o "Planned Community Association", as defined by HRS Chapter 421J
- o Fiscal sponsors with a federal 501(c)(3) tax exempt status may be used

Regional Plan Priority Project Grant

(\$100,000 maximum per organization)

- Purpose of this grant is to support homesteads to plan and implement the priority projects identified in a DHHL Regional Plan. There are 22 Regional Plans.
- Eligible applicants
At minimum, Grant Applicants must be a Nonprofit corporation registered with the State of Hawaii and in good standing. This includes, but is not limited to, the following:
 - o Nonprofits with a federal 501(c)(3) tax exempt status
 - o Nonprofits without a federal 501(c)(3) tax exempt status
 - o "Planned Community Association", as defined by HRS Chapter 421J
 - o Fiscal sponsors with a federal 501(c)(3) tax exempt status may be used

For both grant applications, DHHL conducted Grants Informational Meetings statewide to provide opportunity have discussions with potential grant applicants in-person.

Table 1
DHHL Grants Info Meeting Schedule

DATE	LOCATION
September 3	Kaunakakai, Moloka'i
September 5	Lihue, Kaua'i
September 9	Paukukalo, Maui
September 10	Kapolei, O'ahu
September 18	Waimea, Hawai'i
September 19	Hilo, Hawai'i

- Total of 18 applications were received by the due date of November 4, 2019. One application was received after the deadline and was disqualified from further consideration.
 - o 11 applications were received for the Capacity Building grant.
 - o 7 applications were received for the Regional Plan Priority Project grant.
- Total of 17 organizations submitted applications.
- Grant applications are currently under review. DHHL plans to submit funding recommendations to the January 28 - 29, 2020 (tentative) regularly scheduled Hawaiian Homes Commission meeting.

The following is a detailed breakdown.

Table 2
FY 20 Grant Cycle Solicitation: Grant Applications Received

Organization	Capacity Building grant requested	Regional Plan Priority Project grant requested
KAUA`I (1)		
Kalalea/Anehola Farmers Hui	N/A	\$16,168
O`AHU (3)		
Princess Kahanu Estates (PKE)	\$5,000	\$100,000
Aha Kuka, using Fiscal Sponsor PKE	\$5,000	N/A
Waianae Valley Homestead Community Association Inc.	\$5,000	N/A
MAUI (0)		
LĀNA`I (0)		
MOLOKA`I (10)		
Ahonui Homestead Association	\$5,000	N/A
Ahupua`a o Moloka`i, joint application with Makakuoha Cooperative and Ho`olehua Homestead Association	\$15,000	N/A
Ahupua`a o Moloka`i	N/A	\$100,000
Ho`olehua Homestead Agriculture Association, using Fiscal Sponsor Homestead Community Development Corporation	N/A	\$99,692
Kalama`ula Homesteaders Association	\$5,000	\$100,000
Moloka`i Homestead Farmers Alliance (MHFA)	\$5,000	N/A
Kupuna Committee, using Fiscal Sponsor MHFA	\$5,000	N/A
Napualei o Hina Homestead Association, joint application with Hoopili Farmers	\$10,000	N/A
HAWAI`I (3)		
Kailapa Community Association	\$5,000	\$100,000
La`i `Opua Community Development Corporation	\$5,000	N/A
Pana`ewa Community Alliance	N/A	\$100,000
TOTAL requested amounts	\$70,000	\$615,860
Approved budget amounts	\$200,000	\$300,000
Difference	\$130,000	<\$315,860>

RECOMMENDATION

For information only. No action required.

DHHL Grants Status Report

December 16-17, 2019

ISLAND	GRANT TYPE	ORGANIZATION (legal name)	PROJECT DESCRIPTION	START DATE	END DATE	DHHL Land Disposition (if applicable)	TOTAL GRANT	BALANCE	STATUS
HAWAII	CB	Kailapa Community Association	Data management, board training, donor development, quarterly newsletter, travel to DHHL meetings and Legislative hearings.	6/22/2017	12/31/2018	LIC 751	\$5,000	\$0	COMPLETE
HAWAII	GIA-CIP	Kailapa Community Association	Community Center CIP	12/29/2017	12/31/2019	LIC 751	\$500,000	\$200,000	ACTIVE Project underway
HAWAII	GIA-CIP	Kailapa Community Association	Community Center CIP	8/1/2019	6/30/2021	LIC 751	\$600,000	\$120,000	ACTIVE Project underway
HAWAII	RP	Kailapa Community Association	Community Center CIP	6/20/2018	12/31/2019	LIC 751	\$51,529	\$26,529	ACTIVE Project underway
HAWAII	CB	Kaumana Hawaiian Homes Community Association	Increase membership, get training to create and maintain website, create and distribute KHHCA logo shirts to members, survey homesteaders and surrounding residents about community issues.	6/22/2017	12/31/2020	N/A	\$4,900	\$400	PENDING Awaiting grantee to sign time extension
HAWAII	GIA-CIP	La'i'Opua 2020	Community Center CIP	12/22/2017	12/31/2019	GL 286	\$500,000	\$0	COMPLETE
HAWAII	GIA-CIP	La'i 'Opua 2020	Community Center CIP	1/28/2019	6/30/2020	GL 286	\$450,000	\$5,000	ACTIVE Project underway
HAWAII	GIA-OP	La'i 'Opua 2020	Administrative and operational costs	12/14/2018	6/30/2020	GL 286	\$200,000	\$100,000	ACTIVE Project underway
HAWAII	RP	Maku'u Farmers Association	Maku'u Sustainable Garden Project - monthly ag training classes	7/3/2018	6/30/2019	LIC 551	\$100,000	\$10,000	COMPLETE
HAWAII	GIA-CIP	Pana'ewa Community Alliance	Kamoleao Cultural Resource Center planning and design	6/1/2016	12/31/2020	LIC 788	\$150,000	\$75,000	ACTIVE Project underway
HAWAII	CB	Piihonua Hawaiian Homestead Community Association	Secure new partnships, promote board engagement, and increase membership through a logo design and creation process involving homesteaders, students, and faculty at HCC. Logo will be put on t-shirts, website, and educational materials.	8/4/2017	12/31/2020	N/A	\$5,000	\$500	ACTIVE Project underway HCE NOT COMPLIANT
KAUAI	RP	Community Capacity Projects Hawaii	Implement the Pu'u 'Opae agriculture and water plan - install fencing, construct tool shed, and conduct stewardship training and work summit	6/20/2018	PENDING 11/30/2020	Kekaha Association LIC 816	\$41,600	\$20,800	ACTIVE Project Underway
KAUAI	CB	Kalalea/Anehola Farmers Hui	Improve website, develop social media, marketing training, facility repairs, create a business center, increase membership	8/23/2019	12/31/2020	ROE 584	\$1,000	\$500	ACTIVE Project Underway
KAUAI	AG	Kekaha Hawaiian Homestead Association	Conduct 18-month pilot test of Pu'u 'Opae Ho'omakaukau Training Program with 5 - 8 beneficiaries on Kauai Ag and Pastoral Waitlist	8/4/2017	6/30/2019	LIC 816	\$15,000	\$1,000	COMPLETE Awaiting final invoice
KAUAI	CB	Kekaha Hawaiian Homestead Association	Conduct regular community activities, including movie nights, holiday celebrations, community concerns meetings. Secure long term lease for Pu'u 'Opae Farm plan.	6/6/2017	12/31/2018	N/A	\$5,000	\$1,000	COMPLETE

DHHL Grants Status Report

December 16-17, 2019

ISLAND	GRANT TYPE	ORGANIZATION (legal name)	PROJECT DESCRIPTION	START DATE	END DATE	DHHL Land Disposition (if applicable)	TOTAL GRANT	BALANCE	STATUS
MAUI	CB	Ahahui Aina Hoopulapula o Waiohuli	Board training, strategic planning, develop marketing strategies, develop organizational functions, increase membership.	TBD	TBD	N/A	\$5,000	\$5,000	PENDING Awaiting documents from grantee HCE Not Compliant
MAUI	RP	Ka 'Ohana o Kahikinui, Inc.	Install a fog drip catchment system with water tanks/reservoirs	6/20/2018	12/31/2020	PENDING	\$100,000	\$100,000	PENDING Funds withheld until ROE approved
MAUI	AG	Keokea Homestead Farm Lots Association	Train 28 beneficiaries on farm lot prep using heavy equipment; plan and purchase green houses; cultivate cash crops	6/15/2017	12/31/2019	ROE 496	\$75,700	\$0	COMPLETE
MAUI	CB	Keokea Homestead Farm Lots Association	Train farmers to use heavy construction equipment so they can prepare their land for crops	6/15/2017	6/30/2018	ROE 496	\$5,000	\$0	COMPLETE
MAUI	CB	Paukukalo Hawaiian Homes Community Assoc., Inc.	Update community vision plan for the re-development of the former Armory site as a health and education center	12/1/2017	12/31/2020	N/A	\$3,608	\$608	ACTIVE Project underway
MAUI	RP	Pa'upena Community Development, Inc.	Build 6 10,000 gallon water catchment systems on 5 individual lessee lots and 1 on Keokea Association property; and train 2 homesteaders on how to build them	7/18/2018	12/31/2020	Keokea Assoc ROE 496	\$46,871	\$0	COMPLETE
MAUI	GIA-CIP	Waiohuli Hawaiian Homesteaders Association, Inc.	Community Center and Park CIP	8/18/2015	6/30/2018	LIC 695	\$1,500,000	\$0	COMPLETE
MAUI	GIA-CIP	Waiohuli Hawaiian Homesteaders Association, Inc.	Community Center and Park CIP	3/18/2018	PENDING 12/31/2020	LIC 695	\$500,000	\$25,000	ACTIVE Project Underway
MAUI	GIA-CIP	Waiohuli Hawaiian Homesteaders Association, Inc.	Community Center and Park CIP	7/16/2019	8/31/2020	LIC 695	\$450,000	\$130,000	ACTIVE Project Underway
MAUI	GIA-OP	Waiohuli Hawaiian Homesteaders Association, Inc.	Administrative and operating costs	TBD	TBD	LIC 695	\$150,000	\$150,000	PENDING Contract in process
MAUI	RP	Waiohuli Hawaiian Homesteaders Association, Inc.	Community Center and Park CIP	7/18/2018	6/30/2020	LIC 695	\$60,000	\$12,000	ACTIVE Project Underway
MOLOKAI	AG	Ahupua'a o Moloka'i	Hanai a Ulu: business training, seed-saving, subsistence gardening	7/3/2018	8/31/2020	N/A	\$84,300	\$42,150	ACTIVE Project Underway
MOLOKAI	CB	Ahupua'a o Moloka'i	Board training, strategic planning, develop/improve organizational management processes, increase membership and outreach for 6 homestead organizations	8/4/2017	12/31/2018	N/A	\$33,310	\$0	COMPLETE
MOLOKAI	GIA-CIP	Ahupua'a o Moloka'i	Renovations to the Ho'olehua Hale (old schoolhouse)	TBD	TBD	ROE 507	\$100,000	\$100,000	PENDING Contract in process
MOLOKAI	GIA-CIP	Kalamaula Homesteaders Association	Kiowea Park improvements	4/1/2016	6/30/2020	LIC 754	\$500,000	\$5,000	ACTIVE Project Underway
MOLOKAI	AG	Makakuoha Cooperative (Fiscal Sponsor: Molokai Community Service Council, Inc.)	Natural Farming Systems	6/2/2016	6/30/2019	N/A	\$70,000	\$1,000	COMPLETE Awaiting reports. Final payment withheld.
MOLOKAI	CB	Moloka'i Hawaiian Home Lands Kupuna Committee (Fiscal Sponsor: Moloka'i Homestead Farmers Alliance)	Financial training for kupuna	8/4/2017	6/30/2018	N/A	\$5,000	\$0	COMPLETE

DHHL Grants Status Report

December 16-17, 2019

ISLAND	GRANT TYPE	ORGANIZATION (legal name)	PROJECT DESCRIPTION	START DATE	END DATE	DHHL Land Disposition (if applicable)	TOTAL GRANT	BALANCE	STATUS
MOLOKAI	CB	Moloka'i Homestead Farmers Alliance	Develop a website, host a professional presentation on Hawaiian culture and history	8/4/2017	6/30/2018	N/A	\$5,000	\$0	COMPLETE
MOLOKAI	GIA-CIP	Moloka'i Homestead Farmers Alliance	Lanikeha Center Improvements	8/4/2016	12/31/2020	LIC 789	\$1,750,000	\$80,000	ACTIVE Project Underway
MOLOKAI	AG	Sons of Ho'olehua Cooperative (Fiscal Sponsor: Sust Aina Ble Molokai)	Train and assist 4 Co-op members to develop ag lots into commercial farming businesses	9/26/2017	6/30/2020	N/A	\$69,300	\$26,300	ACTIVE Project Underway
OAHU	AG	Kaala Farm, Inc.	Train 6 Wai'anae homesteaders to participate in the 'Ohana gardens project, including starting own garden at Ka'ala Farm or on own homestead lot	6/29/2015	12/31/2016	LIC 724	\$36,032	\$0	COMPLETE
OAHU	AG	Kaala Farm, Inc.	Train 6 Wai'anae homesteaders and their families about farming wet- and dry-land kalo processing and marketing kalo products	6/22/2017	12/31/2018	LIC 724	\$40,000	\$0	COMPLETE
OAHU	GIA-CIP	Kapolei Community Development Corporation	Heritage Center project construction	4/1/2016	12/31/2018	GL 288	\$500,000	\$0	COMPLETE
OAHU	CB	Papakolea Community Development Corporation	Update and implement a strategic plan and conduct at least 3 community and family engagement activities	N/A	N/A	N/A	\$5,000	\$5,000	Grantee declined funds.
OAHU	CB	Papakolea Hawaiian Civic Club (Fiscal Sponsor: PAC Foundation)	Focus group interviews with residents to plan products and services to serve the needs of Papakolea residents	6/15/2017	6/30/2018	N/A	\$5,000	\$500	GRANT EXPIRED Awaiting reports from grantee. Final payment withheld. HCE Expired
OAHU	CB	Princess Kahanu Estates Association	Develop the capacity to locate, apply for, execute, and report on government and foundation funding by hiring a grantwriter to train board members and guide them through the proposal writing process for 3 projects	12/11/2017	6/30/2019	N/A	\$5,000	\$0	COMPLETE

TOTAL	\$8,733,150	\$1,243,287
DHHL Trust	\$883,150	
STATE GIA	\$7,850,000	

NOTES:

HCE = Hawaii Compliance Express

GRANT TYPES:

AG = DHHL Agriculture Peer-to-Peer grants

CB = DHHL Capacity Building grants


RP = DHHL Regional Plan Priority Project grants

GIA-CIP = HRS Chapter 42F State Grant-In-Aid, Capital Improvement Project grant

GIA-OP = HRS Chapter 42F State Grant-In-Aid, Operating grant

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2019

To: Chairman and Members, Hawaiian Homes Commission
Thru: Andrew Choy, Acting Planning Program Manager 
From: Lehua Kinilau-Cano, Legislative Analyst
Subject: For Information Only - Nānākuli and Wai'anae Regional Update

Recommended Action

None; For information only.

Background

By request of the Chairman, the Planning Office provides the HHC with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For December 2019, the Planning Office will be providing an update on the regional plans for Nānākuli and Wai'anae-Lualualei.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

O'ahu Island Plan Policies Related to the Wai'anae Moku

The purpose of each DHHL Island Plan is to:

- (1) Provide a comprehensive resource for planning and land management purposes;
- (2) Establish Land Use Designations for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

The O'ahu Island Plan was adopted by the HHC in 2014. The Island Plan delineated four planning regions or moku for the island of O'ahu: Wai'anae, 'Ewa, Kona, and Ko'olaupoko.

The 2014 O'ahu Island Plan identifies the following land use designations and acreage amounts for Wai'anae, Lualualei and Nānākuli.

Land Use Designation (LUD)	Wai'anae	Lualualei	Nānākuli	Total Acres	Percent of LUD on O'ahu
Special District	95	10		105	34%
Conservation	75	190	825	1,090	42%
General Ag		95	705	800	88%
Residential	130	125	745	1,000	61%
Pastoral					
Subsistence Ag	50	140		190	86%
Supplemental Ag					
Industrial		3		3	0.4%
Community Use	10	75	55	140	45%
Commercial			10	10	11%
TOTALS	360	638	2,340	3,338	50%

REGIONAL PLAN PRIORITY PROJECTS

Nānākuli Regional Plan

1. **Disaster Preparedness** - Nānākuli homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities. Perhaps the most visible of related projects is the Wai'anae Coast Emergency Access Road (WCEAR). Alongside the WCEAR, a second/parallel access road is being considered. Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness - evacuation routes and emergency plans to ensure immediate safety - and long-term disaster resiliency, which could come as a result of community self-sufficiency.
2. **Improve Community Access to Non-Homesteading Areas** - Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Nānākuli homestead communities, as well as to the Wai'anae Coast as a whole. Potential spaces within the Nānākuli homestead communities have been identified, each with varying levels of feasibility.
3. **Street Repairs and Improvements for Health and Safety in the Region** - Several roadway-related issues were identified by Nānākuli homesteaders, all of which directly influence

the safety of homesteaders and their families. Measures necessary to combat identified issues and advance opportunities - in addition to general repair and maintenance of homestead and regional roadways - will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.

4. **Establish Community-Based Education Programs** - Education is critically important to the Nānākuli homestead communities, as it is one of many factors that drives communities forward, connecting them and raising up the next generation. A main focus of community education in the Nānākuli homestead communities is Hawaiian language and culture. In addition to cultural and 'āina-based education programs, community members have expressed interest in other forms of education.
5. **Identify and Pursue Opportunities for "Pono Economic Development" and Community Action** - "Pono Economic Development" for the Nānākuli homestead communities means providing sustainable opportunities for all to support ourselves and our communities. Economic development can be accomplished by a variety of means and can also include services provided to community members, which in turn strengthen resiliency and sustainability.

Wai'anae and Lualualei Regional Plan

1. **Increase Capacity for Specific Community-Based Projects** - Community-based projects and economic development for the Wai'anae and Lualualei homestead communities means providing sustainable opportunities for all to support ourselves and our communities. Economic development can be accomplished by a variety of means and can also include services provided to community members, which in turn strengthen resiliency and sustainability.
2. **Improve Community Access to Non-Homesteading Areas** - Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Wai'anae and Lualualei homestead communities, as well as to the Wai'anae Coast as a whole. Potential spaces within the Wai'anae and Lualualei homestead communities have been identified, each with varying levels of feasibility.

3. **Homestead Infrastructure & Maintenance** - Several infrastructure- and maintenance-related needs were identified by Wai'anae and Lualualei homesteaders. Measures necessary to combat identified issues and advance opportunities - in addition to general repair and maintenance of homestead and regional roadways - will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.
4. **Safety & Community Enforcement** - Safety hinges upon all aspects of a community, including its infrastructure, its policies and laws, and the people that inhabit it. The Wai'anae and Lualualei homestead communities have indicated a readiness to enforce safety-related policies and regulations, and a goal is to establish the necessary community education and framework to do so.
5. **Disaster Preparedness & Coordination** - Wai'anae and Lualualei homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities. Perhaps the most visible of related projects is the Wai'anae Coast Emergency Access Road (WCEAR). Alongside the WCEAR, a potential second/parallel access road is being considered. Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness - evacuation routes and emergency plans to ensure immediate safety - and long-term disaster resiliency, which could come as a result of community self-sufficiency.

REGIONAL PLAN IMPLEMENTATION STATUS

The Tables that follow describe each Priority Project and reports on the current status of the project.

Recommendation

None; For information only

1. The Nānākuli Regional Plan (July 2018)

Priority Project	Objectives	Current Status
Disaster Preparedness	<ul style="list-style-type: none"> • A safe community with comprehensive emergency procedures, routes, and facilities, prioritizing the safety of our kupuna and keiki. • A disaster preparedness and climate change mitigation via community self-sustainability. • Coordinated and efficient disaster-minded roadway improvements, including the Wai’anae Coast Emergency Access Road (WCEAR) and Wai’anae Coast Parallel Route. 	<p>The State DOT Highways Division is conducting a study to determine the long term vision and management for Farrington Highway Corridor between Nānākuli and Makaha. The study will analyze and identify short term (6 months – 2 years) and long term (2 to 20 or more years) multimodal solutions that address safety, traffic congestion, and resilience, including options for secondary access to Westside communities. Community engagement kicked off in November 2019.</p>
Improve Community Access to Non-Homesteading Areas	<ul style="list-style-type: none"> • Maintained and improved DHHL-designated Community use and non-homesteading areas in Nānākuli. • Availability of needed Community Use and non-homesteading areas, redesignated underused or unused areas. • Growth in the Nānākuli communities as a result of community centers. • Non-homesteading areas available, cultivated, and utilized, which will lead to increased community financial sustainability. • Non-homesteading areas that provide safety in case of a disaster or emergency, stocked with emergency supplies and easily accessible by viable roadways and evacuation routes. 	<p>A blessing for the Nānākuli Village Center was held in November 2019. Kamehameha School’s community learning center is still under construction and will offer vocational training, certifications, and other services. It is slated to open next year. Commercial tenants including CVS/Longs, Wendy’s and Taco Bell are built and ready to open their doors and other tenants are expected to follow. The Nānākuli Village Center is a joint effort of the Nānākuli Hawaiian Homestead Community Association and the Hawaiian Community Development Board.</p>
Street Repairs and Improvements for Health and Safety in the Region	<ul style="list-style-type: none"> • Clog-free residential roadways, creating safer environments for both drivers and pedestrians. • Decreased traffic and increased road safety using roadway improvements and traffic-calming measures. • Safer pedestrian environments in homestead areas. 	<p>DHHL is continuing to work with the City & County of Honolulu to assume responsibility for proper roadway maintenance and improvement within homesteads.</p>

Priority Project	Description	Current Status
<p>Establish Community-Based Education Programs</p>	<ul style="list-style-type: none"> • Access for Nānākuli homestead communities and their residents, from keiki to ‘ōpio to mākua to kūpuna, to quality, values-based, and skills-focused education that is responsive to their communities’ needs. • Opportunities for keiki – the next generation – to learn from their kūpuna. • Opportunities for kūpuna to live affordably (kūpuna housing), age in place, and pass their mana’o to the next generations. Proper compensation for kūpuna’s time, effort, and knowledge. • Nānākuli homestead communities in which homesteaders of all ages feel welcome and encouraged to contribute to our communities. 	<p>Community led initiatives are ongoing.</p>
<p>Identify and Pursue Opportunities for “Pono Economic Development” and Community Action</p>	<ul style="list-style-type: none"> • Opportunities for culture-based, community-led economic development in the Nānākuli homestead communities. • Strengthened financial, resource, and cultural sustainability of our communities as a result of community economic development. • Community and organizational capacity built to ensure the impact of community economic development for generations. • Meaningful opportunities for everyone, from keiki to kūpuna, to participate in and contribute to the development of our homestead communities. 	<p>Community led initiatives are ongoing.</p>

Priority Project	Description	Current Status
Safety & Community Enforcement	<ul style="list-style-type: none"> • Safer homestead environments for all residents. • Safer homestead environments for all residents by recognizing that safety starts with our families and neighbors. 	Community led initiatives are ongoing.
Disaster Preparedness & Coordination	<ul style="list-style-type: none"> • A safe community with comprehensive emergency procedures, routes, and facilities, prioritizing the safety of our kupuna and keiki. • Disaster preparedness and climate change mitigation via community self-sustainability. • Coordinated and efficient disaster-minded roadway improvements, including the Wai'anae Coast Emergency Access Road (WCEAR) and the Wai'anae Coast Parallel Route. 	The State DOT Highways Division is conducting a study to determine the long term vision and management for Farrington Highway Corridor between Nānākuli and Makaha. The study will analyze and identify short term (6 months – 2 years) and long term (2 to 20 or more years) multimodal solutions that address safety, traffic congestion, and resilience, including options for secondary access to Westside communities. Community engagement kicked off in November 2019.

H ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 16, 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 Second Quarter, FY 2020



RECOMMENDED MOTION/ACTION

That the Commission approve the transfer of the entire receipts deposited in the Hawaiian Home Receipts Fund as of December 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 December 31, 2019, the estimated balance in the Hawaiian Home Receipts Fund will be approximately \$1,000,000. Based on the on-going loan requirements for fiscal year 2020, it is

recommended that cash receipts in the Hawaiian Home Receipts Fund for the quarter ending December 31, 2019 be transferred to the Hawaiian Home General Loan Fund.

J ITEMS

Burrows-Nuuanu, Leatrice W

From: Stacy Ferreira <kealohalani1111@gmail.com>
Sent: Monday, November 25, 2019 4:39 PM
To: Simmons, Niniau
Cc: Burrows-Nuuanu, Leatrice W; Josiah Akau; stacy.ferreira@hawaii.gov
Subject: Re: Email contacts - Kinai 'Eha Request

Mahalo Niniau!

Aloha Leah,

Josiah 'Ākau, Executive Director of Kinai 'Eha and I would like to request time on the December 16th agenda to share the following:

1. Overview of the Kinai 'Eha Program
2. Act 271 - DOE Trauma Assessment Intervention Pilot & Data Sharing
3. Explore opportunity to partner with DHHL on providing haumana work-based learning "earn while they learn" construction, repair and maintenance projects.

Mahalo nui in advance for the opportunity to share about our program. Please find attached a program overview that can be shared with the Board.



Kinai 'Eha Program Overview 2018-19...

Me ke aloha,
Stacy Ferreira

On Mon, Nov 25, 2019 at 4:20 PM Simmons, Niniau <niniau.simmons@hawaii.gov> wrote:
Aloha!

Stacy/Josiah, this email above belongs to the HHC secretary, Leah Burrows-Nuuanu. She's not received your J agenda request for December. Please email her and let her know your request. :-)

Aloha Leah,

Mahalo nui for checking. :-)

Niniau
Niniau

Get [Outlook for iOS](#)

--

November 30, 2019

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

Department of Hawaiian Home Lands:

Attached here is shared testimony from Donna Sterling of Helekunihi Cultural Foundation and Kawika Davidson of Kahikinui Game and Land Management 'Ohana. Please place our names and organizations on the agenda under Item J for the DHHL meeting scheduled for December 17 and 18, 2019 in Kapolei.

Included in this mailing are copies for DHHL Commissioners. If you have any questions please call Donna Sterling at (808) 446-4171.

Mahalo,

Donna Sterling and Kawika Davidson

DEPT. OF HAWAIIAN
HOME LANDS
2019 NOV 32 PM 1:55

November 30, 2019

William Aila
Interim Chair, Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

RE: KAHIKINUI HOMESTEAD ORGANIZATION STATUS

Testimony from Founder and President of Helekunihi Cultural Foundation a 501 C-3 Non Profit Located in Mahamenui Ahupua'a in the moku of Kahikiui and Kawika Davidson, President of Kahikinui Game & Land Management 'Ohana.

Aloha Chair and Commissioners:

Kahikinui Game & Land Management 'Ohana (KGLMO) and Helekunihi Cultural Foundation have conjoined to speak on behalf of the Lessees and stakeholders who help comprise both organizations. The events that have occurred over the last two years with Kahikinui homesteaders have demanded direct action.

Some of the pressing issues of Kahikinui the Commission has heard at length many times. Individuals have made public testimony to this commission regarding the disenfranchised Kahikinui Lessees twelve times this past year. Concerns have been raised repeatedly about the fractured association board namely, Ka Ohana O Kahikinui (KOOK). Multiple issues on this critical concern has produced an investigative committee of the Department Commissioners.

The lack of solution oriented response from the DHHL regarding the vast problems has demanded Lessees to coalesce through the founding organization KGLMO, an organization envisioned by its parent organization, Living Indigenous Forest Ecosystems (LIFE). There have been recent meetings with attendance of 40 plus. Productive and collective conversations have set new precedence on what it entails to reach Kahikinui Lessees.

We will be sharing our priorities that align well with many of the priority projects that were noted in DHHL's Regional Plan of July 2011. It is note-worthy to mention that Safety is the leading premise of the long-range planning. The number of fires that have occurred coupled with unpredictable weather patterns leaves no choice but to implement precautionary measures. We also know that in this driving principle of ensuring Safety, the comfortability level will grow and Leaseholders will feel safe to be in Kahikinui.

In understanding the back log of progress by the Kahikinui homesteader association we impress that you reconsider the recently announced deadline to submit design plans and the subsequent Award Lot tenancy. It would favor well in the light of recent catastrophe.

Repeating request of August 2019 Maui DHHL meeting, please make attendance to any near future meeting so you may develop an opinion on organization authenticity. We will continue to share invitation and meeting dates into the coming years. In addition Right of Entry documents, maps and testimonies from Lessee beneficiaries will be made to Kahana Albinio, Shelly Carreira and Julie Cachola. These are available upon request.

Sincerely,

Donna Sterling & Kawika Davidson

Burrows-Nuuanu, Leatrice W

Subject: FW: DHHL December meeting 2019

-----Original Message-----

From: Antoinette Almeida <kumukauilani@gmail.com>

Sent: Thursday, November 21, 2019 9:39 AM

To: Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov>

Subject: DHHL December meeting 2019

Aloha. Are the dates of December Commission meeting the 16-17? Daytime is at Kapolei and night time in Nanakuli on 16th? Daytime is at Kapolei on 17th? Request to be on the J Agenda for Panaewa .

Burrows-Nuuanu, Leatrice W

Subject: FW: J Agenda for Tuesday 12/17/19

Aloha mai e Leah,

Ke `olu`olu, would you kindly place Kainoa Lei Macdonald of Wailuku and myself on the J Agenda for Tuesday 12/17/19, since USDA has scheduled an initial tour of the Waiohuli/Keokea 127-acre ROE parcel 3 p.m. 12/16/19?

A 1990 Baldwin High School alumna, Kainoa Lei is a beneficiary waitlister and serves as kako`o (administrative support staffer) for Pa`upena Community Development Corporation.

We would like to screen a brief PowerPoint showing East Maui beneficiaries' conceptualizations of their future *mahi`ai `aina ho`opulapula*, or homestead farms. And I would like to advocate on the Pu`unani subdivision planned for Waikapu, Maui.

Mahalo nui for your kokua in placing Kainoa Lei and me on the Hawai`ian Homes Commission J Agenda for Tuesday 12/17/19.

Aloha wale no,

-Aunty Kekoa Enomoto

chairwoman of the board,

Pa`upena Community Development Corporation (www.paupena.org);

2019-23 president, Maui/Lana`i Mokuuni Council, a

consortium of 14 Hawaiian homelands entities

cell/text (808) 276-2713

Burrows-Nuuanu, Leatrice W

Subject: FW: Commission Agenda

Good evening Leah, is like to request to address the commission at the December meeting. Mahalo and happy thanksgiving!

I wanted to give a report to the commission on the launch of our SCHHA/HCDC homestead foreclosure prevention program, dedicated to assist DHHL, and the Commission avoid displacing families thru lease cancellation.

Mahalo mahalo.

Robin Puanani Danner
SCHHA Chairman & Homestead Community Development Corporation CEO

LEILANI
GARNER

September 1, 2019

Hawaiian Homes Commission
Department of Hawaiian Homelands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Dear Hawaiian Homes Commission,

My name is Leilani Garner and I live in the Kanehili Division in Lot #313. I am writing to the Hawaiian Homes Commission to request if I could be added to the agenda to address my concerns about the lot next me (#313). With these concerns, I would like to ask for permission if I could officially be the care taker of this lot.

Over the course of almost 10 years, this lot has drawn so many negative activities, which I feel has and continues to impact me, my family, my home, the community, and to some degree DHHL (cost with towing the continuous abandoned vehicles left in this lot and the maintenance of the landscape of this property). I am requesting to either be able to acquire the lot next to me or be able to be the caretaker of the lot.

I am so humbled and grateful that I was able to own and move into my home on December 17, 2009. Prior to me selecting my lot, I asked at the time of selection, Micah Kane, what was the intent of the empty lot as the lot is smaller than the average size 5K square feet lot in Kanehili and I really wanted to select a lot that was at the corner. He replied that the smaller lot along with the cul-de-sac was intended for an access road for homes that the golf course would build in about 10 years. This is now coming up 10 years and the homes are now starting to go up. I called to inquire about the lot more recently (beginning of 2019) and shared my concerns to find out that no access road will take place and that there are potentially other plans.

I would like to humbly ask/request that you hear the concerns I have been dealing with over the past almost 10 years and allow me to either acquire the lot or be the care taker of the lot at my expense. Please see below for a list, in bullet point form, a timeline of what has been taking place over the past almost 10 years now:

- 2010 - After about 1 year of moving into my home, I noticed that the grass in the empty lot next to me growing higher than my fence. My brothers would come over to help me cut the grass in this empty lot. After a while, I decided to contact DHHL to see if they were responsible to cutting the grass. The person that I spoke with told me they would get someone out to cut the grass, which he did, but was not consistent. Every few months I would be calling to get someone to cut the grass. Then, I was told that the maintenance person was out on Worker's Comp and at that time had a temporary employee assisting in this role and they will try to have that temporary hire person come out to cut the grass. This too has been inconsistent over the past 10 years. Fast forwarding to 2019, I can't remember the last

time DHHL came out to cut the grass. I have been trying to maintain it as best as I can as of today. This is not only fire hazard to my home and the community, but it is an eye sore to the community. I know we are responsible to maintain the landscape of our own property, but we would also like to see areas in our community that are taken cared by DHHL to have that same clean, well-taken cared of landscape as well.

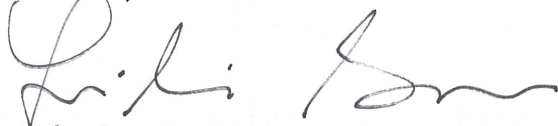
- 2011 – I believe it was 2011 where the grass was so high that a homeless person was living in the grass next to my fence. I called DHHL to address the issue and remove the homeless person. I believe I worked with **Kip Akana** to assist with this issue. Again, the negative attention and potential issues it brings to my home and my family.
- 2010 to current 2019:
 - There are young adults from homes 1-3 houses away from me that park their cars in the empty lot and hang out in the car drinking, smoking, playing loud music until really late in the night (1-2am), and then leaving their beer bottles and food trash in the lot.
 - People are abandoning their non-working vehicles in the lot. Over the course of I believe the last 4 years, I called DHHL to remove/tow away the abandon vehicles. I believe a total of 5 vehicles. I worked with **Kip Akana** and **David Hoke** to have these vehicles removed. These vehicles had no bumpers, no windows with trash bags covering some of the windows, and flat tires.
 - Every holiday, the neighborhood has their gatherings and the lot fills up with cars, which is not a problem. The problem is that people parks right up to my fence nearly hitting the fence. People will urinate on my fence before leaving the lot and often leaving all their

trash in the lot. I used to have a small hedge at the end of my lot, but too many times cars that park in the lot ran over/parked on my hedges that it all died.

I have attached a few supporting pictures to give you a better view and understanding where I live and the concerns that I have been bringing to the attention of DHHL and more recently to my Community Board (President Joseph Kuhio Lewis).

Again, I humbly ask that you review my concerns and consider allowing me to either acquire the lot next to me or to allow me to the privilege to be the care taker of the lot. If I am awarded either of these options, I will plan to put up the same fencing around the entire lot at my expense, which will eliminate all negative activity, greater potential issues, and eliminate any/all time and cost to DHHL. If someone could please get back to me, I would really appreciate it.

Mahalo,



Leilani L. Garner

91-1068 Kahalepouli Street

Kapolei, HI 96707

808.690.7493

Leilani.Garner@Hawaiianair.com

Leilani_06376@yahoo.com

CC: Kip Akana (DHHL)
David Hoke (DHHL)
Joseph Kuhio Lewis (President, Kanehili Community Board)

Burrows-Nuuanu, Leatrice W

From: Albert Rowland Jr. <rowlandjr.albert@yahoo.com>
Sent: Tuesday, November 12, 2019 11:38 AM
To: Burrows-Nuuanu, Leatrice W
Cc: Lehua Rowland; Bloss Francisco; rowlga41@yahoo.com
Subject: Request to see HHC.

Hi Lea,
I would like to request, to be put on the Agenda for Monday December 16, 2019 at Kapolei to discuss the Pauoa hill side of my Mom Gwendolynn Rowland's Hillside erosion at 444 Kauhane Street, I have also invited our neighbors on the Pauoa side, this also concerns them and is a Safety Issue for them also, because of the falling rock's. Please get back to me to confirm.
Mahalo.
Albert A Rowland Jr.

Burrows-Nuuanu, Leatrice W

Subject: FW: J Agenda Request - December HHC Meeting

From: alhee@waimana.com <alhee@waimana.com>
Sent: Thursday, November 21, 2019 7:40 AM
To: Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov>
Cc: Yee Hoy, Louise K <louise.k.yeehoy@hawaii.gov>
Subject: RE: J Agenda Request - December HHC Meeting

Aloha Leah,

I would like to update the Commission on efforts relating to Sandwich Isles and actions that they should consider to support these efforts.

Mahalo,
al

From: Burrows-Nuuanu, Leatrice W [<mailto:leatrice.w.burrows-nuuanu@hawaii.gov>]
Sent: Wednesday, November 20, 2019 6:25 PM
To: Al Hee <alhee@waimana.com>
Cc: Yee Hoy, Louise K <louise.k.yeehoy@hawaii.gov>
Subject: J Agenda Request - December HHC Meeting

Aloha Mr. Hee,

I was asked to list you on the December J Agenda. Can you briefly describe the issue or concern being addressed, for the agenda verbiage? I will email a confirmation letter along with the filed agenda on Tuesday, December 10th. If you have written testimony or material to include in the commission packets, please forward it to me by 4:30 pm, on Monday, December 9th.

Mahalo,



Leah Burrows-Nuuanu
Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707
Phone: 808 620 9503/ Fax: 808 620 9529
Email: Leatrice.W.Burrows-Nuuanu@hawaii.gov

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Public Health Crisis in Nānākuli & Mā'ili

OPPOSE THE RELOCATION OF PVT LANDFILL TO REMAIN IN
NĀNĀKULI & MĀ'ILI

HAWAIIAN HOME LANDS COMMISSION PRESENTATION

DECEMBER 16, 2019

EDDIE WERNER, NĀNĀKULI HOMESTEADER & MAKANA PARIS,

PRINCE KŪHIŌ HAWAIIAN CIVIC CLUB

Overview

- ▶ Public Health Crisis in Nānākuli and Mā'ili
- ▶ Landfills are a Public Health Hazard
- ▶ PVT Landfill Sites next to Hawaiian Home Lands
- ▶ Legal Right to a Clean and Healthy Environment
- ▶ PVT Landfills are Environmental Racism against Native Hawaiians
- ▶ Alternate Landfill Sites Studies Exists and Nānākuli and Mā'ili are not Recommended
- ▶ Stop Environmental Racism: No more Landfills in Council District 1 (Leeward Coast)
- ▶ Recommendations

PC



Life Expectancies

Census tracks surrounding PVT Landfills including Nānākuli & Princess Kahanu Homesteads: ~72 yrs.
 HI Average: ~82 yrs.
A 10 year loss

CDC/US Department of Health

NCHS National Vital Statistics System

U.S. Small-area Life Expectancy Estimates Project - USALEEP

usaleep Neighborhood Life Expectancy Project

Figure 1-1

“ ...the landfill is not good for our people...”

DOLLY NAWI, NĀNĀKULI HIGH SCHOOL EDUCATOR, HOMESTEADER, FORMER PRESIDENT OF NĀNĀIKAPONO HAWAIIAN CMC CLUB

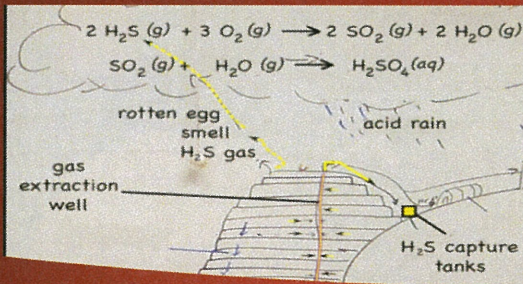
BORN 1949, DECEASED 2019 AT AGE 70

DEPARTMENT OF HEALTH HEARING, DRAFT PERMIT RENEWAL AND MODIFICATION PVT LAND COMPANY/ INTEGRATED SOLID WASTE MANAGEMENT, WAIANAE, OAHU, SEPTEMBER 2, 2010

We affirm the hundreds of kama'āina testimony presented since the 1980s -- at Neighborhood Board meetings, City and County of Honolulu landfill site selection meetings, State Land Use Commission hearings, Department of Health hearings, and community gatherings at churches and other locations -- voicing concerns over the adverse health impacts of living and working in close proximity to landfills in general and the operations and plans of PVT Land Company, Ltd. (PVT) in specific.

Health Risks 1-4 miles from Landfills

- ▶ Adverse pregnancy outcomes
- ▶ Increase infant low birth weights
- ▶ Increases in the risk of birth defects
- ▶ Headaches
- ▶ Sleepiness
- ▶ Respiratory problems
- ▶ Central nervous system problems
- ▶ Psychological conditions
- ▶ Gastrointestinal issues
- ▶ *Health effects of residence near hazardous waste landfill sites: a review of epidemiologic literature, Environmental Health Perspectives, 2000; Health effects associated with the disposal of solid waste in landfills and incinerators in populations living in surrounding areas: a systematic review, The International Journal of Public Health, 2013*



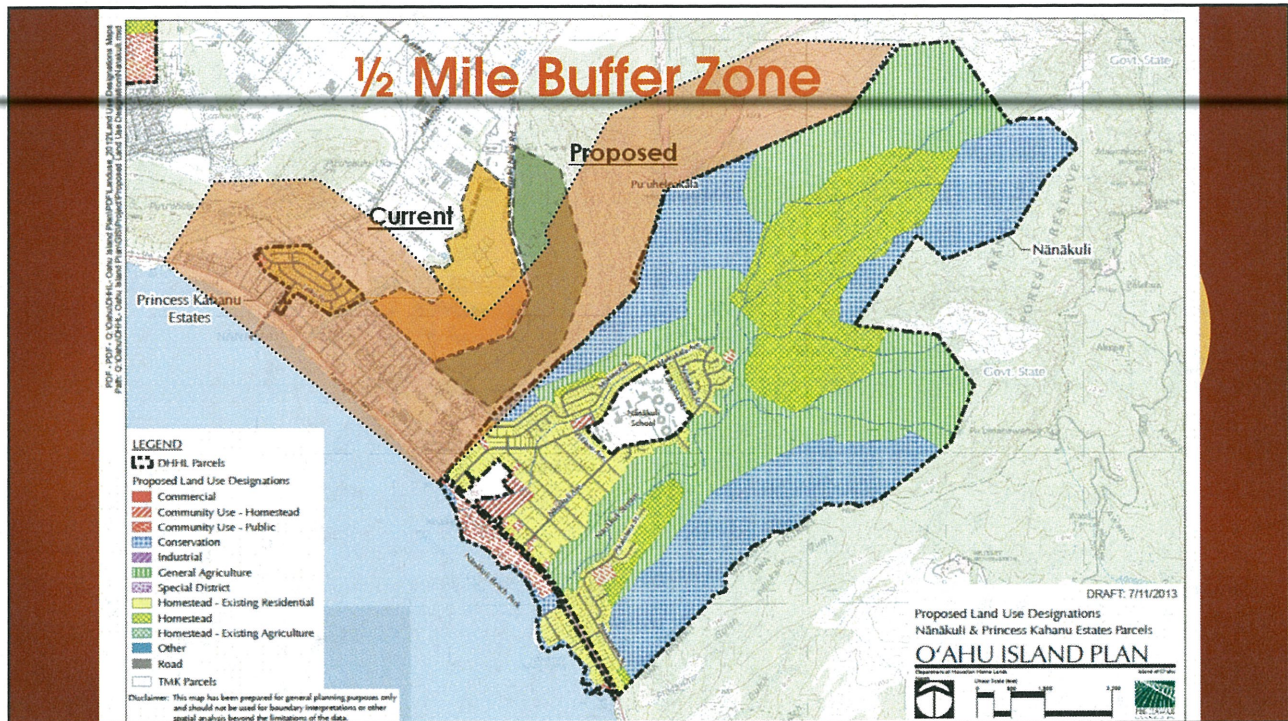
- ▶ Landfills w/ Gypsum Drywall Produce Hydrogen Sulfide
 - ▶ Tolaymat, T. & D. Carson, Best Management Practices to Prevent and Control Hydrogen Sulfide and Reduced Sulfur Compound Emissions at Landfills That Dispose of Gypsum Drywall. U.S. Environmental Protection Agency, Washington, DC, EPA/600/R-14/039, 2015
- ▶ Hydrogen Sulfide Exposure Causes
 - ▶ Lung Cancer
 - ▶ Respiratory Illnesses
 - ▶ Respiratory Death
 - ▶ *Morbidity and mortality of people who live close to municipal waste landfills: a multisite cohort study, International Journal of Epidemiology, 2016*

PVT Landfill Waste Overview

- ▶ **42%** of All Waste Generated on O'ahu – **2,072,539** (2018) is construction and demolition waste and goes to a PVT Landfill
 - ▶ Letter to Prince Kuhio Hawaiian Civic Club, City and County of Honolulu, Department of Environmental Services, dated October 8, 2019
- ▶ **~80%** is recycled by PVT
 - ▶ PVT Integrated Solid Waste Management Facility Relocation Draft EIS, July 11, 2019
- ▶ The **~20%** not able to be recycled remains in the landfill including...
 - ▶ Asbestos
 - ▶ Contaminated Soils
 - ▶ AES Coal Ash
 - ▶ Gypsum > Hydrogen Sulfide Gas
 - ▶ PVT Integrated Solid Waste Management Facility Relocation Draft EIS, July 11, 2019

Landfills are Health Hazards

- ▶ “Leaks from the waste may contaminate soils and water streams, and produce air pollution through emissions of e.g. heavy metals and persistent organic pollutants (POPs), **ultimately creating health hazards**.” (emphasis added)
- ▶ *Waste and human health: Evidence and needs*. November 2015, Bonn, Germany, World Health Organization



“ ...right to a clean and healthful environment...”



HAWAII STATE CONSTITUTION ARTICLE XI, SECTION 9

Section 9. Each person has the right to a clean and healthful environment, as defined by laws relating to environmental quality, including control of pollution and conservation, protection and enhancement of natural resources. Any person may enforce this right against any party, public or private, through appropriate legal proceedings, subject to reasonable limitations and regulation as provided by law.

Environmental Racism

- ▶ “Where (a) policy, practice, or directive differentially affects or disadvantages (whether intended or unintended) individuals, groups, or communities based on race or color”
- ▶ Robert D. Bullard, *Natural Resources & Environment* Vol. 7, No. 3, Facility Siting (Winter 1993), pp. 23-26, 55-56

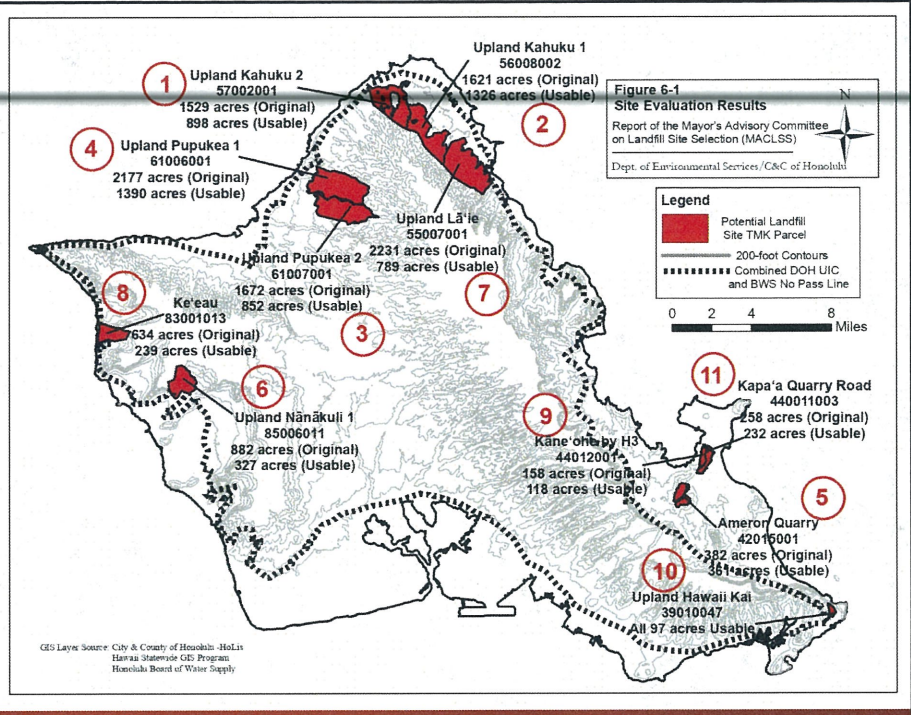
Environmental Justice

- ▶ State definition of environmental justice “...is the right of every person in Hawai'i to live in a clean and healthy environment, to be treated fairly, and to have meaningful involvement in decisions that affect their environment and health; with an emphasis on the responsibility of every person in Hawai'i to uphold traditional and customary Native Hawaiian practices that preserve, protect, and restore the 'āina for present and future generations. Environmental justice in Hawai'i recognizes that no one segment of the population or geographic area should be disproportionately burdened with environmental and/or health impacts resulting from development, construction, operations and/or use of natural resources”
- ▶ Hawai'i Environmental Justice Initiative Report, 2008

Alternate Sites Exists

The report took into account landfill sites to include both both municipal solid waste and construction and demolition waste.

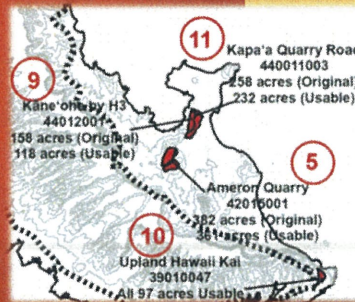
9 Community members; 6 Consultants; Multiple community hearings



Preferred Sites Given O'ahu Aquifers

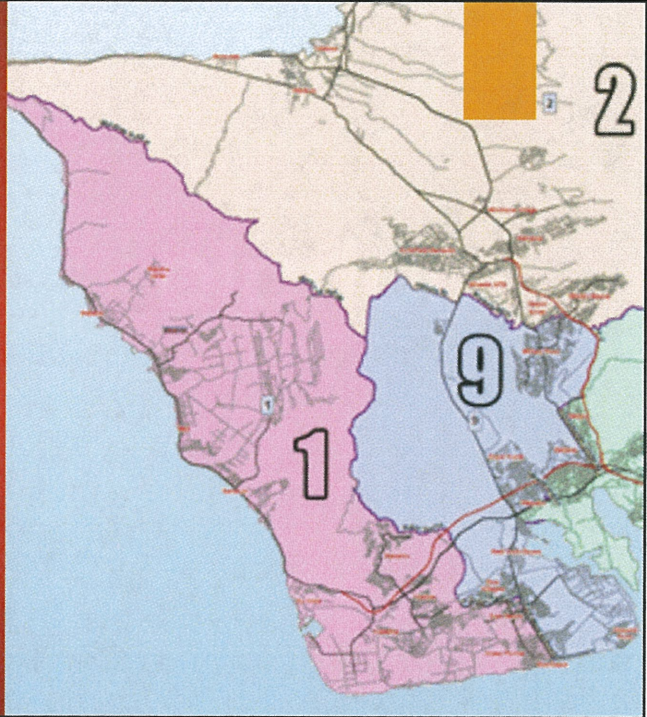
► Sites that do not violate the Board of Water Supply "No Pass Zone" or violate the State Underground Injection Control "No Pass Line" used to protect drinking water aquifers include:

1. **Ameron Quarry** (42015001)
2. **Kāne'ōhe by H3** (44012001)
3. **Kapa'a Quarry Road** (440011003)
4. **Upland Hawai'i Kai** (39010047)



No More Landfills in Council District 1

- ▶ Council District 1 takes nearly 100% of All Solid Waste on O'ahu
 - ▶ Municipal Solid Waste: Waimanalo Gulch Sanitary Landfill
 - ▶ Construction & Demolition: PVT Landfill
- ▶ Council District 1 has the highest concentration of Native Hawaiians in the world
- ▶ Stop Environmental Racism: No more landfills in Council District 1
 - ▶ No landfill at Kea'au, Upland Nānākuli, and other potential sites in Lualualei including Pacific Aggregate



Recommendations

1. Oppose the proposed relocation of PVT Landfill in Nānākuli & Mā'ili
2. Oppose the creation of any landfill within ½ mile of Hawaiian Home Lands
3. Support legislation that creates minimum buffer zones of ½ mile between landfills and residences

Mahalo

Eddie Werner, Nānākuli Homesteader & Makana
Paris, President Prince Kūhiō Hawaiian Civic Club
alohaeddiewerner@gmail.com |
president@pkhcc.org



SIERRA CLUB OF HAWAI'I O'AHU GROUP

December 6, 2019

Leah Burrows-Nuuanu
Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707
Phone: 808 620 9503/ Fax: 808 620 9529
Email: Leatrice.W.Burrows-Nuuanu@hawaii.gov

RE: The Ongoing Concerns and Problems with the PVT Integrated Solid Waste Management Facility in Nānākuli and the Proposed Site at TMK (1) 8-7-009-07

Dear Mrs. Burrows-Nuuanu,

On behalf of our 8,000 members and supporters throughout O'ahu, I thank you for the opportunity to provide comments on this project. The Sierra Club of Hawai'i's O'ahu Group has a longstanding investment in protecting our natural resources and access to clean air, water, and healthy living conditions. We do not believe that the relocation of the PVT Integrated Solid Waste Management Facility construction and demolition landfill should be in close proximity of community. We stand with the Nānākuli community in their push to have the PVT relocated to a site that will not pose a health risk to people or natural resources.

The Hawaiian Homes Commission has an opportunity to put the health and vitality of this land back in the hands of native Hawaiians pursuant to the Hawaiian Homes Commission Act. The current PVT Landfill and expansion project proposes a direct threat to *“establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act.”*

The current PVT landfill has been operating in Nānākuli and Mā'ili at its current location since 1985. A thin 750-foot “buffer zone” separates the hazardous waste materials dumped there from keiki and kupuna, places of worship, farms, and Ulehawa stream. On top of the waste toxins, PVT Landfill also takes the hazardous coal ash from AES Hawai'i, LLC and fills their grounds daily. Coal ash is toxic. It contains harmful chemicals such as arsenic, lead, heavy metals. This accumulation of toxins increases health risks for those workers and residents breathing in coal ash everyday.

U.S Census and other data that Nānākuli Homestead and the neighborhoods of Auyoung Homestead Road and Mōhihi Street near PVT's existing ISWMF site have the 2nd and 3rd lowest life expectancies in the State. The life expectancy of residents in this area are a full 8 to 10 years shorter than the State average of 82 years. Unfortunately, this project does nothing to improve the health crisis affecting Native Hawaiians.

The proposed project site for PVT's *Integrated Solid Waste Management Facility (ISWMF) Relocation* is less than 1,300 feet away from farm land. This is a major concern to those that steward the land as well as those who depend on their crop yields. We do not agree with the PVT's intent to seek a Special Use Permit in order to establish a C&D debris management operation on land zoned by the city and state for agricultural use. Again, this directly violates the Hawaiian Homes Commission Act's intent. We believe this proposed ISWMF relocation is a major threat to the viability of diversified agriculture in this area and contrary to the State Constitution's aim to conserve and protect agricultural districts.

Residents of the area have consistently raised concerns about the significant negative effect of excessive truck traffic related to current operations at the PVT landfill. The most recent draft environmental impact statement (DEIS) is deficient in analyzing and addressing these concerns. Specific studies should be conducted regarding the number and frequency of trucks using the facility, their size and load content. The analysis must assess the negative effect of this truck traffic on the residents of this area, as well as other drivers in this area.

In regards to water safety, the planned use of existing wells on the proposed site, and the "future wells" mentioned throughout the DEIS could result in cross-contamination into the underlying aquifer. There is currently no assessment, monitoring, and safety plan in the event such contamination occurred. Surface and Stormwater management efforts described throughout the DEIS, Sec 3.3.3.1 and Sec 3.4.2.1, are based on a 25-year 24-hour rain event (e.g.,). However, in the last few years, Hawai'i has had several rain events more intense than this. The world and our island community are facing a climate crisis that threatens the quality of life for Hawai'i's citizens if we don't take immediate action to mitigate and adapt.

In regards to alternatives analysis, the DEIS fails to offer a sufficient analysis of alternative locations. The Hawai'i Administrative Rules (HAR) 11-200-17(f) requires that alternatives be considered in an Environmental Impact Statement (EIS) regardless of cost. But the current DEIS only provides "postpone" and "no action" alternatives to the current location. Failing to explore other locations gives the impression that there are no feasible alternatives to the proposed location. This creates a bias before environmental review even begins. Considering that this is the only Construction and Demolition (C&D) waste facility available in the state, the proposed action appears forced upon O'ahu with no other viable options to consider. As HAR 11-200-17(f) requires alternatives to be considered regardless of cost, PVT should explore parcel acquisitions or leasing in different locations farther away from communities and critical natural resources like streams.

The issue of an alternative locations is one of justice, as well as environment. No single community should suffer the burden of our state's energy supply or waste management facilities. The Hawai'i State Constitution affirms that everyone in Hawai'i should have a "clean

Burrows-Nuuanu, Leatrice W

Subject: FW: HHC Contact: A Request to be on the "J" Agenda

To:
HHC Secretary

First Name: Elizabeth
Last Name: Kenui

Phone:

Email:
k

Subject:
A Request to be on the "J" Agenda

Message:

I'm a Nanakuli Hawaiian Homestead lessee. May I please be placed on the J Agenda to address the Hawaiian Homes Commissioners at the HHC Meeting on Monday, December 16, 2019. I will need to request time off from work, so your quick response is greatly appreciated.

Burrows-Nuuanu, Leatrice W

From: Aldalene Dana <aldalenedana5@gmail.com>
Sent: Monday, November 25, 2019 12:50 PM
To: Burrows-Nuuanu, Leatrice W
Subject: Request to address the Hawaiian Homes Commissioners on Oahu, Monday, December 16, 2019, HHC Meeting, J Agenda

Aloha Leatrice,

My name is Aldalene Rodrigues. I'm a resident of Nanakuli born and raised Homesteader I'm also a DHHL waitlister. May I please be placed on the Agenda to address the Hawaiian Homes Commissioners at the HHC meeting on Monday, December 16th, 2019. Please let me know ASAP if my request is approved so that I can request for time off from work in advance.

I would like to address the Commissioners about my "Nanakuli Hawaiian Homestead Community concerns."

Much Mahalos

Aldalene A. K. Rodrigues
DHHL Waitlister

From: Azure Kaawa <charitykaawa@gmail.com>
Sent: Monday, December 02, 2019 1:04 PM
To: Burrows-Nuuanu, Leatrice W
Subject: Hawaiian Homes 12/16/19

Aloha Leatrice,

My name is Charity Kaawa. I'm a Nanakuli Hawaiian Homestead lessee.

May I please be placed on the J Agenda to address the Hawaiian Homes Commissioners at the HHC Meeting on Monday, December 16, 2019. Please let me know asap if my request is approved. I would like to address the Commissioners about my "Nanakuli Hawaiian Homestead Community Concerns."

Thank you.

Aloha,

Charity Kaawa

Nanakuli Hawaiian Homestead Lessee

Burrows-Nuuanu, Leatrice W

Subject: FW: URGENT & IMPORTANT: Request to Address the Hawaiian Homes Commissioners on Oahu, Monday, December 16, 2019 HHC Meeting, J Agenda

Aloha Leah,

It was a pleasure meeting you at the HHC Meeting in Maui the past 2 days.

Leah by this email, I humbly request to address the Hawaiian Homes Commissioners during J Agenda at the upcoming HHC Meeting on Oahu on December 16.

Unfortunately I had a family emergency when I last submitted my request to address the Board in Hilo. However as you saw me the last 2 days in Maui, things have been rectified. Most especially December's meeting is on Oahu, my home island.

May I please have confirmation from you that I will be placed on this meeting agenda, as requested please?

The purpose I would like to address the Commissioners are as follows:

"Lessee Homestead Community Concern"

Ke Akua Pu,

Germaine Meyers
Nanakuli Homestead Lessee