

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

February 18 - 19, 2020

TO: Chairman and Members, Hawaiian Homes Commission
Through: Andrew H. Choy, Acting Planning Program Manager *te*
FROM: Gigi O. Cairel, Grants Specialist *G. Cairel*
SUBJECT: Adopt the Moloka'i Regional Plan Update (2020) and
Authorize Dissemination of the Regional Plan Update

RECOMMENDED MOTION / ACTION

That the Hawaiian Homes Commission:

1. Adopt the Moloka'i Regional Plan Update (2020) (Exhibit B);
and
2. Authorize dissemination of the Moloka'i Regional Plan Update
(2020).

DISCUSSION

Background

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

The DHHL Moloka'i regional planning area encompasses the entire island of Molokai, County of Maui. This region encompasses over 25,000 acres of land owned by DHHL, including the following land use designations, as shown in Table 1 below. Exhibit A provides a map illustrating the location of each tract - Ho'olehua, Kalama'ula, Kapa'akea, Kamiloloa-One Ali'i, 'Ualapu'e.

TABLE 1
Moloka'i Land Use Designations

Land use designation	Acres	Percent of total
Residential Homestead	742	2.87
Subsistence Agriculture	2,338	9.04
Supplemental Agriculture	5,862	22.64
Pastoral	1,927	7.45
General Agriculture	6,415	24.80
Special District	7,758	29.99
Community Use	93	0.36
Conservation	655	2.53
Commercial	58	0.22
Industrial	16	0.06
Total Acres	25,864	100

Moloka'i is home to DHHL's two oldest homesteads: Ho'olehua and Kalama'ula. Tables 2 and 3 below show number of homestead leases and applicants, as of November 30, 2019.

TABLE 2
Leases
as of November 30, 2019

Homestead	Residential	Agricultural	Pastoral	TOTAL Leases
Ho'olehua	155	346	21	522
Kalama'ula	164	74	3	241
Kapa'akea	47	0	3	50
Kamiloloa-One Ali'i	28	0	0	28
Mo'omomi	0	3	0	3
TOTALS	394	423	27	844

TABLE 3
Applicants
as of November 30, 2019

Homestead	Residential	Agricultural	Pastoral	TOTAL Applicants
Ho'olehua	8	18	1	27
Kalama'ula	4	0	0	4
Kaapakea	7	0	0	7
Kamiloloa-One Ali'i	1	0	0	1
Islandwide	806	1,062	203	2,071
TOTALS	826	1,080	204	2,110

The DHHL Moloka'i Regional Plan was originally adopted by the HHC in 2007, then updated in 2010. The outlook of a regional plan is typically 3 - 5 years. Because it has been more than 5 years since the last update, and also because four out of the five priority projects have been implemented, there was a need to re-evaluate and update the regional plan for Moloka'i.

Outreach Process and Methodology

This planning process began in September 2018, DHHL staff met with homestead leaders to get their input on a planning process and schedule that would work for their community. Also, leaders were asked to respond to "why they love their community." This initial information was used to draft a vision and values statements, which was then presented at the first beneficiary consultation meeting held on November 1, 2018. Subsequent to the first meeting with leaders and based on their input, four beneficiary consultation meetings were planned.

Table 4 highlights the planned activities that were completed.

Table 4.
Beneficiary Consultation Activities and Outcomes

DATE	ACTIVITY	OUTCOME
September 5, 2018	Met with homestead leaders	Notified homestead leaders about the upcoming regional plan process and got input and feedback on the planning process and schedule. Also, asked the question, "why I love this community?"
November 1, 2018	Beneficiary consultation meeting #1	Introduced the planning process and planning team to the community. As a group, Identified characteristics of a healthy and thriving native Hawaiian community and common vision.

DATE	ACTIVITY	OUTCOME
December 5, 2018	Beneficiary consultation meeting #2	The intent of this meeting was to brainstorm a list of potential projects that will address the draft vision and values from the prior meeting. At the community's request, we instead reviewed the 2010 Regional Plan, including the 5 priority projects and the homestead issues, concerns and potential projects.
January 30, 2019	Beneficiary consultation meeting #3	The intent of this meeting was to continue discussing the list of potential projects. New projects were also introduced by community members.
April 11, 2019	Beneficiary consultation meeting #4	The intent of this meeting was to finalize the vision and value statements and to prioritize the list of potential projects. These tasks were deferred to the next meeting due to the community's request for more time to review the materials.
June 26, 2019	Beneficiary consultation meeting #5	The vision and value statements were finalized. The group as a whole went through a prioritization process and identified the top 5 priority projects.

DATE	ACTIVITY	OUTCOME
July -August 2019	Community volunteers met as committees	At the previous meeting, community members volunteered to serve on committees to assist with each priority project write-up.
October 24, 2019	Beneficiary consultation meeting #6	Received beneficiary comments on the draft plan and priority project descriptions.
October 25 - November 25, 2019	30-day comment period on the draft plan	A 30-day comment period was completed.

Results of Beneficiary Consultations

Through the Beneficiary Consultation planning process, participants identified the following as characteristics of a health and thriving Molokai homestead community. Though there are several distinct homestead areas on the island of Molokai, this community has chosen to stay as one region.

VISION

"Moloka'i beneficiaries are thriving on the land where the way of life and sense of community continue to hold strong. Acknowledging the diversity of each homestead on Moloka'i, we envision a unified community grounded in Hawaiian values and cultural traditions passed to us from our kūpuna. Core values are preserved while embracing modern pathways to a sustainable future."

In addition to the vision statement above, the vision statement from the County of Maui Community Development Plan (CDP) also articulates the who and what it is that the community would like to become. A copy of the vision statement from the County CDP is included in the DHHL Regional Plan in Appendix A.

The vision statement above was developed during the outreach and planning process and based on the following values.

VALUE STATEMENTS

Our Cultural Traditions Give Us Knowledge and Strength.

The legacy of our ancestors is honored through our daily practices in order to help us connect with our rights and kuleana. Standing tall on a solid foundation of Hawaiian values and cultural traditions for future generations, we know who we are, we excel in what we do, and we can see far.

Water Flow Invigorates Waiwai.

Water is essential to life, and for us to thrive on our 'āina. Water enables us to grow food, provide sustenance for our families, and ensure self-sufficiency. Access to an efficient and reliable water system is critical to preserving our lifestyle.

Sense of Community and Lifestyle.

There is a genuine sense of aloha and strong sense of 'ohana on our island. Everyone looks after one another and cares for each other. The rural way of life remains an integral part of our community.

We Practice and Teac Aloha 'Āina and Mālama 'Āina.

It is our kuleana to care for our 'āina and kai because they nourish our families, both physically and spiritually. We take pride in stewardship of our subsistence resources to provide for current and future generations, a kuleana passed to us from our kūpuna.

Priority Project Recommendations

Based on the above characteristics and subsequent discussions with beneficiaries, five priority projects were identified based on the community's vision and value statements. The priority projects identified are as follows:

1. **'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan** - Based on feedback during the beneficiary consultation meetings, participants proposed a kuleana homestead opportunity in 'Ualapu'e, located in east Moloka'i. A kuleana homestead is an alternative to a traditional DHHL homestead, in which beneficiaries are given a chance to lease un-improved, off-grid lots. Also lessees commit to work together and to mālama 'āina as a community. The kuleana homestead program was created as a method to get applicants onto the land more quickly by shortening the lot development timeframe compared to a traditional homestead development.

2. **Ho'olehua Hale Improvements** - This existing building is in need of repairs and compliance with the Americans with Disabilities Act (ADA). Once used as a schoolhouse since the 1930s, this building today is being used by the community for office space, homestead association programs, Hanai Ulu Farming Program, and Ohana Learning Academy (home school program).
3. **Water Rates Assessment and Legal Analysis of Beneficiary Rights Given Potable Water Rate Disparities** - For drinking water, DHHL beneficiaries on Moloka'i are served by two water systems: The DHHL-owned water system serves Ho'olehua and Kalama'ula homesteads; and, the County of Maui water system serves the Kapa'akea and Kamiloloa-One Ali'i homesteads. Beneficiaries have expressed concerns that those served by the County system pay a higher water rate than beneficiaries on the DHHL-owned system. This priority project is to conduct a water rates assessment and to prepare a legal analysis of beneficiary rights impacted by the water rate disparities.

This priority project is a first step to a potential project from the 2010 regional plan: "Normalize water rates between users receiving water from county and DHHL [potable water] systems." As a result of beneficiary consultation, this is now a Priority Project in the 2019 regional plan.

4. **Shared Farm Equipment for Agricultural Lessees** - This project is to address beneficiary needs to access farm equipment at an affordable cost. For an individual farmer, purchasing and maintaining farm equipment involves a high initial capital investment as well as resources for long-term maintenance. For many farmers, this is a challenge, particularly in a remote, rural area such as Moloka'i. The idea for a shared farm equipment program is to use the purchasing power of a group of farmers and have a centralized management structure to maintain the equipment in the long-term.

This was a potential project from the 2010 regional plan. As a result of beneficiary consultation, this is now a Priority Project in the 2019 regional plan.

5. **Road improvements** - This project is to conduct an inventory of the roads in homestead areas and to assess the condition of the roads. Roads will then be prioritized on several factors including level of service, severity of conditions, and needed improvements.

This priority project is an update from a potential project from the 2010 regional plan: "Request coordination with

contractors to repair road to pre-installation conditions [prior to fiber optics]." As a result of beneficiary consultation, this is now a Priority Project in the 2019 regional plan.

DRAFT REGIONAL PLAN UPDATE

Based on beneficiary comments received at the October 2019 meeting and during the 30-day comment period (which ended November 25, 2019), the following minor revisions were made to the first draft plan (October 2019 version).

1. 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan

Beneficiary comment was made that the project champion, Ahonui Homestead Association, consider meeting with representatives of the Ka 'Ohana o Kahikinui (KOOK) association, which is the only kiuleana homestead in the state.

This was added to the draft plan.

2. Ho'olehua Hale Improvements - no comments received.

3. Water Rates Assessment and Legal Analysis of Beneficiary Rights Given Potable Water Rate Disparities

Beneficiary comment was made to consider working with the Office of Hawaiian Affairs (OHA) to develop a financial assistance program for beneficiaries with financial hardship cases towards paying their water bills to the DhHL-owned system.

This was added to the draft plan.

4. Shared Farm Equipment for Agricultural Lessees

Beneficiary comment was made to consider working with the University of Hawaii College of Tropical Agriculture and Human Resources (CTAHR) to provide technical assistance to homestead farmers to seek financial assistance to develop the shared-farm equipment program

This was added to the draft plan.

5. Road Improvements

Beneficiary comments were incorporated in the project background information section of the draft plan. The

comments identified some of the current road conditions and locations to be assessed.

Additional comments received

1. 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan

- a. DHHL received comments on consideration of the land, cultural resources, and environmental conditions and of ongoing efforts to restore the land in 'Ualapu'e and surrounding areas prior to any development.

It is expected that in the planning process, this project will undergo a rigorous assessment and analysis of the environmental conditions, per Hawaii Revised Statutes Chapter 343. A cultural resource management plan is also identified as a major step for this project. Both the State EA and a cultural resource management plan are currently listed as part of the project implementation steps.

No further revision to the draft plan was made in regards to this comment.

- b. DHHL licensee substance abuse treatment service provider DHHL received comments from a current licensee, Ka Hale Pomaikai, whose facility is located near the proposed area for the 'Ualapu'e kuleana homestead priority project. Ka Hale's license is currently due to expire in 2021. They are expressing concern early in the planning process that the land on which their facility is located may be retracted by DHHL for homesteading purposes.

It is expected that in the planning process, this project will undergo a rigorous assessment and analysis of the environmental conditions, per Hawaii Revised Statutes Chapter 343. The EA process among other studies, will help determine the project location (TMKs), feasibility and estimated costs for the proposed 'Ualapu'e kuleana homestead project.

No revision to the draft plan was made in regards to this comment.

3. Water Rates Assessment and Legal Analysis of Beneficiary Rights Given Potable Water Rate Disparities

- a. Moloka'i Irrigation System (MIS)

The initial project description that DHHL received from community members was about beneficiary rights to the MIS. In further clarification, it was determined this priority project is in regards to the different water rates charged to beneficiaries connected to the potable water systems owned by DHHL and by the County. Because the MIS is a vital component to quality of life on Moloka'i and 80% of its 250 customers are beneficiaries, the MIS is a critical component to life on Moloka'i.

On a parallel effort, the current DHHL work plan includes a financial assessment of the MIS to help determinate its financial health prior to DHHL consideration to takeover ownership and management.

Copy of the community write-up is included as Appendix F in the draft plan.

No further revisions were made to the final updated regional plan since the draft was presented at the HHC meeting held January 27 - 28, 2020.

RECOMMENDED MOTION / ACTION

That the Hawaiian Homes Commission approve the recommended actions as stated.

EXHIBIT A

ITEM G-1

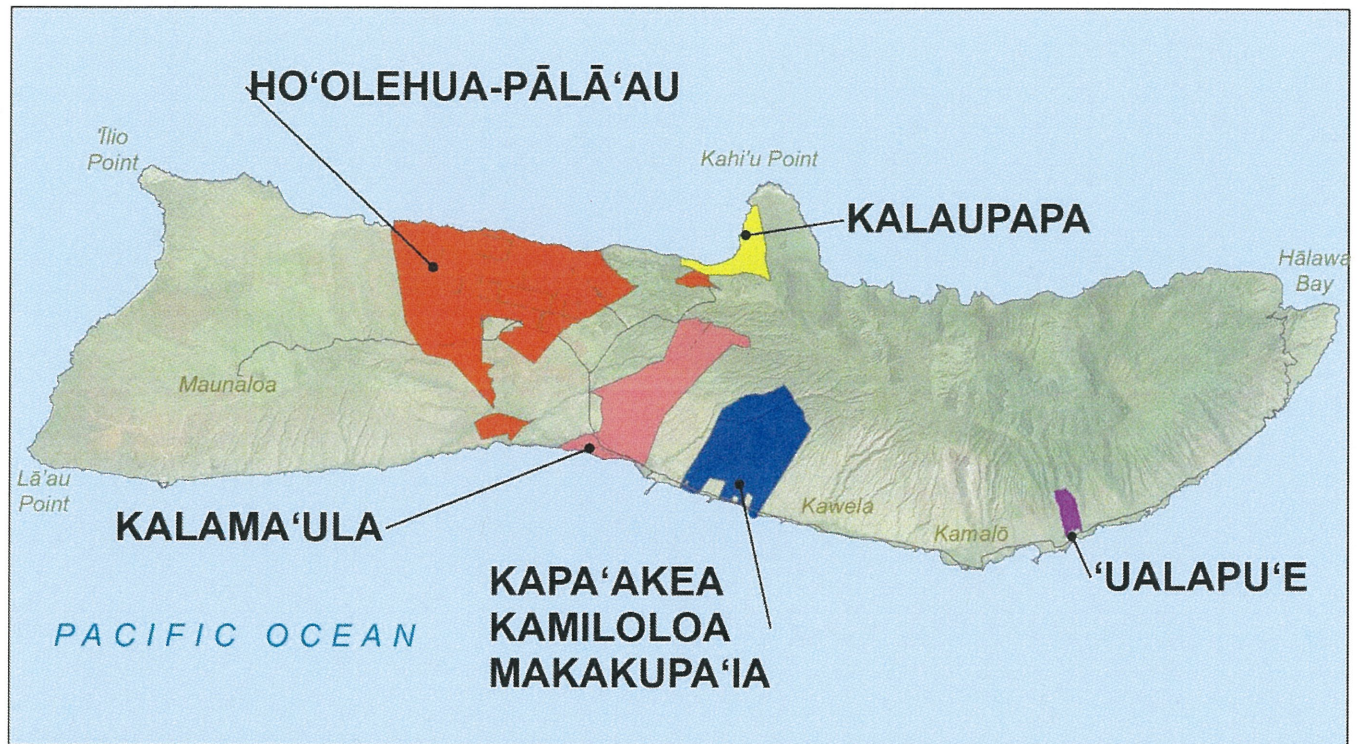
Hawaiian Homes Commission Meeting
February 18 - 19, 2020

PLANNING AREA MAP

3 Planning Area

of Kahananui Gulch, Ki'inohu Gulch, and Mo'omuku Gulch. The elevation ranges from 25 to 1,000 feet above sea level.

Figure 5. Planning Area



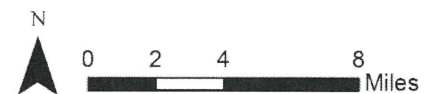
DHHL Lands on Moloka'i

DHHL Moloka'i Regional Plan 2019
Island of Moloka'i

Department of Hawaiian Home Lands
Prepared by:



July 2019



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

EXHIBIT B

ITEM G-1

Hawaiian Homes Commission Meeting
February 18 - 19, 2020

2019 MOLOKA'I REGIONAL PLAN UPDATE
FINAL

GO TO:

<https://dhh1.hawaii.gov/molokai-regional-plan-2019/>