



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Community Benefits  
Lessons Learned  
Hawaiian Homes Commission  
Item G-2  
June 16, 2020**

# Agenda

- **Purpose**
- **Introduction**
  - **The Community Benefits movement**
    - **Lessons Learned**
  - **What are Community Benefits?**
  - **What's a "CBA"?**
- **DHHL's experience**
  - **Report on Findings**
- **Suggestions to Move Forward**

# Community Benefits

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

# Community Benefits

## The Community Benefits Movement



# Community Benefits

## What are “community benefits?”

Cash, Jobs, Community services and facilities,  
Business opportunities, Pre-development,  
Environmental, Aesthetics

## What is a “Community Benefit Agreement or CBA?”

A legally binding agreement between 2 parties –  
developer and community

# DHHL's experience with Community Benefits (refer to page 5)

| DHHL Disposition   | Community Benefits  |
|--|---|
| GL No. 245 – Waiakea Center, Inc. – Hilo                       | Annual \$100,000 to 7 homestead assoc.  |
| GL No. 299 – Kauai Island Utility Co-op<br>Kauai               | <ul style="list-style-type: none"> <li>• HCDC pre-development costs</li> <li>• \$150,000 one time fee</li> <li>• Quarterly, 1% of the value of the power generated</li> <li>• Local jobs and outreach</li> <li>• School curriculum development</li> </ul> |
| Option to Lease – DeBartolo LLC<br>Kapolei                     | Annual 4% of base ground lease rent<br>\$500,000 one-time payment Kanehili park   |
| ROE – Boulevard Associates LLC – Maui                          | Annual \$300,000 Kahikinui<br>Local hiring preferences  |
| GL No. 293 – Kalaeloa Solar One LLC                            | 1% net annual profit  |
| Sublet GL No. 293 – Kalaeloa Solar One &<br>Kalaeloa Solar Two | \$424,000 one-time payment, in lieu of above<br>1% net annual profit  |
| GL No. 294 – Kalaeloa Home Lands Solar                         | 1% gross annual revenues  |

# Report Findings

- ✓ Mixed and Limited in Scope
- ✓ DHHL role in CBAs
- ✓ Need clear process for community outreach
- ✓ No standard reporting, monitoring, enforcement

# Questions to Consider

- Should DHHL play an active role in negotiating CBAs?
- Strive for maximum return for both DHHL AND Community?
- Who is the “community”?
- How does the community participate in the CBA negotiation process? And when CBA provisions change?



# Suggestions on Moving Forward

- Adopt policy, procedures, criteria
  - Balance DHHL's need for income and community benefits
  - Economic value of "the deal"
- Establish community outreach plan
  - Community direct negotiation
- Reporting, monitoring, enforcement of CBA provisions



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***Mahalo!***