

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

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Tuesday, July 21, 2020, at 9:30 a.m. via Teleconference
Livestream available at www.dhhl.hawaii.gov/live

Note: Commission Meeting Packets will be available at dhhl.hawaii.gov, by Thursday, July 16, 2020.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes for June 12, 2020 HHC Workshop, and June 16, 2020 HHC Meeting
- D. Public Testimony on Agendized Items - Via weblink only; see information below

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Approval of Homestead Application Transfers/Cancellations (see exhibit)
- D-4 Approval of Designation of Successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
- D-5 Approval of Assignment of Leasehold Interest (see exhibit)
- D-6 Approval of Amendment of Leasehold Interest (see exhibit)
- D-7 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)

B. REGULAR AGENDA

Land Management Division

- F-1 Approval to Issuance of Right of Entry Permit to Goodfellow Bros. LLC, Moiliili, Island of Oahu, TMK No: (1) 2-7-008:020 (por.)

Planning Office

- G-1 Adoption of the Papakōlea Regional Plan Update (2020) and Authorization to Disseminate the Regional Plan Update
- G-2 Declaration of a Finding of No Significant Impact for the DHHL Pu'u 'Ōpae Kuleana Homestead Settlement Plan Final Environmental Assessment, Waimea, Kaua'i TMK: (4) 1-2-002:023
- G-3 Amendment to the Kaua'i Island Plan to Apply Subsistence Agriculture, Pastoral Homestead, Community Use, Special District to Pu'u 'Ōpae, Waimea, Kaua'i TMK: (4) 1-2-002:023

III. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission – In writing via weblink only; see information below

- J-1 Kanani Higbee – Native Hawaiians on the Land
- J-2 Kathleen Chase – Fee Waiver

B. WORKSHOPS

Office of the Chairman

- C-1 For Information Only - Status Update on Emergency Postponement of Mortgage Payments for DHHL Direct Loans and Loans Assigned to DHHL
- C-2 For Information Only - Native Hawaiian Housing Block Grant Overview
- C-3 For Information Only - Draft 2020 Annual Performance Report – Native Hawaiian Housing Block Grant
- C-4 For Information Only - Summary of Legislative Session 2020
- C-5 For Information Only - Legislative Proposals for 2021
- C-6 For Information Only - Status Update on DHHL COVID-19 Emergency Rental Assistance Program

Land Development Division

- E-1 For Information Only - Fiscal Year 2020 Budget Encumbrance Summary

Land Management Division

- F-2 For Information Only – Renewable Energy Projects Statewide, Joint Presentation by LMD/PO

Planning Office

- G-4 For Information Only – Notice of Availability of Surplus Real Property Former National Oceanic and Atmospheric Administration, National Weather Service Pacific Tsunami Warning Center, 'Ewa Beach, O'ahu, TMK (1) 9-001-001 (por.)
- G-5 For Information Only – Homesteads with Declaration of Covenants, Conditions, and Restrictions

C. REGULAR AGENDA

Homestead Services Division

- D-1 HSD Status Reports
 - A - Homestead Lease and Application Totals and Monthly Activity Reports
 - B – Delinquency Report
 - C - DHHL Guarantees for USDA-RD Mortgage Loans


IV. EXECUTIVE SESSION

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. Update on Nelson Case - Richard Nelson, III et al., v HHC, Civil No. 07-1-1663
2. Update on Kalima v. State of Hawai'i, Civil No. 99-04771-12
3. Aruda v. State of Hawaii, et al., Civ. No. 2CC16-1-621; Proposed Settlement.
4. Update on Honokaia Non-Potable Water System Settlement

V. ANNOUNCEMENTS AND ADJOURNMENT

- A. Next Meeting – August 18, 2020, TBA
- B. Adjournment



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
Michael L. Kaleikini, East Hawai'i

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

Public testimony can be submitted in writing via the Department of Hawaiian Home Lands website at www.dhhl.hawaii.gov/hhc/hhc-contact

Livestream available at www.dhhl.hawaii.gov/live

Pursuant to the Governor's June 10, 2020 Supplementary Emergency Proclamation for COVID-19, Hawai'i Revised Statutes Chapter 92 regarding public agency meetings and records is currently suspended through till July 31, 2020 to the extent necessary to enable boards to conduct business without holding meetings open to the public and to allow state agencies the ability to effectively and efficiently provide emergency relief and engage in emergency management functions.

ITEM D-2 EXHIBIT
APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
ALANA, Allen D.	790	Kewalo, Oahu
ALANA, Molleen M.	790	Kewalo, Oahu
ANDERSON, Kaulana S.	12242	Waiehu 4 , Maui
ANDRADE, Jasen K.	12306	Hikina, Maui
BROWN, Phyliss K.	11661	Kanehili, Oahu
BROWN-CLEMENTE, Marlena K.	12322	Kauluokahai, Oahu
BURNS, Kahikina W.	306A	Nanakuli, Oahu
CHONG, Autumn T. U.	4900	Kuhio Village, Hawaii
ELENEKE, Kamakana O Ke Akua	7742	Waiohuli, Maui
ELLIS, Kalani K.	8304	Princess Kahanu Estates, Oahu
FOSTER, Clinton	12909	Kanehili, Oahu
GRACE, Daniel	12920	Kakaina, Oahu
HANOHANO, Donna Rae K.	7541	Waiohuli, Maui
HEINE, Margaret N. J.	8781	Waimanalo, Oahu
HEW LEN, Aaron	12908	Kanehili, Oahu
HUSSEY, George K.	2461	Waimanalo, Oahu
IAO, Maydeen K.	7640	Waiohuli, Maui
KAHAHAINA, John K.	2818	Nanakuli, Oahu
KAHELE, Lois L.	5314	Waianae, Oahu
KAIWE, Stephanie K. S.	12624	Kanehili, Oahu
KAINA, John D., Jr.	12222	Waiehu 4 , Maui
KAIWI, Dondi S.	10416	Waiohuli, Maui
KALUA, Stefan D. K.	10111	Keaukaha, Hawaii
KAMELAMELA-KAPIHE, Ashlyn K.	12373	Kauluokahai, Oahu
KANEAKUA, John N., III	2826	Kewalo, Oahu
KAPIHE, Robert, III	12910	Kanehili, Oahu
KEALOHA, William N.	692	Waimanalo, Oahu
KEIKI, Jaire L. K.	8434	Princess Kahanu Estates, Oahu
KEIKI, Jerri-Lee K. K.	8391	Princess Kahanu Estates, Oahu
KELII, Ko Sung An K.	5179	Nanakuli, Oahu
KEONE, Kamaehu B.	12466	Kauluokahai, Oahu
KUNIPO, Kamaile M.	8426	Princess Kahanu Estates, Oahu
LOVELL, Alika L.	12133	Kaupea, Oahu
MAIOLE-DAVIS, Jesse	12905	Kanehili, Oahu
MAKAIKE, Eric K.	5104A	Panaewa, Hawaii
MAKAIKE, Kelcie K.	5104A	Panaewa, Hawaii
MCKEAGUE, Juanita	12918	Keaukaha, Hawaii
MURAOKA, Ivy K.	7301	Nanakuli, Oahu
NAKAGAWA, Pamela K. P.	9610	Kalawahine, Oahu
OSTERMILLER, Reggie Ann K.	10231	Hikina, Maui
PAALANI, Douglas K.	2232	Kewalo, Oahu
PARIS, Jasmine K.	12668	Kanehili, Oahu
PASCUA, Gardenia M. K.	7444	Keokea, Maui
RAPOZA, Justin L. K.	12020	Kaupea, Oahu
REYES, Sheldon M.	12428	Kauluokahai, Oahu

SANBORN, Lehuanani	12835	Kauluokahai, Oahu
SCHUTTE, Barney J.	3392E	Puukapu, Hawaii
SILVA, Royce	11669	Kanehili, Oahu
SOH, Thurston K.	8507	Princess Kahanu Estates, Oahu
STEVENS, Cyana C. A.	11436	Kaupea, Oahu
TAEOLII, Ronette K.	9758	Maluohai, Oahu
TOMINAGA, Yolanda Ann	2461	Waimanalo, Oahu
WATSON, Aaron K. W. K.	4502	Nanakuli, Oahu

ITEM D-3 - EXHIBIT

HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT	AREA
AH MAU, Barbara Jean	Oahu IW Res
BACLAAN, Fredlyn K.Y.L.	Maui IW Agr to Oahu IW Agr
BACLAAN, Fredlyn K.Y.L.	Maui IW Res to Oahu IW Res
BRANCO, Shannon L.K.	Maui IW Agr to Hawaii IW Agr
BREDE, Brandon	Oahu IW Res to Kauai IW Res
CAMBRA, Ruth Ann L.	Waimanalo Area / Oahu IW Res
CHAI, Kainoa T.	Oahu IW Res to Hawaii IW Res
CHAI, Kimo P.	Hawaii IW Agr to Hawaii IW Pas
CHOW, Shannon K.F.	Oahu IW Res
DAY, Major R.E.	Maui IW Agr to Maui IW Pas
ELABAN, Jacqueline	Hawaii IW Agr to Oahu IW Agr
ELABAN, Jacqueline	Hawaii IW Res to Oahu IW Res
ELI, Walter K.	Hawaii IW Res to Oahu IW Res
FATANUM, Uilani R.	Hawaii IW Agr to Oahu IW Agr
GARCIA, Agnes	Oahu IW Res to Maui IW Res
JARDINE, James P.	Hawaii IW Agr to Maui IW Pas
JOHANSEN, Aldan R., Jr.	Hawaii IW Agr to Oahu IW Agr
JOHANSEN, Aldan R., Jr.	Oahu IW Res to Hawaii IW Res
KAALAKEA, Jeroma B.L.	Maui IW Agr to Maui IW Pas
KAHIAPO, Jacob S.	Kauai IW Res to Oahu IW Res
KAHOOHANO HANO, Teana M.N.	Hawaii IW Res to Maui IW Res
KALANIHUIA, Alexander P., Jr.	Maui IW Agr
KANAHELE, Alana	Kauai IW Res to Hawaii IW Res
KANAHELE, Alana	Kauai IW Pas to Hawaii IW Pas
KEKAUALUA, Lillian K.K.	Hawaii IW Pas
KOOMOA, Lyman L.	Oahu IW Res to Maui IW Res
LANE, Michele E.K.	Oahu IW Res
LEFITI, Jennie-Lee M.K.	Hawaii IW Res to Oahu IW Res
LEWIS, Diana K.	Oahu IW Res
LINDSEY-CRABBE, Charla P.	Hawaii IW Pas
MACPHERSON, Maluhia M.	Maui IW Res to Kauai IW Res
MAKALUA-YEE, Michelle E.L.K.	Maui IW Agr to Molokai IW Agr
MARTIN, Laurie Ann P.	Hawaii IW Res

MCGURN, Mavis L.	Oahu IW Res
MONTEZ, Mervin K.	Oahu IW Res
NAEOLE, Earl Leroy	Papakolea / Kewalo Area / Oahu IW Res
NASH, Reginald Kaleialoha	Oahu IW Res to Lanai IW Res
NIAU KANAHELE, Jerica K.	Kauai IW Agr to Oahu IW Agr
NIAU KANAHELE, Jerica K.	Kauai IW Res to Oahu IW Res
PEA, Martin Kini	Hawaii IW Res to Oahu IW Res
PENNINGTON, Edwina L.	Oahu IW Res
POHINA, Oliver K., III	Oahu IW Res
ROSEHILL, Luana Mae N.	Hawaii IW Agr to Molokai IW Agr
SMITH, Jade A.	Maui IW Agr to Maui IW Pas
WILLING, Korina Ann H.	Hawaii IW Res to Maui IW Res
WOOLSEY, Cleve A.K.	Oahu IW Agr to Molokai IW Agr
YUEN, Melorie C.P.	Oahu IW Res to Lanai IW Res
ZAMORA, Henry	Nanakuli Area / Oahu IW Res

ITEM D-4 EXHIBIT

LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR LEASEHOLD INTEREST FOR
MONTH OF JULY 2020

LESSEE	LEASE NO.	AREA
BRAND, Frances L.	9025	Puukapu, Hawaii
DAVIS, Maria K. K.	4103	Waimanalo, Oahu
MOSES, May K.	6863	Puueo, Hawaii
PELEKANE, Louise	3523	Kapaakea, Molokai
REQUILMAN, Hansen H.	11390	Kaupea, Oahu

ITEM D-5 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
JAEGER, Rita M. A.	4697	Kalamaula, Molokai
KAHALEWAI, David K.	6218	Panaewa, Hawaii
KEAHIOLOALO, Theodore	6413	Makuu, Hawaii
KEIKI, Jerri-Lee K. K.	8434	PKE, Oahu
PELEKAI-WAI, Kulea K.	8391	PKE, Oahu
KOS, Ernette K.	11436	Kaupea, Oahu
KUPAU, Sonja L.	3920	Waimanalo, Oahu
LINDSEY, Charles R., III	6314	Keaukaha, Hawaii
MOFFETT, Donna M.	12918	Keaukaha, Hawaii
RAMOS, Thomas N.	4644	Waianae, Oahu
RAMOS, Helaine K.	12907	Kanehili, Oahu
VICTOR, Peyton O.	2623	Nanakuli, Oahu
WRIGHT, Paulette A. L. W.	2523	Waiakea, Hawaii
REYES, Fred I.	6070	Kalamaula, Molokai
TRAINER, M. Kauilani	6112	Kalamaula, Molokai
ADOLPHO, Carl H.	6112	Kalamaula, Molokai

ITEM D-6 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
BRAND, Frances L.	9025	Puukapu, Hawaii
EHU, Beth P.	1885	Waiakea, Hawaii
KEALOHA, William N.	692	Waimanalo, Oahu
LASUA, Lawrence K.	19	Kalamaula, Molokai
LONO, Clyde P.	2657	Waimanalo, Oahu
ROBERTS, Carolyn L.	2657	Waimanalo, Oahu
NORMAN, Donnette L.	3083	Keaukaha, Hawaii
REYES, Fred I.	6070	Kalamaula, Molokai
TOMINAGA, Yolanda Ann	2461	Waimanalo, Oahu
TRAINER, M. Kaulani	6112	Kalamaula, Molokai
VICTOR, Peyton O.	2623	Nanakuli, Oahu
WRIGHT, Paulette A. L. W.	2523	Waiakea, Hawaii

ITEM D-7 EXHIBIT

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

LESSEE	LEASE NO.	AREA
DEAGUIAR, Lila K. P.	9420	Kaniohale, Hawaii
KEALOHA, William N.	692	Waimanalo, Oahu
LEWI, Roy K.	10232	Kawaihae, Hawaii
NORMAN, Donnette L.	3083	Keaukaha, Hawaii
RYAN, Yvonne M.	12662	Kanehili, Oahu
TUILOMA, Rosaline M.	8471	PKE, Oahu

HAWAIIAN HOMES COMMISSION
JULY 21, 2020
TELECONFERENCE
9:30 A.M.

C – ITEMS
OFFICE OF THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Juan Garcia, HSD Administrator
Subject: Status Update on Emergency Postponement of Mortgage
Payments for DHHL Direct Loans and Loans Assigned to
DHHL

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

On March 24, the Hawaiian Homes Commission approved the postponement of mortgage loan payments for all DHHL direct loans and loans assigned to DHHL for a period of six (6) months, effective with the April 2020 payment. Lessees/borrowers that may need an additional six (6) months postponement can request relief from the department and will be evaluated on a case-by-case basis.

This Commission action was subsequent to the Governor's initial through the Third Supplementary Proclamations for COVID-19 implementing a mandatory self-quarantine for all persons entering the State and social distancing throughout the State continuing through April 30, 2020 unless terminated by separate proclamation. Since that time, the Governor has issued the Ninth Supplemental Proclamation related to the COVID-19 Emergency extending the disaster emergency relief period through July 31, 2020. In light of the three-month extension and the expected continued extension with the Governor announcing that he will delay the launch of the pre-travel testing program for incoming travelers to Hawaii to September 1, 2020, this submittal is intended to begin the discussion with the Commission about whether an additional time period is appropriate for emergency postponement of mortgage payments for direct loans and loans assigned to DHHL.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides relief for homeowners with government-guaranteed mortgages. Similar to the Commission's action, the CARES Act allows for interest and penalty free forbearance for at least 6 months and up to one year.

Since the Commission action, 277 or 28% of the DHHL Direct Loan Borrowers have elected to postpone their April payment, while 70 or 44% of the Borrowers whose loan has been assigned to the Department elected to postpone their June payment. By comparison, 330 or 34% of the DHHL Direct Loan Borrowers have elected to postpone their June payment, while 81 or 51% of the Borrowers whose loan has been assigned to the Department elected to postpone their June payment.

RECOMMENDED MOTION/ACTION

None; For information only.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Lehua Kinilau-Cano, NAHASDA Manager
SUBJECT: C-2 Native Hawaiian Housing Block Grant Overview.

RELEVANT MATERIAL WILL BE DISTRIBUTED UNDER SEPARATE COVER.

ITEM NO. C-2

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: Draft 2020 Annual Performance Report (APR) - Native
Hawaiian Housing Block Grant

RECOMMENDATION MOTION/ACTION:

None; For information only.

DISCUSSION

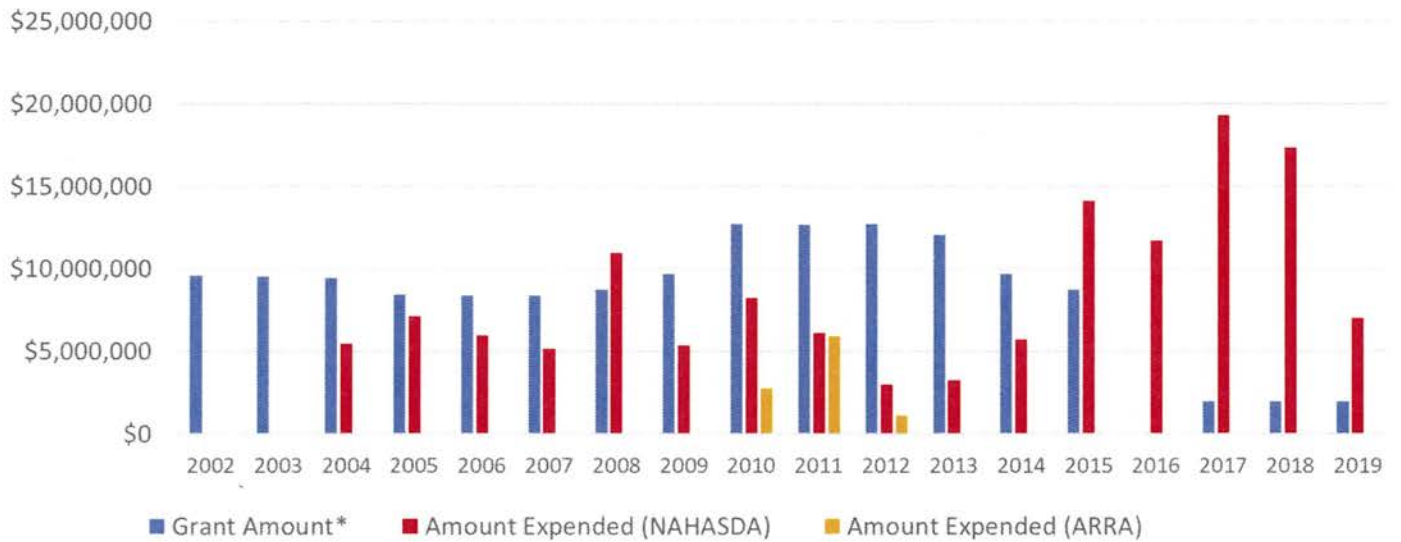
Title VIII of the Native American Housing and Self Determination Act requires the Department of Hawaiian Home Lands, as the sole recipient of Native Hawaiian Housing Block Grant funds, to report annually on activities performed in the past year. The report, disseminated for thirty days of public comment on July 21, 2020 will be finalized and submitted to the U.S. Office of Housing and Urban Development by August 30, 2020.

The shaded sections of the APR report and activities approved as the Annual Housing Plan in April 2019.

Fiscal Year 2019 - 2020 Expenditures by AHP Activity:

AHP 1.	2019 Capital Improvement Projects	\$ 308,137.52
AHP 2.	Developer Financing	\$ 0
AHP 3.	HALE Program - Risk Mitigation	\$ 10,101.04
AHP 4.	Homeowner Financing	\$3,355,711.00
AHP 5.	Home Assistance Program	\$ 196,160.00
AHP 6.	Emergency Financing	\$ 0
AHP 7.	Rental Operating Subsidy	\$ 250,000.00
AHP 8.	Rental Vouchers	\$2,063,191.55

NAHASDA GRANT/EXPENDITURES



Current NAHASDA Balance: \$15,544,787.60

Encumbered by Contract: \$11,564,147.34

Available NAHASDA Balance: \$ 3,980,640.26

RECOMMENDED MOTION/ACTION

None; For information only.

For DHHL's Use: July 1, 2019 thru June 30, 2020 Annual Performance Report

ANNUAL PERFORMANCE REPORT

(NAHASDA §§ 803(b)(1), 803(c)(1) and 820(a)(2))

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

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

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

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

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

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

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Note: The page numbers in the Table of Contents can update automatically as the NHHP or APR is completed. To update the page numbers, right-click anywhere in the table, select "Update Field" and select "update page numbers only."

Native Hawaiian Housing Block Grant (NHHBG)

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

NHHP/APR**U.S. Department of Housing and Urban Development**

Office of Public and Indian Housing

Office of Native American Programs

COVER PAGE**(1) Grant Number: 14HBGHI0001; 15HBGHI0001; 17HBGHI0001; 18HBGHI0001; 19HBGHI0001****(2) Recipient Fiscal Year: 2019****(3) Federal Fiscal Year: 2019****(4)** ☐ Initial Plan (Complete this Cover Page then proceed to Section 1)**(5)** ☐ Amended Plan (Complete this Cover Page and Section 14)**(6)** ☒ Annual Performance Report (Complete items 24-27 and proceed to Section 3)

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

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

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

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

SECTION 1: FIVE YEAR PLAN

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

Five Year Period: **2018** through **2023**

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

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

Enter the DHHL's Mission Statement here:

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

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

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

Goals May Include:

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

Objectives May Include:

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

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

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

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

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

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

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

Select from the objectives listed above.

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

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

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

Select from the objectives listed above.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Select from the objectives listed above.

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

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

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

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

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

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

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

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS

(NAHASDA § 803(c)(2)(B))

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

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

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

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

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

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

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

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

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

Native Hawaiian Rehabilitation

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

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

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

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

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

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

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

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

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

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

The DHHL did release the draft AHP for thirty days of public comment; only one verbal comment was received from Mr. Bo Kahui of Lai Opua 2020. Mr. Kahui encouraged the department to include funding for model activity and to utilize New Market Tax Credit methodology in calculating whether a homestead is 80% AMI instead of census tract data.

The department was able to clarify the Commission's approval of its Model Activity Policy wherein U.S. census tract data is used and/or Community Development Block Grant census tract data. The department also clarified that the Commission had a strong focus of using NHHBG funding for lot development and vertical construction of housing.

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

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

SECTION 3: PROGRAM DESCRIPTIONS

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

Planning and Reporting on Program Year Activities

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

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

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

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

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

Outcome May Include:

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

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

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

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

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

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

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

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

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

Panaewa

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

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

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

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

(2) Assist renters to become homeowners

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

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

(2) Assist renters to become homeowners

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

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

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

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

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

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

Construction for the 16 subsistence ag lots in Panaewa, Hawaii expected to be completed next fiscal year will be funded with Trust funds instead of NHHBG funds. However, any NAHASDA eligible family who would like to build a residence on the subsistence ag lot could request NHHBG homeowner financing subject to funding availability.

Construction management services continued as the subdivision process is still ongoing in Keokea-Waiohuli, Maui for Phase 1A (45 lots) and Laiopua Village 4 Akau (118 lots) and Hema (125 lots), Hawaii Island. Engineering is in progress for East Kapolei IIC, Oahu (130 lots); Anahola Farm Lots Water System, Kauai; and Hoolehua Water System, Molokai. Although infrastructure in East Kapolei IIB, Oahu (160 lots) was completed long before this fiscal year, retainage was disbursed during this fiscal year. The number of lots for NAHASDA eligible families will be apportioned based on the amount of NAHASDA funds utilized as part of the overall cost for each of these projects.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots	0	0

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

As reported in the 2018 APR, Panaewa fell behind schedule because the County of Hawaii was asserting its zoning responsibilities under chapter 205, Hawaii Revised Statutes. The State Attorney General issued an opinion during this fiscal year essentially concluding that to the extent the Land Use Commission's classifications conflict with DHHL's uses of its lands for homesteading purposes, the Hawaiian Homes Commission Act will control and the Land Use Commission's classifications cannot be enforced. This AG opinion should allow for the project to move forward without further delay.

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

DHHL should broaden the project description because although the primary planned priority this fiscal year was to complete the development of 16 subsistence ag lots in Panaewa, Hawaii. Programs from prior fiscal years including Keokea-Waiohuli, Maui; Laiopua Village 4, Hawaii Island; East Kapolei IIC, Oahu; Anahola Farm Lots Water System, Kauai; and Hoolehua Water System, Molokai are still in progress and slated for completion in future fiscal years.

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

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

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

This activity will provide for funding as part of a capital stack to conduct vertical construction of Phase 1 with 60 rent with option to purchase units in Lai Opuu, Village 4. Developer selected and DHHL waiting on completion of ERR to begin construction. It is not anticipated that expenditures will result in units being built until 2021.

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

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

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

(7) Create new affordable rental units

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

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

(2) Assist renters to become homeowners

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

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

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

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

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

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

As reported in the 2018 APR, the developer for this project was unfamiliar with NAHASDA rental requirements. After clarification from HUD, the developer opted not to utilize NHHBG funds in the project in the fourth quarter of the fiscal year after the 2019 Native Hawaiian Housing Plan was prepared.

Nevertheless, as reported in the 2017 APR, DHHL utilized this activity for its East Kapolei IIB, Oahu project to provide assistance to the developer for vertical construction of turnkey units resulting in assistance for 25 NAHASDA eligible families as explained in supplemental communication to HUD.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	0	0

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

As previously noted, the developer for the project opted against using NHHBG funds in light of the NAHASDA requirements regarding rentals. Nevertheless, trust funds were substituted for NHHBG funds and the goal is still to have units being built in 2021.

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

DHHL should consider if broadening the project description would be appropriate because although the primary planned priority this fiscal year was to provide developer financing in Lai Opua, Village 4, the East Kapolei IIB project providing assistance to the developer for vertical construction of turnkey units is still ongoing.

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

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

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

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

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

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

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

(2) Assist renters to become home owners

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

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

(2) Assist renters to become homeowners

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

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

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

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

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

The following vendors have agreements that will complete this goal and activity in July and November 2019, respectively, and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Executed Agreements:

- Hawaii Home Ownership Center, 2014 Award, (Assist families on Hawaii Island & Kauai with homeownership preparation)
- Helen Wai, LLC, 2014 Award, (Assist families on Oahu with homeownership preparation)

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

Two homeownership workshops held on August 17 and September 14, 2019 with 85 attendees registered and intake services, initial counseling and follow up provided for 23 NAHASDA eligible clients.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	5	23

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

This activity is coming to an end with new contracts being procured with non-federal funds.

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

Although new contracts are being procured with non-federal funds, there may be opportunity in the future to consider providing services to NAHASDA eligible families who are navigating through the owner builder experience.

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

1.1 Program Name and Unique Identifier: Homeowner Financing (AHP IV)
1.2 Program Description <i>(This should be the description of the planned program.):</i> Financing will be provided by the department through its Direct Loan Program.
1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i> (14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]
1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i> (2) Assist renters to become homeowners
Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i>
1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i> (2) Assist renters to become homeowners
Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i>
1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i> Kauai: 1 lessees, Piilani Mai Ke Kai (pending ERR) Maui: 5 Waiohuli lessees Molokai: 3 Package Home Lessees Molokai: 1 Home Repair lessees Oahu: 4 Kakaina lessees for self-help units Hawaii: 3 Package Home lessees in Keaukaha (pending ERR) Hawaii: 3 Home Repair lessees in Keaukaha (pending ERR) Total: 20 lessees
1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i> Financing for home loans statewide utilizing NHHBG funds for projects afore-mentioned.

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

Five homes built in partnership with Habitat for Humanity – 3 in Piilani Mai Ke Kai, Kauai, 1 on Hawaii Island, and 1 in Kakaina, Oahu were completed and occupied in this fiscal year. The funding for four of these five homes were from prior fiscal years. In addition, financing was also provided for 1 lessee in Waimanalo, Oahu.

An additional five homes are near completion and will be counted in the next fiscal year – 2 in Waiohuli, Maui, 1 on Hawaii Island, 1 in Kakaina, Oahu, and 1 in Kanehili, Oahu. Three of these five homes were built in partnership with Habitat for Humanity and the funding for four of these five homes were also from prior fiscal years.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	5	6

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

The construction process is lengthy and although an estimate of one year is projected, delays in securing permits, contractors willing to complete the necessary certified payroll to comply with labor requirements, and additional excavation work can extend the construction timeline.

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

Homeowner financing is a critical component for NAHASDA eligible families, so expanding options to include down payment assistance and individual development accounts before and during construction are additional programs that could stretch NHHBG funds across more families.

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

<p>1.1 Program Name and Unique Identifier: Home Assistance Program (HAP) (AHP V)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This program covers the department's attempt to address substandard, aging housing on the homelands. Using its existing partnerships with community agencies, the goal is to service the beneficiary lessees of: Kalamaula/Hoolehua/Kapaakea; Keaukaha-Panaewa; Nanakuli/Waianae; and Papakolea/Waimanalo. There are already 50 families identified or being served at present by the department.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(3) Improve quality of substandard units</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(3) Improve quality of substandard units</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Families determined and identified by HAP or subrecipient staff as eligible will be assisted.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i> Families determined and identified by HAP or subrecipient staff as eligible will be assisted. This includes the 20 families who were waiting for help from the C&C of Honolulu program.</p> <p>Deferred, no-payment loans, subject to conditional recapture, as defined by Home Assistance Program will be provided. NAHASDA eligible families will receive \$100,000 to repair their home according to HUD Housing Quality Standards. The standards prioritize repairs for the home. Only two families remain in active home repair of the original 20 from the City & County of Honolulu's 2011 program.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>Two home repairs were completed in Keaukaha, Hawaii and Nanakuli, Oahu. Another two home repairs in Nanakuli and Waimanalo, Oahu were anticipated. However, burdensome sewer requirements are being conditioned by the City and County of Honolulu, so since DHHL is in the process of assessing sewers for turnover to the City and County of Honolulu, the recommended approach was to finalize these projects as</p>

part of DHHL's ongoing sewer improvement projects. An additional three homes in Keaukaha, Hawaii and Papakolea and Waimanalo, Oahu are near completion and construction has begun on a home in Hoolehua, Molokai, which are all expected to be counted in the next fiscal year.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	5	2

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

As similarly reported under homeowner financing, the construction process for home repair is also lengthy and although an estimate of one year is projected, delays in securing permits and contractors willing to complete the necessary certified payroll to comply with labor requirements can extend the construction timeline. In addition, the burdensome sewer requirements for two lessees will delay completion with the goal of having this issue addressed as part of DHHL's ongoing sewer improvement projects.

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

This program, though valuable, should be re-examined to consider the high cost of abatement whether for lead based paint or asbestos and other issues such as sewer and energy requirements as well as unpermitted improvements to determine the best way forward in assisting lessees with substandard housing.

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

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

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

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

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

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

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

(4) Improve quality of existing infrastructure

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

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

(4) Improve quality of existing infrastructure

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

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

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

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

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

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

State funding for repair and maintenance of existing infrastructure has reduced the need to utilize NHHBG funds for this purpose and no funds were expended for this program during the fiscal year.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots	2	0

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

The aging infrastructure for some of the older homesteads is an ongoing issue, but State funding for sewer improvements in Papakolea and other communities is aimed at addressing these types of health and safety improvements.

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

DHHL eliminated this program from the housing plan for July 1, 2020 thru June 30, 2021 based on the experience from this fiscal year.

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

<p>1.1 Program Name and Unique Identifier: Rental Operating Subsidy (AHP VII)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for use as a rental operating subsidy to eligible rental housing on Trust Lands in Waimanalo.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(20) Operation and Maintenance of NHHBG-assisted Units</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(6) Assist affordable housing for low income households</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>The rental housing project, with up to 85 units, on Trust Lands in Waimanalo will be assisted.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>The project would be assisted with an annual operating subsidy paid directly to the development company. This elderly housing project was first occupied in 2002 and was constructed with funds from the state's Low Income Housing Trust Fund and Rental Housing Trust Fund along with funds from DHHL and the Office of Hawaiian Affairs. Many of the elderly are living on fixed income and cannot afford current rental rates under Hawaii Housing and Finance Development Corporation (HHFDC) which oversees the project and approves the rates from the developer.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)).</i></p> <p>A subsidy agreement for the Waimanalo Kupuna Housing Project provides an annual subsidy of \$250,000 per year, which amounted to over \$11,000/month ranging from \$10/month to \$513/month for 81 Kupuna and the remaining funds covered other operating expenses as provided for in the agreement. The use of NHHBG funds to cover Project rental assistance, including operating and other expenses is aimed at maintaining the affordability of rents for Kupuna residing within the Project.</p>

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units in Inventory	40	81

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

This program was expected to start in the prior fiscal year. Nevertheless, the subsidy agreement allows for the term to be retroactive to July 1, 2018 – June 30, 2019 upon confirmation that tenants rents were charged and calculated to comply with 24 CFR Part 1006.310(a) and shall not exceed 30% of the tenants adjusted gross monthly income (24 CFR Part 1006.10).

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

None.

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

I.I Program Name and Unique Identifier: Rental Vouchers (AHP VIII)
1.2 Program Description (This should be the description of the planned program.): This activity provides funds for rental housing vouchers (first month rent/deposit/emergency rent) to non-profits already engaged in this activity. Eligible families will be 80% AMI and beneficiaries of the Hawaiian Homes Commission Act of 1920.
1.3 Eligible Activity Number (Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.): (17) Tenant Based Rental Assistance [8I0(b)(2)]
1.4 Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.): (6) Assist Affordable Housing for Low-Income Households
Describe Other Intended Outcome (Only if you selected "Other" above.):
1.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.): (6) Assist affordable housing for low income households
Describe other Actual Outcome (Only if You selected "Other." above.):
1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate program</u> within this section.): Eligible families under the HHCA and Title VIII of NAHASDA.
1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): At present, a number of non-profits provide deposit/first months rent/emergency rent for families at risk of homelessness, overcrowding, or without shelter. The goal of this activity will have the DHHL conduct a Request for Proposals to provide funding to families eligible for this activity. With the average rent/deposit at approximately \$2000 per family, the DHHL anticipates assisting over 500 families with funds recently appropriated in the US Congress' FY18 Omnibus legislation. In this first year of this activity's setup, the DHHL is being conservative in its outputs listed under 1.9

1.8 APR.: (Describe the accomplishments for the APR in the 12 months in accordance with 24 .CFR §1006.4JQ(b)(2) and (3)):

Assistance for the four families identified in the prior fiscal year continued this fiscal year and assistance for one additional lessee was provided at the end of the fiscal year. Funding for two of the four families were paid in the prior fiscal year. The monthly rent of \$2550/month for a lessee in Papakolea continued from May 2019, the security deposit and monthly rent of \$2916.65 for a lessee in Maui started with a prorated portion in June 2019, and the security deposit and monthly rent of \$1375 for a lessee in East Hawaii was paid for with funds from this fiscal year, but will cover rental assistance for the next fiscal year.

The Hawaiian Homes Commission in April 2020 authorized the establishment of the DHHL COVID-19 Emergency Rental Assistance Program utilizing NHHBG funds to provide security deposit and/or rent for up to six months to eligible Native Hawaiian families impacted by COVID-19. The program originally aimed at assisting Native Hawaiians currently on the Applicant Waiting List who may be experiencing difficulty paying rent as a result of income/job loss due to COVID-19 was expanded in June to include undivided interest lessees. After executing a contract with Aloha United Way (AUW), the program officially launched on May 11, 2020. As of June 30, AUW reported that 25 families – 16 on Oahu, 5 on Maui, 3 on Hawaii Island, and 1 on Kauai comprised of households with 52 adults and 42 minors have been approved for rental assistance ranging from \$111.50/month to \$2101.65/month.

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

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	15	30

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

The program as originally planned prior to COVID-19 anticipated a Request for Proposal (RFP) modeling programs such as the State Rental Assistance Program and Rapid Re-Housing. As the work was underway, COVID-19 required a program be launched immediately for NAHASDA eligible families currently experiencing financial difficulty.

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

The lessons learned from the experience of the DHHL COVID-19 Emergency Rental Assistance Program is helping to shape how a rental assistance program may operate outside of COVID-19.

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

SECTION 4: AFFORDABLE HOUSING RESOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Office of the Chairman (OCH) — 20 staff members

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

Administrative Services Office (ASO) – 7 staff members

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

Fiscal Office (FO) – 12 staff members

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

Planning Office (PO) - 8 staff members

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

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

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

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

Homestead Services Division (HSD) – 32 staff members

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

Land Management Division (LMD) – 12 staff members

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

Land Development Division (LDD) – 17 staff members

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

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

Hawaiian Homes Commission (HHC)

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

Department of Hawaiian Home Lands

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

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

SECTION 5: BUDGETS

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

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12-month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12-month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12-month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12-month fiscal year	(J) Actual unexpended funds remaining at end of 12-month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12-month fiscal year
1. NHHBG Funds	8,400,000	2,000,000	10,400,00	7,570,000	2,830,000	14,638,221.26	2,000,000	16,638,221.26	1,093,433.66	15,544,787.60	11,564,147.34
2. NHHBG Program Income	0	480,000	480,000	480,000	0	0	1,473,781.71	1,473,781.71	1,473,781.71	0	
LEVERAGED FUNDS											
3. Other Federal Funds							4,116,168.15	4,116,168.15	4,116,168.15		
4. LIHTC											
5. Non-Federal Funds											
TOTAL	8,400,000	2,480,000	10,880,000	8,050,000	2,830,000	14,638,221.26	7,589,949.86	22,228,171.12	6,683,383.52	15,544,787.60	11,564,147.34

Notes:

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

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

PROGRAM NAME (lie to program names in Section 3 above)	Unique Identifier	NHHP			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12- month fiscal year	(M) Total all other funds to be expended in 12- month fiscal year	(N) Total funds to be expended in 12- month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12- month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
2019 CIP	AHP I	250,000	100,000	350,000	2,389,20	305,748.32	308,137.52
Developer Financing	AHP II	5,000,000		5,000,000			
HALE Risk Mitigation	AHP III	50,000		50,000		10,101.04	10,101.04
Homeowner Financing	AHP IV	1,000,000	280,000	1,280,000	662,065.22	2,693,645.78	3,355,711
HAP	AHP V	400,000		400,000	100,000	96,160	196,160
Emergency Financing	AHP VI	100,000	100,000	200,000			
Rental Operating Subsidy	AHP VII	250,00		250,000		250,000	250,000
Rental Vouchers	AHP VIII	20,000		20,000	5,833.30	2,057,358.25	2,063,191.55
Planning and Administration Loan Repayment – describe in 3 and 4 below.		500,000		500,000	323,145.94	176,936.47	500,082.41
TOTAL		7,570,000	480,000	8,050,000	1,093,433.66	5,589,949.86	6,683,383.52

Notes:

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

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

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

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

This program year saw the reimbursement of over \$4 million of NHHBG funds planned for expenditure under an agreement with a developer to finance the construction of 100 housing units in the East Kapolei IIB project on Oahu. Although the intended target for this development were families who are income eligible with an undivided interest lease, the initial response to this offering appeared to indicate that a higher number of families would be above the income eligibility requirement. In order to ensure that the NHHBG funds were utilized for families who met the income eligibility requirement, the decision was made to reimburse \$5 million of NHHBG funds with trust funds. A little less than \$1 million of NHHBG funds were reimbursed in the prior fiscal year. In addition, over \$1.4 million in program income was realized as a result of NAHASDA loans.

SECTION 6: OTHER SUBMISSION ITEMS

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

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

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

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

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

The department does not intend to service non-low-income families or conduct model activities in the program year.

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

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

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

Native Hawaiian Housing Block Grant (NHHBG)

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

NHHP/APR

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

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

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

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

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

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

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

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

Yes ☒ No ☐

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

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

Yes ☒ No ☐ Not Applicable ☐

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

Yes ☒ No ☐ Not Applicable ☐

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

Yes ☒ No ☐ Not Applicable ☐ and

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

Yes ☒ No ☐ Not Applicable ☐

SECTION 8: SELF-MONITORING

(NAHASDA § 819(b), 24 CFR § 1006.401)

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

Self-monitoring was conducted through July 2020. The areas reviewed included: 1) Audit Report, 2) Financial Health Assessment, 3) Fiscal & Financial Management, 4) Procurements & Contract, 5) Resident Eligibility & Service Standards, 6) Organizational Control Environment, 7) Labor Standards & Contract Administration, 8) Complaint Management, 9) APR Development, 10) Assuming Environmental Review, and 11) Physical Assets. A few highlights from these different areas include the following: 1) The Audit report for fiscal year ending June 30, 2019 was received by the Federal Audit Clearing house on March 13, 2020. 2) NHHBG funds were not obligated within two years because last fiscal year saw the reimbursement of nearly \$5 million of NHHBG funds - \$4 million for the Lalamilo project and nearly \$1 million for developer financing in East Kapolei and this fiscal year saw the reimbursement of an additional \$4 million for developer financing in East Kapolei. This \$9 million needed to be spent before other funds could be obligated. With the expenditure of these funds, DHHL is anticipating the obligation of NHHBG funds within two years. 3) Financial reports are submitted in a timely manner and expenditures are supported with appropriate documentation for each program year. 4) Two NAHASDA staff completed state procurement training during the fiscal year. 5) In addition to ensuring continued determination of income eligibility for NAHASDA assisted families, the expenditure of funds in this fiscal year for the Waimanalo Kupuna Housing project resulted in review of the rent, occupancy, and management of this project. 6) The NAHASDA Loan Assistant position was filled on May 1, 2020, although adequate staffing remains an issue. Given the budget limitations and hiring freeze, DHHL will continue to deploy as many resources as possible including contracting services through organizations like AUW, the vendor for the emergency rental assistance program. 7) DHHL continues to ensure compliance with Davis-Bacon wage rates and other labor requirements. 8) The Information & Community Relations Officer is largely responsible for Complaint Management and has indicated that a software workflow will be added to improve reporting on complaints. 9) HUD Honolulu staff provided training on the Annual Performance Report and Monitoring on June 18, 2020. 10) The open finding as it pertains to environmental review was partially addressed through additional training by two DHHL staff during this fiscal year and through continued discussion with HUD Honolulu staff. 11) The final inspection report for East Kapolei IIB was provided and as previously noted the inspection and maintenance of the Waimanalo Kupuna Housing project was reviewed.

SECTION 9: INSPECTIONS

(NAHASDA § 819(b))

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

(A)		(B)	Results of Inspections	
Activity		Total number of units inspected	(C)	Total number of units (Inventory)
NAHASDA-Assisted Units: Running inventory as of Fiscal Year Beginning (July 1) a 12-month total.				
a.	New Construction Completed	5		584
b.	Rehab/Repair Completed	2		97
c.	Rental Assistance (if applicable)	81		
d.	Other			
Total		88		681

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

(3) If no, why not:

SECTION 10: AUDITS

(24 CFR § 1006.375(d))

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

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

Yes ☒ No ☐

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

If No, an audit is not required.

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

SECTION 11: PUBLIC AVAILABILITY

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

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

Check one: Yes ☒ No ☐

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

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

Public comment will be received from July 21, 2020 thru August 21, 2020. The final draft of this APR will be submitted to HUD by August 28, 2020.

SECTION 12: JOBS SUPPORTED BY NAHASDA

(NAHASDA § 820)

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

Native Hawaiian Housing Block Grant Assistance (NHHBG)	
(1) Number of Permanent Jobs Supported	33
(2) Number of Temporary Jobs Supported	9

(3) Narrative *(optional)*:

SECTION 13: NHHP WAIVER REQUESTS

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

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

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

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

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

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

SECTION 14: NHHP AMENDMENTS

(24 CFR § 1006.101(d))

Use this section for NHHP amendments only.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

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

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

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: Summary of Legislative Session 2020

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

The State Budget

The Hawaii State Legislature passed HB2200, HD1, SD1, appropriating funds for the operating budget of the Executive Branch. In addition, the Legislature passed HB2725, HD1, SD1, which appropriates funding for capital improvement projects for fiscal biennium 2019-2021. The Legislature subsequently passed SB126, SD1, HD1, CD1, which amends these prior two bills and appropriated funds designated for the State by the CARES Act. As explained at last month's meeting in approving DHHL's budget for Fiscal Year 2021, DHHL's operating budget was reduced by over \$3 million dollars in the fiscal year that just ended as well as the next fiscal year. With regard to the Governor's CIP request of \$20 million for lot development and \$5 million in CIP for R&M for existing infrastructure, the Legislature appropriated \$20 million for lot development, \$5 million for existing infrastructure, \$9 million for Leialii Parkway and Highway Improvements, \$800,000 for safety improvements in Waimanalo, and \$50,000 for a safety wall at Kapolei Parkway. The Legislature also reauthorized over \$5.8 million in previously appropriated CIP funding. A chart highlighting the budget information is attached as Exhibit 'A'.

DHHL's Legislative Proposal

At its regular meeting of September 16-17, 2019, the Hawaiian Homes Commission approved a legislative proposal to be included in the Governor's Package for the 2020 Regular Session. Following this approval, the legislative proposal was reviewed by the Department of the Attorney General, the Governor's Policy Office, and the Governor, but was not included in the Administration's legislative package. Nevertheless, several legislators introduced similar versions of the proposal and while

the bill passed out of the Senate, the bill was not enacted into law.

Several Senate Resolutions were enacted as follows:

SR2, SD1, Strongly Urging the United States Department of Housing and Urban Development and the United States Congress to Provide Additional Federal Funds for Native Hawaiian Housing Block Grants under the Native American Housing Assistance and Self-Determination Act and Identify and Secure Other Forms of Direct Assistance to Address the Affordable Housing Needs of the Native Hawaiian Population and Urging the Department of Hawaiian Home Lands to Assist and Train Individual Hawaiian Homesteads on the Technical Aspects and Processes Involved in Expending and Utilizing Native Hawaiian Housing Block Grants

SR44, Requesting the Department of Hawaiian Home Lands, in Conjunction with the County of Hawaii Department of Water Supply, to Provide a Progress Report Regarding the Development of the Kau Water System

SR69, SD1, Urging the Department of Hawaiian Home Lands to Convene a Task Force with the Department of Land and Natural Resources, Department of Agriculture, Invasive Species Council, and Other Interested Parties to Develop a Comprehensive Mitigation Plan with Short and Long Term Solutions to Address the Spread of and Eradicate Gorse on Hawaii Island

SR124, SD1, Urging the Department of Hawaiian Home Lands, Department of Transportation Highways Division, and Hawaii County to Collectively Develop a Plan to Improve Mealani Road and Establish a Protocol to Use Mealani Road as an Emergency Bypass Route when Mamalahoa Highway Is Inaccessible

SR129, SD1, Requesting the Department of Hawaiian Home Lands to Conduct an Analysis and Provide Data on the Number of Department of Hawaiian Home Lands Beneficiaries Who Have Applied For and Need Housing in Each County, by Income Classification and Unit Type

SR130, SD1, Urging the Hawaiian Homes Commission to Improve Access to Hawaiian Home Lands and Other Trust Assets to Its Native Hawaiian Beneficiaries

RECOMMENDED MOTION/ACTION

None; For information only.

DHHL's "Sufficient Funds" & Executive Supplemental Budget FY 2021 – Operating

	FY2021 DHHL	FY2021 GOV	FY2021 LEG
A & O Budget Request (A)	(260) \$32,170,188	(200) \$18,644,280	(200) \$15,532,062
Operating R&M for Existing Infrastructure (A)	\$3,613,000		
Rehab Projects (A)	^\$14,704,100		
Total HHC A & O Budget Request	\$50,487,288	\$18,644,280	\$15,532,062

^ Includes \$610,000 requested by homestead leaders.



DHHL's "Sufficient Funds" & Executive Supplemental Budget FY 2021 – CIP

	FY2021 DHHL	FY2021 GOV	FY2021 LEG
CIP R&M for Existing Infrastructure (C)	\$57,500,000	\$5,000,000	\$5,850,000
Lot Development (C)	\$135,280,000	\$20,000,000	\$29,000,000
Loans (C)	\$73,100,000		
Rehab Projects (C)	*\$108,964,000		
Total	\$374,844,000	\$25,000,000	\$34,850,000

*Total reflects projects requested by homestead leaders.



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: Legislative Proposals for 2021

RECOMMENDATION/ACTION:

None; For information only.

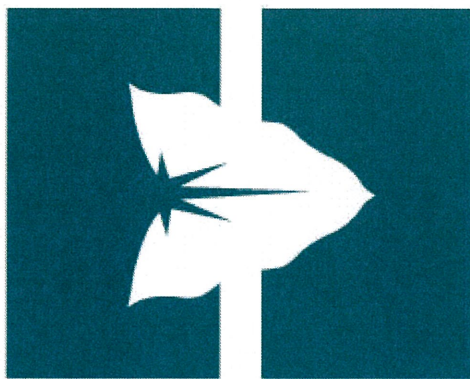
DISCUSSION

In preparation for next legislative session, the focus now is on outreach both internally and externally. As the body charged with setting the policy for DHHL, it is most appropriate to begin outreach with each one of you. If there are issues that you believe require legislative action, this input is requested now and will be collected until August 10. Anyone interested in submitting recommended legislative action can fill out the form included with this submittal.

In addition to the Commission and DHHL staff, an email will be sent to homestead associations, beneficiary organizations, testifiers on DHHL related measures, and other stakeholders/organizations. It is important to point out that a request for proposed legislative action by the HHC, DHHL staff, beneficiary organizations, beneficiaries or other stakeholders/organizations doesn't guarantee inclusion in DHHL's legislative package, but will be reviewed and considered. Requests for legislative action could be routed through area legislators and other requests such as Grant in Aid (GIA) applications must still be submitted as provided for by the legislature.

RECOMMENDED MOTION/ACTION

None; For information only.



HAWAIIAN HOME LANDS TRUST

Department of Hawaiian Home Lands

Proposed Legislative Action Request for 2021

Name: _____

Organization: _____

Address: _____

Email: _____

Lessee: Y / N

Applicant: Y / N

Beneficiary: Y / N

Issue: _____

Bill: Y / N

Resolution: Y / N

Other: Y / N

Statement explaining why you need the legislative action and what problem the legislative action is designed to correct?

Does your proposal require an amendment to the HHCA? Y / N

Does your proposal require funding? Y / N

If yes, how much funding? _____

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: Status Update on DHHL COVID-19 Emergency Rental Assistance Program

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

On April 21, the Hawaiian Homes Commission authorized the establishment of the DHHL COVID-19 Emergency Rental Assistance Program utilizing Native Hawaiian Housing Block Grant (NHHBG) funds made available in accordance with the Native American Housing Assistance and Self-Determination Act (NAHASDA) and other federal laws including Public Law 115-141, the Consolidated Appropriations Act, 2018, which provided that NHHBG funds may be used to provide rental assistance to eligible Native Hawaiian families both on and off the Hawaiian Home Lands. The Commission action was aimed originally at assisting Native Hawaiians currently on the Applicant Waiting List who may be experiencing difficulty paying rent as a result of income/job loss due to COVID-19 and was expanded last month to include Undivided Interest Lessees. The DHHL COVID-19 Emergency Rental Assistance Program would provide for the payment of security deposit and/or rent for up to six months with an additional six months on a case-by-case basis subject to funding availability.

This Commission action was subsequent to the Governor's initial through the Fifth Supplementary Proclamations for COVID-19 implementing enhanced social distancing requirements and an eviction moratorium continuing through April 30, 2020 unless terminated by separate proclamation. Since that time, the Governor has issued the Ninth Supplemental Proclamation related to the COVID-19 Emergency extending the disaster emergency relief period through July 31, 2020. In light of the three-month extension and the expected continued extension with the Governor announcing that he will delay the launch of the pre-travel testing program for incoming travelers to Hawaii to September 1, 2020, this submittal is intended to begin the discussion with the

Commission about whether an additional time period is appropriate for the DHHL COVID-19 Emergency Rental Assistance Program.

The Hawaii State Legislature passed SB126, SD1, HD1, CD1, which appropriated funds designated for the State by the CARES Act. In Part XI of the bill titled Housing Relief and Resiliency Program, the Legislature noted that the next "curve" to flatten may be a sharp rise in housing instability and homelessness in the wake of the COVID-19 pandemic explaining that "this curve would impact many people who have never relied on public assistance before and who do not qualify for existing government housing programs." This part of the bill establishes a community-based housing relief and resilience program to help up to 34,000 renter households that are at risk of eviction with rental assistance payments by providing rental housing relief for one primary residence with the amount of assistance not to exceed 50% of the monthly rent or \$500 per month, whichever is less. A lump sum payment for up to five months of rent for a total amount not to exceed \$2,500 may be made to the participating landlord; provided that the landlord honors the rental agreement for the duration of the rental assistance period from August 1, 2020 to December 28, 2020.

Since the Commission action, the DHHL COVID-19 Emergency Rental Assistance Program officially launched on May 11 and in a little over 2 months of the program, 37 Native Hawaiians currently on the Applicant Waiting List and 3 Undivided Interest Lessees were approved for assistance, 80 applications are pending documentation and verification, and 6 were disqualified (4 are not on the Applicant Waiting List, 1 didn't meet the income requirement, and 1 doesn't have a legitimate landlord). Of the 40 approved, 5 are on Hawaii Island, 1 on Kauai, 9 on Maui, and 25 on Oahu ranging in assistance from \$111.50 to \$2642.96/month assisting 82 adults and 59 minors.

RECOMMENDED MOTION/ACTION

None; For information only.


HAWAIIAN HOMES COMMISSION
JULY 21, 2020
TELECONFERENCE
9:30 A.M.

D – ITEMS
HOMESTEAD SERVICES DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission
From: Juan Garcia, HSD Administrator 
SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

The following reports are for information only:

Exhibit A: Homestead Lease & Application Totals
and Monthly Activity Reports
Exhibit B: Delinquency Report
Exhibit C: DHHL Guarantees for USDA-RD Mortgage
Loans

July 21, 2020

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through June 30, 2020

	As of 5/31/20	Add	Cancel	As of 6/30/20
Residential	8,425	10	8	8,427
Agricultural	1,094	2	0	1,096
Pastoral	410	0	0	410
Total	9,929	12	8	9,933

The number of Converted Undivided Interest Lessees represents an increase of 515 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 5/31/20	Converted	Rescinded/ Surrendered/ Cancelled	As of 6/30/20
Undivided	814	8	0	806

Balance as of 6/30/2020

Awarded	1,434
Relocated to UNDV	7
Rescinded	111
Surrendered	5
Cancelled	4
Converted	515
Balance to Convert	806

Lease Report For the Month Ending June 30, 2020

	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																
Kakaina	24	0	0	24	0	0	0	0	0	0	0	0	24	0	0	24
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	0	90	0	0	90
Kanehili	364	9	0	373	0	0	0	0	0	0	0	0	364	9	0	373
Kapolei	201	0	7	194	0	0	0	0	0	0	0	0	201	0	7	194
Kauluokahai	99	0	0	99	0	0	0	0	0	0	0	0	99	0	0	99
Kaupea	326	0	0	326	0	0	0	0	0	0	0	0	326	0	0	326
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	248	0	0	248	0	0	0	0	0	0	0	0	248	0	0	248
Kumuhau	52	0	0	52	0	0	0	0	0	0	0	0	52	0	0	52
Lualualei	148	0	0	148	31	0	0	31	0	0	0	0	179	0	0	179
Malu'ohai	226	0	0	226	0	0	0	0	0	0	0	0	226	0	0	226
Nanakuli	1,045	0	0	1,045	0	0	0	0	0	0	0	0	1,045	0	0	1,045
Papakolea	65	0	0	65	0	0	0	0	0	0	0	0	65	0	0	65
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	0	271	0	0	271
Waiahole	0	0	0	0	16	0	0	16	0	0	0	0	16	0	0	16
Waianae	421	0	0	421	11	0	0	11	0	0	0	0	432	0	0	432
Waimanalo	721	0	0	721	2	0	0	2	0	0	0	0	723	0	0	723
TOTAL	4,320	9	7	4,322	60	0	0	60	0	0	0	0	4,380	9	7	4,382
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
Leaili	104	0	0	104	0	0	0	0	0	0	0	0	104	0	0	104
Paukukalo	179	0	0	179	0	0	0	0	0	0	0	0	179	0	0	179
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Waiehu 3	114	0	0	114	0	0	0	0	0	0	0	0	114	0	0	114
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	0	97	0	0	97
Waichuli	593	0	0	593	0	0	0	0	0	0	0	0	593	0	0	593
TOTAL	1,266	0	0	1,266	65	0	0	65	75	0	0	75	1,406	0	0	1,406
EAST HAWAII																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamamao	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	471	0	0	471	0	0	0	0	0	0	0	0	471	0	0	471
Kurtistown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	120	2	0	122	0	0	0	0	120	2	0	122
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	299	0	0	299	0	0	0	0	0	0	0	0	299	0	0	299
TOTAL	838	0	0	838	394	2	0	396	25	0	0	25	1,257	2	0	1,259
WEST HAWAII																
Honokala	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Humuula	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
Kariohale	224	0	0	224	0	0	0	0	0	0	0	0	224	0	0	224
Kawaihae	191	0	0	191	0	0	0	0	1	0	0	1	192	0	0	192
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
Nienie	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	878	0	0	878	110	0	0	110	282	0	0	282	1,270	0	0	1,270
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 Opaee	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	1	154	345	0	0	345	21	0	0	21	521	0	1	520
Kalamaula	164	1	0	165	71	0	0	71	3	0	0	3	238	1	0	239
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 Alii	27	0	0	27	0	0	0	0	0	0	0	0	27	0	0	27
TOTAL	393	1	1	393	419	0	0	419	27	0	0	27	839	1	1	839
LANAI																
Lanai	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
TOTAL	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
STATEWIDE TOTAL	8,425	10	8	8,427	1,094	2	0	1,096	410	0	0	410	9,929	12	8	9,933

AREA WAITING LIST

ISLANDWIDE WAITING LIST

AREA AND ISLANDWIDE LISTS

ITEM NO. D-1
EXHIBIT A

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

June 30, 2020

	RESIDENCE				AGRICULTURE				PASTURE			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU DISTRICT												
Nanakuli	169	0	1	168	0	0	0	0	0	0	0	0
Waianae	142	0	0	142	0	0	0	0	0	0	0	0
Lualualei	0	0	0	0	0	0	0	0	0	0	0	0
Papakolea/Kewalo	71	0	0	71	0	0	0	0	0	0	0	0
Waimanalo	573	0	0	573	0	0	0	0	0	0	0	0
Subtotal Area	955	0	1	954	0	0	0	0	0	0	0	0
Islandwide	9,877	17	2	9,892	3,792	5	0	3,797	0	0	0	0
TOTAL OAHU APPS	10,832	17	3	10,846	3,792	5	0	3,797	0	0	0	0
MAUI DISTRICT												
Paukukalo	50	0	0	50	0	0	0	0	0	0	0	0
Kula	0	0	0	0	4	0	0	4	5	0	0	5
Subtotal Area	50	0	0	50	4	0	0	4	5	0	0	5
Islandwide	3,797	7	1	3,803	4,664	6	1	4,669	610	1	0	611
TOTAL MAUI APPS	3,847	7	1	3,853	4,668	6	1	4,673	615	1	0	616
HAWAII DISTRICT												
Keaukaha/Waiakea	69	0	0	69	0	0	0	0	0	0	0	0
Panewa	0	0	0	0	16	0	0	16	0	0	0	0
Humuula	0	0	0	0	0	0	0	0	0	0	0	0
Kawilihae	16	0	0	16	0	0	0	0	0	0	0	0
Waimea	45	0	0	45	12	0	0	12	46	0	0	46
Subtotal Area	130	0	0	130	28	0	0	28	46	0	0	46
Islandwide	5,752	16	1	5,767	7,234	11	0	7,245	1,875	2	0	1,877
TOTAL HAWAII APPS	5,882	16	1	5,897	7,262	11	0	7,273	1,921	2	0	1,923
KAUAI DISTRICT												
Anahola	43	0	0	43	3	0	0	3	21	0	0	21
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	7	0	0	7
Subtotal Area	51	0	0	51	3	0	0	3	28	0	0	28
Islandwide	1,636	16	0	1,652	2,228	8	0	2,236	299	1	0	300
TOTAL KAUAI APPS	1,687	16	0	1,703	2,231	8	0	2,239	327	1	0	328
MOLOKAI DISTRICT												
Kalamaula	4	0	0	4	0	0	0	0	0	0	0	0
Hoolehua	8	0	0	8	18	0	0	18	1	0	0	1
Kapaakea	7	0	0	7	0	0	0	0	0	0	0	0
One Alii	1	0	0	1	0	0	0	0	0	0	0	0
Subtotal Area	20	0	0	20	18	0	0	18	1	0	0	1
Islandwide	812	4	0	816	1,066	4	1	1,069	203	1	0	204
TOTAL MOLOKAI APPS	832	4	0	836	1,084	4	1	1,087	204	1	0	205
LANAI DISTRICT												
Islandwide	83	1	5	79	0	0	0	0	0	0	0	0
TOTAL LANAI APPS	83	1	5	79	0	0	0	0	0	0	0	0
TOTAL AREA ONLY	1,206	0	1	1,205	53	0	0	53	80	0	0	80
TOTAL ISLANDWIDE	21,957	61	9	22,009	18,984	34	2	19,016	2,987	5	0	2,992
TOTAL STATEWIDE	23,163	61	10	23,214	19,037	34	2	19,069	3,067	5	0	3,072

DELINQUENCY REPORT - STATEWIDE

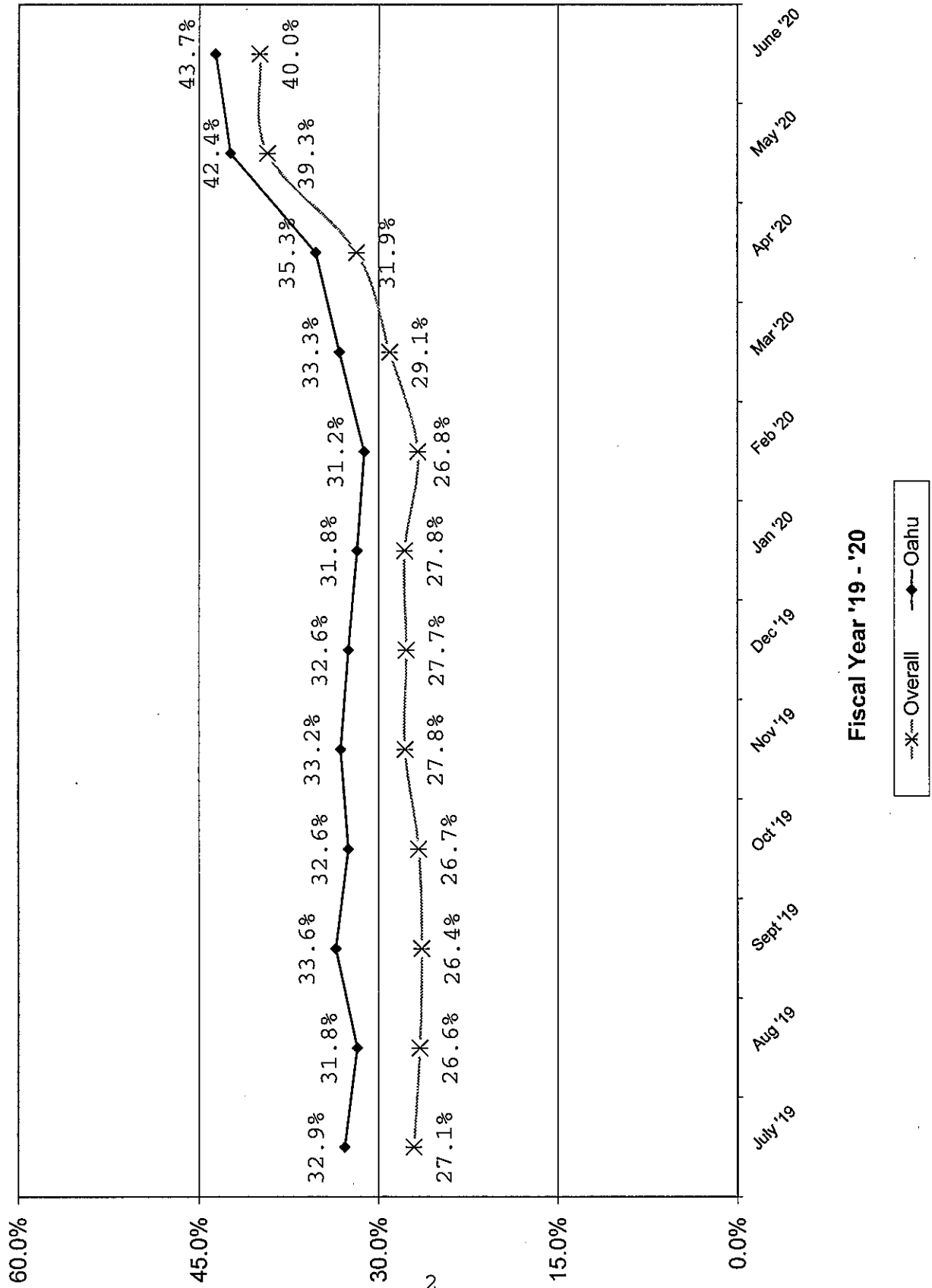
July 21, 2020

(\$Thousands)

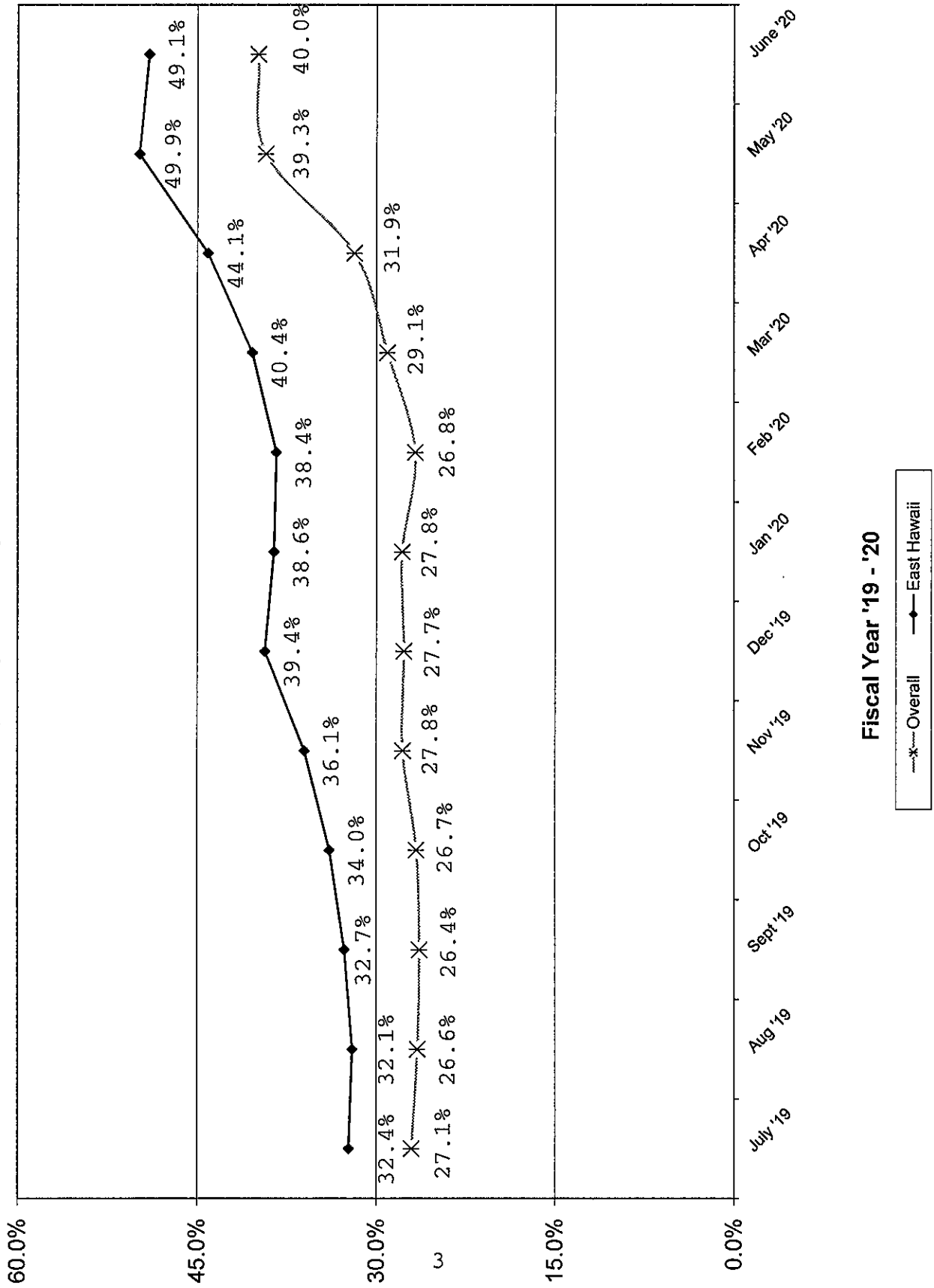
	Total Outstanding (000s)		Total Delinquency (000s)		30 Days (low) (000s)		60 Days (Medium) (000s)		90 Days (High) (000s)		180 Days (Severe) (000s)		% of Totals 6/30/2020	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	\$
DIRECT LOANS														
OAHU	392	36,836	160	16,086	24	2,743	28	3,141	46	3,523	62	6,679	40.8%	43.7%
EAST HAWAII	211	12,824	94	6,293	12	706	17	1,220	24	952	41	3,414	44.5%	49.1%
WEST HAWAII	87	8,759	21	2,119	2	156	5	676	9	916	5	372	24.1%	24.2%
MOLOKAI	86	6,983	22	1,242	5	428	2	59	4	356	11	399	25.6%	17.8%
KAUAI	98	7,615	30	2,361	2	316	8	965	14	717	6	363	30.6%	31.0%
MAUI	93	12,445	46	6,047	4	356	15	2,050	13	1,391	14	2,251	49.5%	48.6%
TOTAL DIRECT	967	85,462	373	34,148	49	4,704	75	8,110	110	7,855	139	13,478	38.6%	40.0%
	100.0%	100.0%	38.6%	40.0%	5.1%	5.5%	7.8%	9.5%	11.4%	9.2%	14.4%	15.8%		
Advances (including RPT)	245	8,541	245	8,541	0	0	0	0	245	8,541			100%	100%
DHHL LOANS & Advances	1,212	94,003	618	42,689	49	4,704	75	8,110	355	16,396	139	13,478	51.0%	45.4%
LOAN GUARANTEES as of June 30, 2019														
SBA	1	88	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			17.8%	17.2%
Habitat for Humanity	56	2,142	22	896	0	0	0	0	22	896			39.3%	41.8%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	14	274	12	258	0	0	0	0	12	258			85.7%	94.2%
FHA Interim	11	1,445	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	21	87	1	6	0	0	0	0	1	6			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	168	25,561	7	1,406	5	989	1	206	1	211			4.2%	5.5%
HUD REASSIGNED for Recovery	158	19,306	136	17,717	3	202	1	35	4	374	128	17,105	86.1%	91.8%
FHA Insured Loans	2,817	459,058	349	57,440	0	0	0	0	349	57,440			12.4%	12.5%
TOTAL INS. LOANS	3,143	503,925	492	76,563	8	1,191	2	241	354	58,025	128	17,105	15.7%	15.2%
OVERALL TOTALS(EXC Adv/RP)	4,516	628,583	954	117,917	57	5,895	77	8,351	553	73,087	267	30,584	21.1%	18.8%
ADJUSTED TOTALS	4,761	637,124	1,199	126,458	57	5,895	77	8,351	798	81,628	267	30,584		19.8%

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.

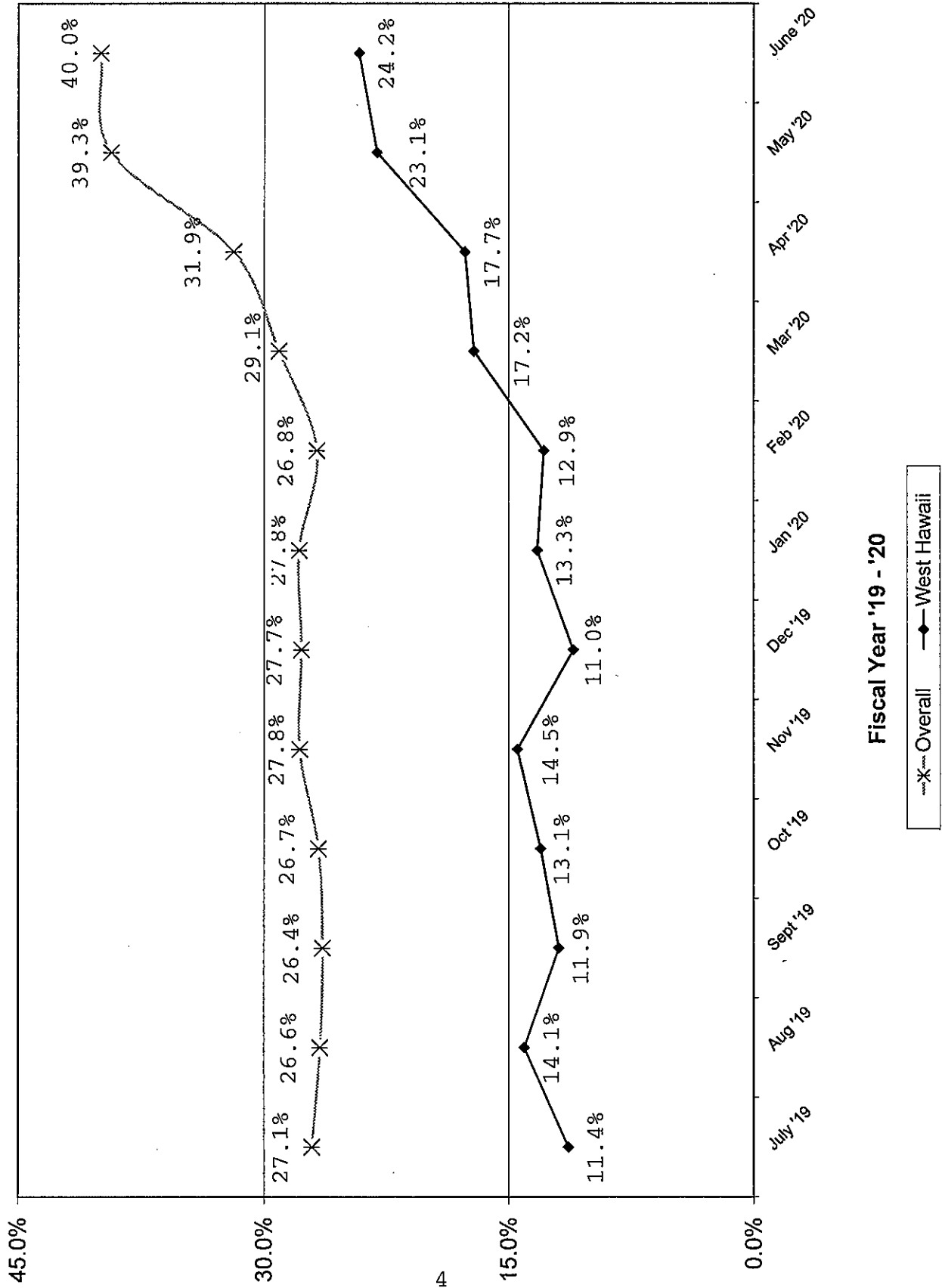
OAHU
Direct Loans
Delinquency Ratio Report



EAST HAWAII Direct Loans Delinquency Ratio Report



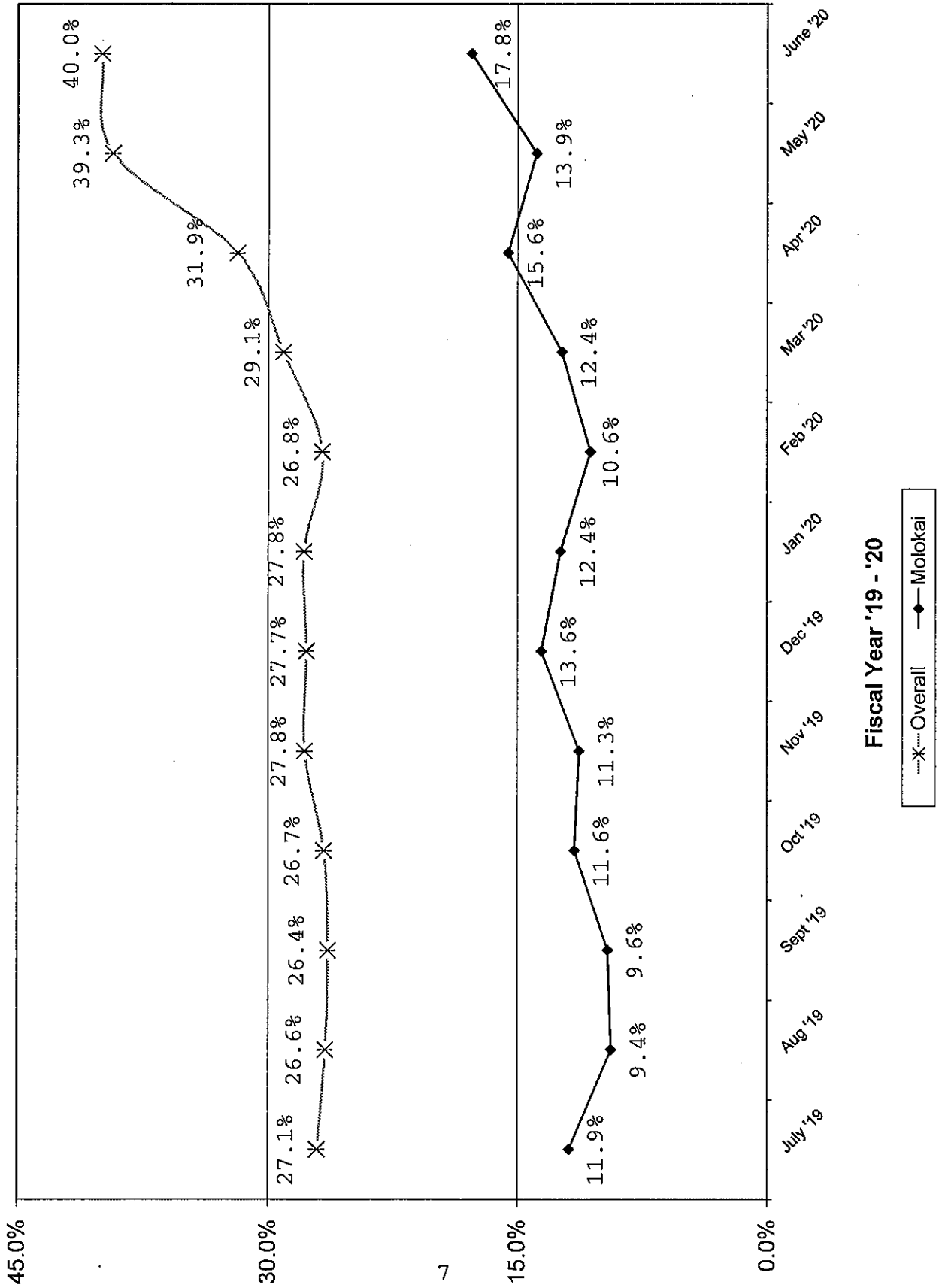
WEST HAWAII
Direct Loans
Delinquency Ratio Report



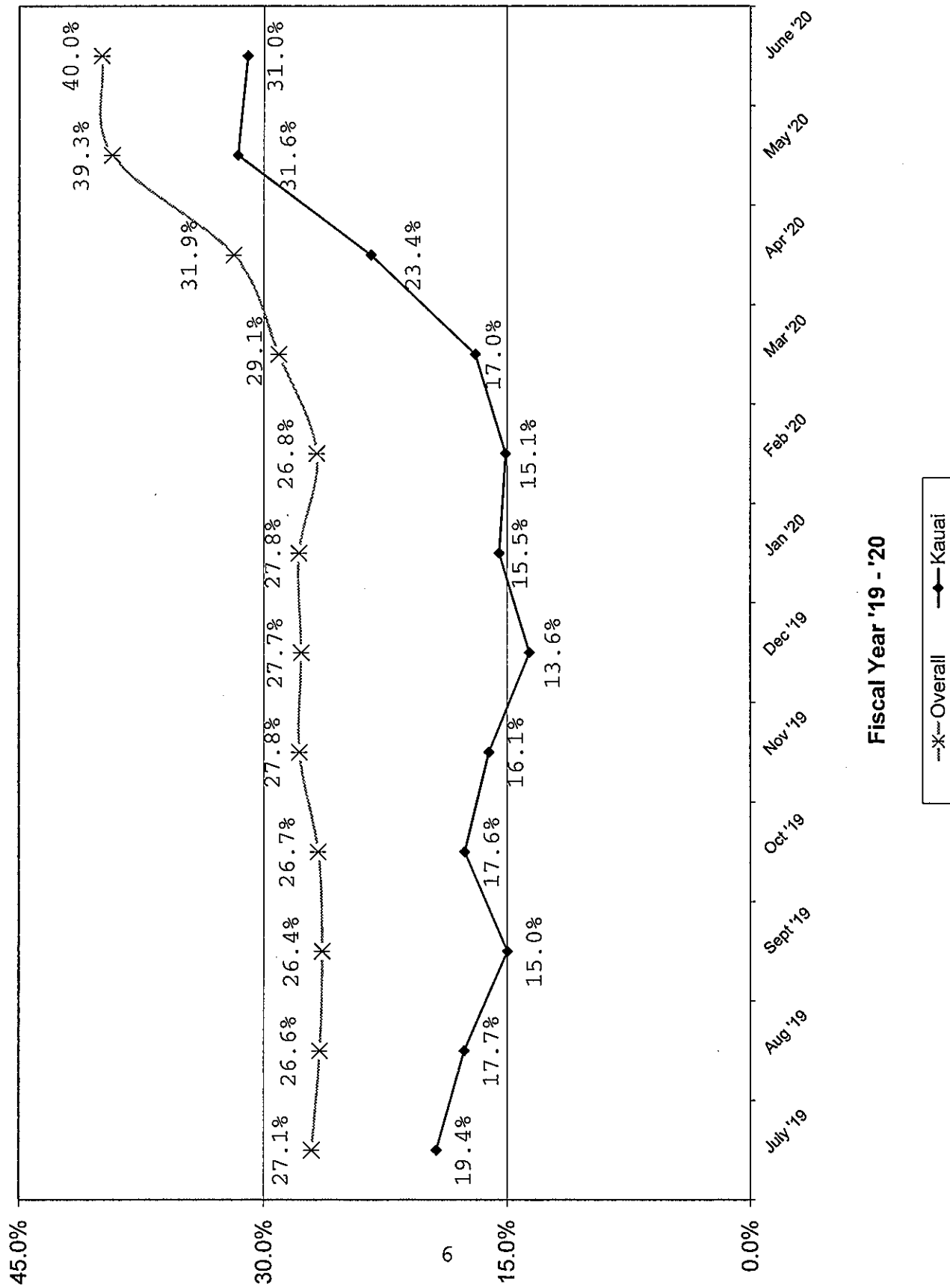
Fiscal Year '19 - '20

--x-- Overall --♦-- West Hawaii

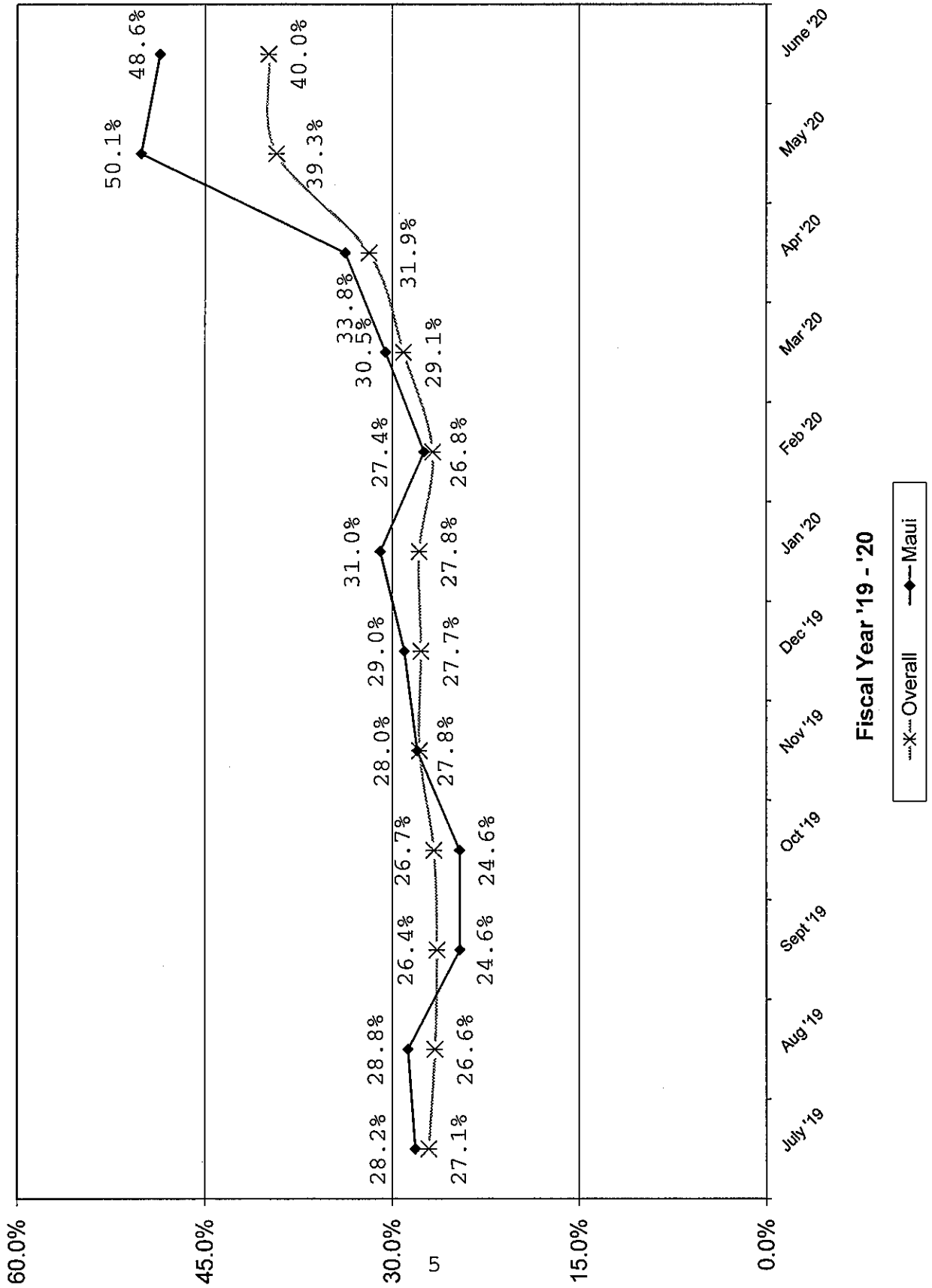
MOLOKAI
Direct Loans
Delinquency Ratio Report



KAUAI
Direct Loans
Delinquency Ratio Report



MAUI
Direct Loans
Delinquency Ratio Report



July 21, 2020

SUBJECT: **DHHL Guarantees for USDA-Rural Development Mortgage
Loans**

DISCUSSION: The Department issued guarantees for the following
USDA Rural Development loans:

<u>LOT NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
24	Waiahole	Cullen, Patrick M.	\$229,333	6/8/20

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/20	9	\$ 2,414,140
Previous Months	0	\$ 0
This Month	<u>1</u>	<u>229,333</u>
FY '20-'21 to date	1	\$ 229,333

ITEM NO. D-1
EXHIBIT C

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Dean Oshiro, Loan Services Manager

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>			
Kanehili Lease No. 12910 TMK: 1-9-1-153:008	KAPIHE, Robert, III (Purchase)HUD 184A	Bank of Hawaii	\$ 380,000
Waimanalo Lease No. 8781 TMK: 1-4-1-038:017	HEINE, Margaret N. J. (Cash Out Refi) FHA	Freedom Mortgage Corp.	\$ 289,000
Kewalo Lease No. 2232 TMK: 1-2-5-021:021	PAALANI, Douglas K. (Cash Out Refi) FHA	HighTech- Lending Inc.	\$ 508,000

OAHU

Kaupea Lease No. 12133 TMK: 1-9-1-139:001	LOVELL, Alika L. (Rate & Term) FHA	Mid America Mortgage, Inc.	\$ 201,000
Kauluokahai Lease No. 12835 TMK: 1-9-1-017:110	SANBORN, Lehuanani (Cash Out Refi) VA	Department of Veterans Affairs	\$ 435,000
Kalawahine Lease No. 9610 TMK: 1-2-4-043:026	NAKAGAWA, Pamela K. P. (Cash Out Refi) FHA	HighTech- Lending Inc.	\$ 542,000
Princess Kahanu Estates Lease No. 8426 TMK: 1-8-7-043:069	KUNIPO, Kamaile M. (Cash Out Refi) FHA	HighTech- Lending Inc.	\$ 350,000
Kewalo Lease No. 790 TMK: 1-2-5-021:009	ALANA, Allen D. & ALANA, Molleen M. (Cash Out Refi) FHA	HomeStreet Bank	\$ 210,000
Kaupea Lease No. 12020 TMK: 1-9-1-140:127	RAPOZA, Justin L. K. (Streamline) FHA	Guild Mortgage Co.	\$ 345,000
Kanehili Lease No. 12668 TMK: 1-9-1-151:024	PARIS, Jasmine K. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 323,000
Kanehili Lease No. 11661 TMK: 1-9-1-152:044	BROWN, Phylliss K. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 367,000
Waimanalo Lease No. 2461 TMK: 1-4-1-020:046	TOMINAGA, Yolanda Ann &, HUSSEY, George K. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 158,000

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OAHU

Nanakuli Lease No. 306A TMK: 1-8-9-005:034	BURNS, Kahikina W. (Cash Out Refi) FHA	HomeStreet Bank	\$ 387,693
Princess Kahanu Estates Lease No. 8304 TMK: 1-8-7-042:013	ELLIS, Kalani K. (Streamline) FHA	Guild Mortgage Co.	\$ 288,000
Nanakuli Lease No. 2818 TMK: 1-8-9-004:113	KAHAHAINA, John K. (Rate & Term) FHA	Guild Mortgage Co.	\$ 452,000
Kewalo Lease No. 2826 TMK: 1-2-4-039:017	KANEAKUA, John N., III (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 333,000
Nanakuli Lease No. 5179 TMK: 1-8-9-013:038	KELII, Ko Sung An K. (Purchase) FHA	Guild Mortgage Co.	\$ 84,000
Nanakuli Lease No. 7301 TMK: 1-8-9-017:023	MURAOKA, Ivy K. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 246,000
Kauluokahai Lease No. 12373 TMK: 1-9-1-017:088	KAMELAMELA-KAPIHE, Ashlyn K. (Cash Out Refi) FHA	Mann Mortgage, LLC	\$ 472,000
Kanehili Lease No. 12624 TMK: 1-9-1-152:088	KAIawe, Stephanie K. S. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 518,000
Kanehili Lease No. 11669 TMK: 1-9-1-153:001	SILVA, Royce (Purchase) FHA	HomeStreet Bank	\$ 389,000

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OAHU

Kanehili Lease No. 12905 TMK: 1-9-1-153:002	MAIOLE-DAVIS, Jesse (Purchase) FHA	HomeStreet Bank	\$ 390,000
Kanehili Lease No. 12909 TMK: 1-9-1-153:007	FOSTER, Clinton (Purchase) FHA	HomeStreet Bank	\$ 395,000
Kakaina Lease No. 12920 TMK: 1-4-1-041:005	GRACE, Daniel (1 Step Construction) FHA	HomeStreet Bank	\$ 323,164
Kauluokahai Lease No. 12428 TMK: 1-9-1-017:088	REYES, Sheldon M. (Cash Out Refi) FHA	Bank of Hawaii	\$ 413,712
Kauluokahai Lease No. 12466 TMK: 1-9-1-017:088	KEONE, Kamaehu B. (Rate & Term) FHA	Bank of Hawaii	\$ 369,338
Kanehili Lease No. 12908 TMK: 1-9-1-153:005	HEW LEN, Aaron (Purchase) FHA	Guild Mortgage Co.	\$ 420,000
Princess Kahanu Estates Lease No. 8391 TMK: 1-8-7-043:034	KEIKI, Jerri-Lee K. K. (Purchase) FHA	Guild Mortgage Co.	\$ 469,000
Princess Kahanu Estates Lease No. 8434 TMK: 1-8-7-043:077	KEIKI, Jaire L. K. (Purchase) FHA	Guild Mortgage Co.	\$ 202,000
Nanakuli Lease No. 4502 TMK: 1-8-9-004:007	WATSON, Aaron K. W. K. (Purchase) FHA	Freedom Mortgage Corp.	\$ 448,000

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OAHU

Waianae Lease No. 5314 TMK: 1-8-5-033:025	KAHELE, Lois L. (Cash Out Refi) FHA	HighTech- Lending Inc.	\$ 378,000
Waimanalo Lease No. 692 TMK: 1-4-1-017:018	KEALOHA, William N. (Cash Out Refi) FHA	HomeStreet Bank	\$ 254,310
Princess Kahanu Estates Lease No. 8507 TMK: 1-8-7-042:122	SOH, Thurston K. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 182,000
Kaupea Lease No. 11436 TMK: 1-9-1-139:066	STEVENS, Cyana C. A. (Purchase)FHA	Guild Mortgage Co.	\$ 503,000
Maluohai Lease No. 9758 TMK: 1-9-1-119:056	TAEOLII, Ronette K. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 366,000
Kauluokahai Lease No. 12322 TMK: 1-9-1-017:088	BROWN-CLEMENTE, Marlena K. (Cash Out Refi) FHA	Bank of Hawaii	\$ 405,668

MAUI

Waiohuli Lease No. 10416 TMK: 2-2-2-033:034	KAIWI, Dondi S. (Rate & Term) FHA	Mid America Mortgage, Inc.	\$ 365,000
Hikina Lease No. 10231 TMK: 2-2-2-031:018	OSTERMILLER, Reggie Ann K. (Cash Out Refi) FHA	Bank of Hawaii	\$ 472,100
Waiehu 4 Lease No. 12222 TMK: 2-3-2-025:027	KAINA, John D., Jr. (Cash Out Refi) HUD 184A	Homebridge Financial Services, Inc.	\$ 286,840

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MAUI

Waiehu 4 Lease No. 12242 TMK: 2-3-2-026:018	ANDERSON, Kaulana S. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 303,000
Keokea Lease No. 7444 TMK: 2-2-2-032:005	PASCUA, Gardenia M. K. (Cash Out Refi) FHA	HomeStreet Bank	\$ 330,000
Waiohuli Lease No. 7640 TMK: 2-2-2-027:148	IAO, Maydeen K. (Cash Out Refi) FHA	HighTech- Lending Inc.	\$ 293,000
Hikina Lease No. 12306 TMK: 2-2-2-031:030	ANDRADE, Jasen K. (Cash Out Refi) FHA	Mid America Mortgage, Inc.	\$ 333,000
Waiohuli Lease No. 7742 TMK: 2-2-2-027:094	ELENEKE, Kamakana O Ke Akua (Cash Out Refi) FHA	Bank of Hawaii	\$ 401,516
Waiohuli Lease No. 7541 TMK: 2-2-2-027:041	HANOHANO, Donna Rae K. (Purchase)FHA	Mann Mortgage, LLC	\$ 444,000

HAWAII

Keaukaha Lease No. 10111 TMK: 3-2-1-021:093	KALUA, Stefan D. K. (Cash Out Refi) FHA	Bank of Hawaii	\$ 197,030
Panaewa Lease No. 5104A TMK: 3-2-1-025:019	MAKAIKE, Kelcie K. &, MAKAIKE, Eric K. (Cash Out Refi) FHA	HomeStreet Bank	\$ 240,000

HAWAII

Puukapu
Lease No. 3392E
TMK: 3-6-4-004:059

SCHUTTE,
Barney J.
(Streamline) FHA

Mid America \$ 402,000
Mortgage,
Inc.

Kuhio Village
Lease No. 4900
TMK: 3-6-4-007:025

CHONG,
Autumn T. U.
(Purchase) FHA

Mid America \$ 165,000
Mortgage,
Inc.

Keaukaha
Lease No. 12918
TMK: 3-2-1-021:111

MCKEAGUE,
Juanita
(Purchase) FHA

HomeStreet \$ 225,000
Bank



<u>RECAP</u>	<u>NO.</u>	<u>FHA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>VA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>USDA-RD</u> <u>AMOUNT</u>
FY Ending 6/30/20	295	\$ 94,516,967	18	\$7,261,256	12	\$3,322,000
Prior Months	0	\$ 0	0	\$ 0	0	\$ 0
This Month	<u>47</u>	<u>16,152,531</u>	<u>1</u>	<u>435,000</u>	<u>0</u>	<u>0</u>
Total FY '20-'21	47	\$ 16,152,531	19	\$ 435,000	0	\$ 0
HUD 184A						
FY Ending 6/30/20	61	\$18,080,394				
Prior Months	0	\$ 0				
This Month	<u>2</u>	<u>666,840</u>				
Total FY '20-'21	2	\$ 666,840				

ITEM NO. D-2

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Juan Garcia, HSD Administrator 
FROM: Nicole F. Bell, Specialist V 
Application Branch, 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 AGRICULTURAL LEASE LIST

WOOLSEY, Cleve A.K.	04/12/2012	MOLOKAI	AGR	09/17/2019
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OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BREDE, Brandon	11/06/2015	KAUAI	RES	07/23/2019
CHAI, Kainoa T.	02/13/2014	HAWAII	RES	09/16/2019
GARCIA, Agnes	10/27/2006	MAUI	RES	09/11/2019
JOHANSEN, Aldan R., Jr.	02/01/2005	HAWAII	RES	09/09/2019
KOOMOA, Lyman L.	06/27/2017	MAUI	RES	02/25/2020
NASH, Reginald Kaleialoha	07/02/2007	LANAI	RES	10/16/2019
YUEN, Melorie C.P.	03/21/2011	LANAI	RES	11/07/2019

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

BACLAAN, Fredlyn K.Y.L.	12/30/1987	OAHU	AGR	01/03/2020
BRANCO, Shannon L.K.	02/19/2003	HAWAII	AGR	10/18/2019
DAY, Major R.E.	03/04/2002	MAUI	PAS	11/13/2019
KAALAKEA, Jeroma B.L.	06/08/2004	MAUI	PAS	11/04/2019
MAKALUA-YEE, Michelle E.L.K.	03/02/2000	MOLOKAI	AGR	11/19/2019
SMITH, Jade A.	02/20/1996	MAUI	PAS	11/04/2019

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

BACLAAN, Fredlyn K.Y.L.	12/30/1987	OAHU	RES	01/03/2020
MACPHERSON, Maluhia M.	07/22/2010	KAUAI	RES	01/24/2020

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

CHAI, Kimo P.	09/28/1990	HAWAII	PAS	10/07/2019
ELABAN, Jacqueline	07/07/2014	OAHU	AGR	10/02/2019
FATANUM, Uilani R.	07/25/2003	OAHU	AGR	01/07/2020
JARDINE, James P.	11/14/2003	MAUI	PAS	11/07/2019
JOHANSEN, Aldan R., Jr.	02/01/2005	OAHU	AGR	09/09/2019
ROSEHILL, Luana Mae N.	06/12/2007	MOLOKAI	AGR	12/02/2019

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

ELABAN, Jacqueline	07/07/2014	OAHU	RES	10/02/2019
ELI, Walter K.	05/02/2016	OAHU	RES	01/22/2020
KAHOOHANO HANO, Teana M.N.	02/02/2015	MAUI	RES	06/12/2019
LEFITI, Jennie-Lee M.K.	07/19/2002	OAHU	RES	10/07/2019
PEA, Martin Kini	08/23/1990	OAHU	RES	09/24/2019

WILLING, Korina Ann H.	01/07/2019	MAUI	RES	03/11/2020
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KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

NIAU KANAHELE, Jerica K.	07/28/2016	OAHU	AGR	04/20/2020
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KAUAI ISLANDWIDE PASTORAL LEASE LIST

KANAHELE, Alana	06/18/2013	HAWAII	PAS	09/23/2019
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KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

KAHIAPO, Jacob S.	08/12/2011	OAHU	RES	07/22/2019
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KANAHELE, Alana	06/18/2013	HAWAII	RES	09/23/2019
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NIAU KANAHELE, Jerica K.	07/28/2016	OAHU	RES	04/20/2020
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

NANAKULI AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

ZAMORA, Henry	Assigned Residential Lease #12883, Lot 17007 in Kaupe'a, Oahu dated 05/08/2020. Remove application dated 05/26/1977.
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PAPAKOLEA/KEWALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

NAEOLE, Earl Leroy	Assigned Residential Lease #12893, Lot 18481 in Kanehili, Oahu dated 05/21/2020. Remove application dated 04/09/1962.
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WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

CAMBRA, Ruth Ann L. Assigned Residential Lease
#12894, Lot 18482 in Kanehili,
Oahu dated 05/27/2020. Remove
application dated 03/08/1976.

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AH MAU, Barbara Jean Assigned Residential Lease
#12895, Lot 18483 in Kanehili,
Oahu dated 06/03/2020. Remove
application dated 05/04/1984.

CHOW, Shannon K.F. Assigned Residential Lease
#11255, Lot 7 in Kakaina
Waimanalo, Oahu dated
09/09/2019. Remove application
dated 10/16/2001.

LANE, Michele E.K. Assigned Residential Lease
#1461-A, Lot 256-B in Keaukaha,
Hawaii dated 05/27/2020.
Remove application dated
09/01/2000.

LEWIS, Diana K. Assigned Residential Lease
#12885, Lot 18476 in Kanehili,
Oahu dated 05/19/2020. Remove
application dated 04/16/1984.

MONTEZ, Mervin K. Assigned Residential Lease
#12892, Lot 18479 in Kanehili,
Oahu dated 05/11/2020. Remove
application dated 04/16/1985.

PENNINGTON, Edwina L. Assigned Residential Lease
#11597, UNDV054 in Kapolei,
Oahu dated 12/23/2019. Remove
application dated 10/03/2017.

POHINA, Oliver K., III Assigned Residential Lease
#12897, Lot 18485 in Kanehili,
Oahu dated 05/29/2020. Remove
application dated 11/07/1983.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

KALANIHUIA, Alexander P., Jr.	Assigned Agricultural Lease #497, Lot 71 in Hoolehua, Molokai dated 05/27/2020. Remove application dated 06/02/2011.
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HAWAII ISLANDWIDE PASTORAL LEASE LIST

KEKAUALUA, Lillian K.K.	Assigned Pastoral Lease #6230, Lot 83-A in Panaewa, Hawaii dated 01/10/2020. Remove application dated 04/26/2006.
LINDSEY-CRABBE, Charla P.	Assigned Agricultural Lease #6903, Lot 34 in Puukapu, Hawaii dated 03/14/2006. Remove application dated 11/28/2000.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

MARTIN, Laurie Ann P.	Assigned Residential Lease #9973, Lot 2 in Waimanalo, Oahu dated 04/15/2020. Remove application dated 04/22/2009.
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4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

MCGURN, Mavis L.	Cancel application dated 06/30/2009 at the request of applicant received on 06/03/2020.
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6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL


Last Month's Cumulative FY 2019-2020 Transaction Total	290
Transfers from Island to Island	33
Deceased	0
Cancellations:	
Awards of Leases	14
NHQ	0
Voluntary Cancellations	1
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	48
This Month's Cumulative FY 2020-2021 Transaction Total	48

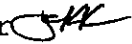
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division 

FROM: Ross K. Kapeliela, Acting ODO 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:

Ratified for July 2020	5
Previous FY 2020 - 2021	<u>0</u>
FY 2020 - 2021 Total to Date	5

Ratified for FY '19 - '20	72
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Net Proceeds

Ratified for July 2020	0
Previous FY 2020 - 2021	<u>0</u>
FY 2020 - 2021 Total to Date	0

Ratified for FY '19 - '20	0
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**LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR
LEASEHOLD INTEREST
FOR MONTH OF JULY 2020**

<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. Frances L. Brand Lot No.: 151 Area: Puukapu, Hawaii Lease No. 9025	<u>PRIMARY: Tenants in Common</u> Barbara M. Brand, Daughter Krauth O. Brand, Son *Marjorie S. White, Daughter *Omit as designee does not meet familial relationship. <u>ALTERNATE:</u> Michael A. Aki, Son <u>DESIGNEE TO RECEIVE NET</u> <u>PROCEEDS:</u> N/A
2. Maria K. K. Davis Lot No.: 31A Area: Waimanalo, Oahu Lease No. 4103	<u>PRIMARY:</u> Wendell Davis, Husband <u>ALTERNATE: Joint Tenants</u> Puakailima Davis, Daughter Kaehu Davis, Son <u>DESIGNEE TO RECEIVE NET</u> <u>PROCEEDS:</u> N/A
3. May K. Moses Lot No.: 7 Area: Puueo, Hawaii Lease No. 6863	<u>PRIMARY: Tenants in Common</u> Joedele Keliikoa, Daughter Maydele Young, Daughter <u>ALTERNATE:</u> Donald Young, Husband <u>DESIGNEE TO RECEIVE NET</u> <u>PROCEEDS:</u> N/A

4. Louise Pelekane
Lot No.: 12
Area: Kapaakea, Molokai
Lease No. 3523

PRIMARY:
Lana L. Pelekane, Daughter

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

5. Hansen H. Requilman
Lot No.: 17154
Area: Kaupea, Oahu
Lease No. 11390

PRIMARY:
Maile H. Requilman-Kaopua,
Sister

ALTERNATE:
N/A

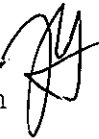
DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

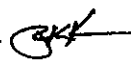
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator 
Homestead Services Division

FROM: Ross K. Kapeliela, Acting ODO 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

Sixteen (16) assignments of lease.

1. Lessee Name: Rita M. A. Jaeger
Res. Lease No. 4697, Lot No. 13-A-1-C
Lease Date: 10/24/1977
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Aloma A. Eustaquio
Relationship: Sister
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

2. Lessee Name: David K. Kahalewai
Agr. Lease No. 6218, Lot No. 67-A
Lease Date: 11/1/1985
Area: Panaewa, Hawaii
Property Sold & Amount: No, N/A
Improvements: Shed & concrete pad

Transferee Name: David K. Kahalewai
David K. Kahalewai, Jr., & Johan K. Kahalewai
Relationship: Lessee & Sons
Loan Assumption: No
Applicant: No

Reason for Transfer: "Adding sons to lease."

3. Lessee Name: Theodore Keahiolalo
Agr. Lease No. 6413, Lot No. 105
Lease Date: 11/1/1985
Area: Makuu, Hawaii
Property Sold & Amount: No, N/A
Improvements: 2 bedroom, 1 bath dwelling

Transferee Name: Ted F. Keahiolalo
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

4. Lessee Name: Jerri-Lee K. K. Keiki
Res. Lease No. 8434, Lot No. 143
Lease Date: 8/1/1995
Area: PKE, Oahu
Property Sold & Amount: Yes, \$200,000.00
Improvements: 4 bedroom, 2-1/2 bath dwelling

Transferee Name: Jaire L. K. Keiki
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 1/3/2007

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

5. Lessee Name: Kulea K. Pelekai-Wai
Res. Lease No. 8391, Lot No. 100
Lease Date: 11/1/1995
Area: PKE, Oahu
Property Sold & Amount: Yes, \$466,000.00
Improvements: 4 bedroom, 2 bath dwelling
- Transferee Name: Jerri-Lee K. K. Keiki
Relationship: None
Loan Assumption: No
Applicant: No
- Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase
price.
6. Lessee Name: Ernette K. Kos
Res. Lease No. 11436, Lot No. 17143
Lease Date: 10/12/2007
Area: Kaupea, Oahu
Property Sold & Amount: Yes, \$500,000.00
Improvements: 4 bedroom, 3 bath dwelling
- Transferee Name: Cyana C. A. Stevens
Relationship: None
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 12/18/2019
- Reason for Transfer: "Live in New Mexico." Special
Condition: Transferee to obtain funds to pay purchase
price.
7. Lessee Name: Sonja L. Kupau
Res. Lease No. 3920, Lot No. 1
Lease Date: 2/14/1972
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1-1/2 bath dwelling.
- Transferee Name: Chester K. Kuoha
Relationship: None
Loan Assumption: No
Applicant: No
- Reason for Transfer: "Medical Reasons."

8. Lessee Name: Charles R. Lindsey, III
Res. Lease No. 6314, Lot No. 55-A
Lease Date: 12/1/1985
Area: Keaukaha, Hawaii
Property Sold & Amount: No, N/A
Improvements: 2 bedroom, 1 bath dwelling

Transferee Name: Rusty N. Crabbe
Relationship: Grandson
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

9. Lessee Name: Donna M. Moffett
Res. Lease No. 12918, Lot No. 131A-1
Lease Date: To be determined
Area: Keaukaha, Hawaii
Property Sold & Amount: Yes, \$216,122.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Juanita McKeague
Relationship: Sister
Loan Assumption: No
Applicant: No

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

10. Lessee Name: Thomas N. Ramos
Res. Lease No. 4644, Lot No. 100
Lease Date: 2/2/1978
Area: Waianae, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Helaine K. Hoopii
Relationship: Daughter
Loan Assumption: No
Applicant: No

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

11. Lessee Name: Helaine K. Ramos
Res. Lease No. 12907, Lot No. 18541
Lease Date: To be determined
Area: Kanehili, Oahu
Property Sold & Amount: Yes, \$387,620.00
Improvements: 4 bedroom, 3 bath dwelling
- Transferee Name: Estelle K. Akiu
Relationship: Daughter
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: Peyton O. Victor
Res. Lease No. 2623, Lot No. 27-B
Lease Date: 9/21/1962
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1 bath dwelling
- Transferee Name: Kaniela C. O. Victor
Relationship: Son
Loan Assumption: No
Applicant: No
- Reason for Transfer: "Giving lease to relative."
13. Lessee Name: Paulette A. L. W. Wright
Res. Lease No. 2523, Lot No. 9
Lease Date: 3/14/1951
Area: Waiakea, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1 bath dwelling
- Transferee Name: Helena K. Andrade
Relationship: Daughter
Loan Assumption: No
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

14. Lessee Name: Fred I. Reyes
Res. Lease No. 6070, Lot No. 42
Lease Date: 10/1/1985
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Leiana M. Reyes
Relationship: Daughter
Loan Assumption: No
Applicant: No

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

15. Lessee Name: M. Kauilani Trainer
Res. Lease No. 6112, Lot No. 103
Lease Date: 10/1/1985
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Carl H. Adolpho
Relationship: Cousin
Loan Assumption: No
Applicant: Yes, Molokai IW Res., 9/27/2007

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

16. Lessee Name: Carl H. Adolpho
Res. Lease No. 6112, Lot No. 103
Lease Date: 10/1/1985
Area: Kalamaula, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Josephine Faalele
Relationship: Daughter
Loan Assumption: No
Applicant: No

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

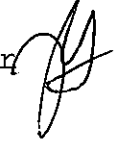
Assignments for the Month of July '20	16
Previous FY '20 - '21 balance	<u>0</u>
FY '20 - '21 total to date	16
Assignments for FY '19 - '20	176


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 
Homestead Services Division

FROM: Ross K. Kapeliela , Acting ODO Supervisor 
Homestead Services Division

SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Eleven (11) amendments of lease.

1. Lessee: Frances L. Brand
Lease No.: 9025
Lot No., Area, Island: 151, Puukapu, Hawaii
Amendment: To amend the lease to update the property description.

2. Lessee: Beth P. Ehu
Lease No.: 1885
Lot No., Area, Island: 28, Waiakea, Hawaii
Amendment: To amend the lease title and Lessor's name, to update the property description, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.

3. Lessee: William N. Kealoha
Lease No.: 692
Lot No., Area, Island: 17B, Waimanalo, Oahu
Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.
4. Lessee: Lawrence K. Lasua
Lease No.: 19
Lot No., Area, Island: 2-A, Kalamaula, Molokai
Amendment: To amend the lease title and Lessor's name, to update the property description, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.
5. Lessee: Clyde P. Lono & Carolyn L. Roberts
Lease No.: 2657
Lot No., Area, Island: 111, Waimanalo, Oahu
Amendment: To incorporate the currently used terms, conditions, and covenants into the lease, to extend the lease term to an aggregate term of 199 years, and to amend the tenancy to severalty due to the death of a joint tenant.

6. Lessee: Donnette L. Norman
Lease No.: 3083
Lot No., Area, Island: 398A, Keaukaha, Hawaii
Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.
7. Lessee: Fred I. Reyes
Lease No.: 6070
Lot No., Area, Island: 42, Kalamaula, Molokai
Amendment: To amend the property description and commencement date due to final subdivision.
8. Lessee: Yolanda Ann Tominaga
Lease No.: 2461
Lot No., Area, Island: 45, Waimanalo, Oahu
Amendment: To extend the lease term to an aggregate term of 199 years.
9. Lessee: M. Kauilani Trainer
Lease No.: 6112
Lot No., Area, Island: 103, Kalamaula, Molokai
Amendment: To amend the property description and commencement date due to final subdivision.
10. Lessee: Peyton O. Victor
Lease No.: 2623
Lot No., Area, Island: 27-B, Nanakuli, Oahu
Amendment: To amend the lease title, Lessor's name, property description and commencement date, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.

11.	Lessee:	Paulette A. L. W. Wright
	Lease No.:	2523
	Lot No., Area, Island:	9, Waiakea, Hawaii
	Amendment:	To amend the lease title and Lessor's name, to incorporate the currently used terms, conditions, and covenants into the lease, and to extend the lease term to an aggregate term of 199 years.


Amendments for the Month of July '20	11
Previous FY '20 - '21 balance	<u>0</u>
FY '20 - '21 total to date	11
 Amendments for FY '19 - '20	 138


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division 

FROM: Ross K. Kapeliela, Acting ODO 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

Six (6) non-exclusive licenses.

1. Lessee: Lila K. P. Deaguair
Res. Lease No.: 9420
Lot No., Area, Island: 107, Kaniohale, Hawaii
Permittee: Revolusun, LLC
2. Lessee: William N. Kealoha
Res. Lease No.: 692
Lot No., Area, Island: 17-B, Waimanalo, Oahu
Permittee: Vivint Solar

3. Lessee: Roy K. Lewi
 Res. Lease No.: 10232
 Lot No., Area, Island: 122, Kawaihae, Hawaii
 Permittee: Sunrun Installation Services Inc.
4. Lessee: Donnette L. Norman
 Res. Lease No.: 3083
 Lot No., Area, Island: 398-A, Keaukaha, Hawaii
 Permittee: Sunrun Installation Services Inc.
5. Lessee: Yvonne M. Ryan
 Res. Lease No.: 12662
 Lot No., Area, Island: 18294, Kanehili, Oahu
 Permittee: Sunrun Installation Services Inc.
6. Lessee: Rosaline M. Tuiloma
 Res. Lease No.: 8471
 Lot No., Area, Island: 180, PKE, Oahu
 Permittee: Sunrun Installation Services Inc.

Non-Exclusive License for the Month of July '20	6
Previous FY '20 - '21 balance	<u>0</u>
FY '20 - '21 total to date	6
Non-Exclusive License for FY '19 - '20	53

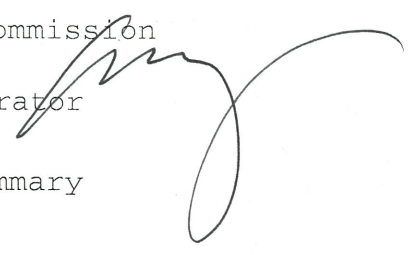
ITEM NO. D-7

**HAWAIIAN HOMES COMMISSION
JULY 21, 2020
TELECONFERENCE
9:30 A.M.**

**E – ITEMS
LAND DEVELOPMENT DIVISION**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
From: Stewart Matsunaga, Acting LDD Administrator
Subject: Fiscal Year 2020 Budget Encumbrance Summary



RECOMMENDED MOTION/ACTION:

FOR INFORMATION ONLY

DISCUSSION:

In Fiscal Year 2020, the Department encumbered over \$99,000,000 from various Hawaiian Home Lands funding sources, including Hawaiian Home Lands Trust Fund, Operating Fund, General Fund and Special Fund and Legislative Capital Improvement Program General Obligation Bond Fund.

All Divisions and Offices contributed to the procurement, contracting, and encumbering of the projects and amounts shown below.

The tables below show funding summaries by island, by category of work, and major projects.

Funding Summary by Island:

Summary by Island	Trust	GOB	Total	
Kauai	7,849,816	-	7,849,816	8%
Oahu	8,858,618	10,325,307	19,183,924	19%
Maui	3,997,609	30,922,903	34,920,513	35%
Molokai	22,511,489	5,088,120	27,599,609	28%
Hawaii	6,642,700	475,500	7,118,200	7%
Statewide	2,705,000	-	2,705,000	3%
TOTALS	\$ 52,565,233	\$ 46,811,830	\$ 99,377,063	100%

Funding Summary by Category:

Summary by Category	Trust	GOB	Total	
Designs	6,761,996	9,127,891	15,889,887	16%
Infrastructure Construction	32,988,839	26,793,448	59,782,288	60%
House Construction	5,164,921	-	5,164,921	5%
Community Facilities	-	3,990,491	3,990,491	4%
Operations & Maintenance	3,304,702	-	3,304,702	3%
Utilities	843,983	-	843,983	1%
Acquisition	1,750,000	6,900,000	8,650,000	9%
Administration	1,750,792	-	1,750,792	2%
TOTALS	\$ 52,565,233	\$ 46,811,830	\$ 99,377,063	100%

Major Projects Encumbered:

Major Projects						
Contract Title	Island	Category	Consultant / Contractor	Trust	GOB	Total
Laiopua Village 4 (Akau)	HI	House Construction	Ikaika Ohana	\$ 4,700,000		\$ 4,700,000
Anahola Water System - Long-term Improvements	KA	Infrastructure Construction	Kiewit Infrastructure West	\$ 6,692,786		\$ 6,692,786
Keokea Agricultural Off-Site Water System	MA	Engineering	Community Planning & Engineering		\$ 2,000,000	\$ 2,000,000
Keokea-Waiohuli, Phase 2A	MA	Infrastructure Construction	Mira Image	\$ -	\$ 8,709,566	\$ 8,709,566
Pulehunui Development	MA	Infrastructure Construction	Alpha, Inc.		\$ 12,711,045	\$ 12,711,045
Pulehunui Development	MA	Engineering	Austin, Tsutsumi & Assoc.		\$ 3,500,000	\$ 3,500,000
Pulehunui Development	MA	Construction Management	SSFM Intl, Inc.		\$ 1,288,955	\$ 1,288,955
Pu'unani Development	MA	Engineering	DDC, LLC	\$ 1,500,000		\$ 1,500,000
Molokai Veterans Center	MO	Community Facilities	Diede Construction		\$ 3,990,491	\$ 3,990,491
Molokai Water System Improvements, Package 1	MO	Infrastructure Construction	Goodfellow Bros	\$ 19,054,000	\$ 500,000	\$ 19,554,000
Molokai Water System Improvements, Package 2	MO	Infrastructure Construction	Goodfellow Bros	\$ 3,048,540		\$ 3,048,540
Coolidge Street Properties	OA	Land Acquisition	Kamehameha Schools	\$ 1,750,000	\$ 6,900,000	\$ 8,650,000
Nanakuli fence/drainage repairs	OA	Infrastructure Construction	Sea Engineering	\$ 1,564,360	\$ 1,910,100	\$ 3,474,460
TOTALS				\$ 38,309,686	\$41,510,157	\$79,819,843


HAWAIIAN HOMES COMMISSION
JULY 21, 2020
TELECONFERENCE
9:30 A.M.


F – ITEMS
LAND MANAGEMENT DIVISION

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

July 20-21, 2020

To: Chairman and Members, Hawaiian Homes Commission

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

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

Subject: Approval to Issuance of Right-of-Entry Permit to
Goodfellow Bros. LLC
Moiliili, Island of Oahu, TMK No: (1) 2-7-008:020 (por.)

APPLICANT:

Goodfellow Bros. LLC, a foreign limited liability company ("PERMITTEE")

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission ("HHC") authorize the issuance of a Right-of-Entry permit ("ROE") to PERMITTEE covering the Premises for storage of construction equipment and materials under the following terms and conditions:

1. The term for the ROE shall be on a month-to-month basis, for a period not to exceed six (6) months and commencing as of August 1, 2020 or as soon as possible thereafter. PERMITTEE understands that this is a month-to-month permit to use Hawaiian home lands and may be cancelled by the Department of Hawaiian Home Lands (PERMITTOR), at PERMITTOR'S sole discretion and for any reason whatsoever, at any time during the month-to-month term, upon thirty (30) days advance notice in writing to PERMITTEE;
2. PERMITTEE shall use the premises only for storage of its construction equipment and materials in connection with its contract with the City and County of Honolulu to complete the Moiliili Area Sewer Reconstruction Project. No other use shall be allowed without PERMITTOR'S prior written approval.
3. The monthly fee for this ROE shall be established at ONE THOUSAND FIVE HUNDRED FORTY-SEVEN AND NO/100 DOLLARS (\$1,547.00) where PERMITTEE shall pay, without notice or demand, at the Fiscal Office of PERMITTOR, at 91-5420 Kapolei Parkway, Kapolei, Hawaii and whose mailing address is P. O. Box 1721, Honolulu, Hawaii 96806-1721, due and payable on the first day of every month.
3. PERMITTEE shall pay non-refundable processing and documentation fees totaling \$175.00 and place a security deposit equal to one month rent of \$1,547.00.
4. The Premises shall consist of a portion of the Bowl-O-Drome's paved parking lot at 820 Isenberg Street, in Honolulu, comprising an area of approximately 1,000 sq. ft. (10' x 100') as shown on the attached Exhibit "A".

5. PERMITTEE shall be responsible to keep the Premises clean and upkeep maintenance within the immediate area surrounding the Premises.
6. PERMITTEE shall take necessary measures to ensure that the surface on which its construction equipment and materials are stored are impermeable to prevent any hazardous and/or toxic materials from contaminating the soil or groundwater. PERMITTEE shall undertake no construction or renovation, vehicle repair or store derelict vehicles on the Premises.
7. PERMITTEE shall provide proof of and keep in full force a general liability insurance policy of no less than \$1 million per occurrence, and \$2 million in the aggregate and an automobile liability insurance policy of no less than \$500,000.00 per occurrence, and \$1 million in the aggregate, if PERMITTEE operates any motor vehicle on the premises. DHHL shall be named as additional insured on the policy.
8. PERMITTEE shall comply with all federal, state and county statutes, regulations, codes and ordinances applicable to PERMITTEE's use of the Premises;
9. PERMITTEE understands that there are no restrooms, utility services, and trash disposal available to PERMITTEE on the property and agrees to pay for all the costs of establishing any restrooms or other services on the property, should PERMITTEE'S use require such services;
10. PERMITTEE shall be responsible for the security of the Premises and all of PERMITTEE's personal property thereon;
11. PERMITTEE agrees to rent the Premises in an "as is" condition;
12. The ROE document is subject to the approval of the State of Hawaii Department of Attorney General; and
13. Other terms and conditions deemed prudent and necessary by the HHC.

LOCATION:

Portion of Hawaiian home lands situated at Moiliili, comprising the former Bowl-O-Drome site, at 820 Isenberg Street, Honolulu, identified as Tax Map Key: (1) 2-7-008:020 (por.)

PARCEL AREA:

Premises shall consist of approximately 1,000 sq. ft. (10' x 100') out of the total area of 42,493 sq. ft.

DISCUSSION:

PERMITTEE has been awarded the contract for the City and County of Honolulu's Moiliili Area Sewer Reconstruction Project ("Project") scheduled to mobilize on August 3, 2020 as shown in its request letter dated July 2, 2020, a copy of which is attached as Exhibit "B". The sewer line replacement work on Isenberg Street includes a portion directly fronting the Bowl-O-Drome site making the proposed Premises for the storage of PERMITTEE's construction equipment and materials convenient during the course of the Project. The work on Isenberg Street will replace the existing corroded and rust sediment-filled 8-inch cast iron sewer pipe with a PVC line and is scheduled for completion in late December 2020. The Project's timetable is not expected to interfere with the redevelopment schedule for the Bowl-O-Drome site which would benefit from the Project by reducing the frequency of service calls and future sewer main breaks.

Stanford Carr Development, which was selected as developer of the affordable housing project on the site, also informed DHHL that it had no issues with the PERMITTEE utilizing the site during the Project. FEE:

The subject parcel is classified as Commercial and the assessed value per square footage per annum, based on the City and County of Honolulu's Real Property Tax assessment for 2020, attached as Exhibit "C", is \$232.00. At 8% rate of return, the annual fair market rent for one (1) square foot is \$18.56. The monthly fee payment of \$1,547.00 will be a direct benefit to the Trust and its beneficiaries and has been accepted by PERMITTEE in its acceptance of the terms and conditions letter dated July 9, 2020 for the ROE attached as Exhibit "D".

TMK: 1/2-7-008-020 (por.) – City & County of Honolulu Real Property Assessment			
Assessment Information			
Year	Property Class	Assessed Land Value	Land Area
2020	Commercial	\$9,858,400	42,493 sq. ft.
Land/sq. ft./year		$\$9,858,400 / 42,493 = \$232.00/\text{sq. ft./year}$	
Per Sq. Ft. Value at 8% return		$\$232.00 \times .08 = \18.56	
Area of Premises		1,000 sq. ft.	
Calculation of annual rent		$1,000 \times \$18.56 = \$18,560.00$	
Monthly ROE Rent		$\$18,560.00/12 = \$1,546.67$ rounded off to \$1,547.00/mo.	

PLANNING AREA:

Waikiki

LAND USE DESIGNATION:

Commercial per the Oahu Island Plan (2014); Figure 6.9, Waikiki Ahupua'a Land Use Designations, p. 6-22.

CURRENT STATUS:

Currently vacant. The site is awaiting redevelopment into an affordable housing project.

CHARACTER OF USE:

Storage of construction equipment and materials.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the Exemption List for the State of Hawaii, Department of Hawaiian Home Lands ("DHHL"), as reviewed and concurred upon by the Environmental Council on June 30, 2015, the subject

request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment. The Planning Office has documented the action as being eligible for exemption from the preparation of an Environmental Assessment under the Exemption Class as referenced above and specifically, the exemption item from the Agency Exemption List as follows:

"16. "Construction staging areas and temporary storage of construction equipment and materials."

CONSISTENCY WITH DHHL PLANS, POLICIES, AND PROGRAMS

DHHL General Plan (2002)

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

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

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

Land and Resource Management

Goals:

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

Objectives:

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

Economic Development

Goals:

- Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.

Objectives:

- Create a professionally managed investment portfolio with a well-balanced mix of assets.

Oahu Island Plan (2014)

The recommended disposition is consistent with the opportunity to redevelop the area.

July 2020

RECOMMENDATION

Land Management Division requests approval to issue an ROE to PERMITTEE as stated.



LOCATION OF PROPOSED PREMISES AT 820 ISENBERG STREET, HONOLULU

Exhibit "A"

GOODFELLOW BROS. INC.

ESTABLISHED 1921

July, 02, 2020

State of Hawaii, Department of Hawaiian Home Lands
91-5420 Kapolei Parkway,
Kapolei, HI 96707
P.O. Box 1879 Honolulu, HI 96805

Attn: Allen Yanos

Subject: Request of Quotation for 820 Isenberg Street Site Utilization

Dear Mr. Yanos,

Goodfellow bros (GB) has been awarded the Moiliili Area Sewer Reconstruction Project and is inquiring about the site on 820 Isenberg Street as a possible laydown yard. Approximate site utilization of 1,000 s.f. (10 ft x 100ft) of asphalt pavement to store our equipment and materials. Anticipated mobilize date of August 3, 2020 and demobilization of December 30, 2020. Erosion control measures will be placed around the proposed area before proceeding. GB will have pertinent permits on hand before start of project such as but not limited to; noise permit, trenching permit, and street usage. Please reference attached proposed map of laydown area and summarized work schedule for sewer line along Isenberg.

Please contact me if you have any questions.

Respectfully Submitted,



Jacob Plan

Project Engineer

91-476 Kamohana St., Kapolei, HI 96707
P 808 \ 676 \ 1523 | F 808 \ 676 \ 2902
CL# ABC-7046 • Equal Opportunity Employer

GOODFELLOWBROS.COM

Exhibit "B"

Item No. F-1



ID	Task Name	Duration	Start	Finish	Qtr 3, 2020	Qtr 4, 2020	Qtr 1, 2021
1	Isenberg Sewer Line	108 days	Mon 8/3/20	Wed 12/30/20	Jul	Aug	Qtr 1, 2021
2	Mobilization	1 day	Mon 8/3/20	Mon 8/3/20	Sep	Oct	Jan
3	Jet Grout Test Program	35 days	Tue 8/4/20	Mon 9/21/20	Nov	Dec	Feb
4	Jet Grout Production	35 days	Tue 9/22/20	Mon 11/9/20			Mar
5	Install New 8" Sewerline	34 days	Tue 11/10/20	Fri 12/25/20			
6	Site Restoration	3 days	Mon 12/28/20	Wed 12/30/20			

Mobilization

Jet Grout Test Program

Jet Grout Production

Install New 8" Sewerline

Site Restoration

Task	Inactive Summary	External Tasks
Split	Manual Task	External Milestone
Milestone	Duration-only	Deadline
Summary	Manual Summary Rollup	Progress
Project Summary	Manual Summary	Manual Progress
Inactive Task	Start-only	
Inactive Milestone	Finish-only	

Project: Project1
Date: Thu 7/2/20



CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Parcel Information

Parcel Number 270080200000
Location Address MAKAHIKI WAY
Project Name
Legal Information
Property Class COMMERCIAL
Land Area (approximate sq ft) 42,493
Land Area (acres) 0.9755

[Plat Map PDF GIS Parcel Map](#)

Owner Information

Owner Names
HAWAIIAN HOME LANDS Fee Owner

Assessment Information

☒ Show Historical Assessments

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2020	COMMERCIAL	\$9,858,400	\$0	\$9,858,400	\$0	\$0	\$0	\$0	\$9,858,400	\$9,858,400	\$0

2020 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
COMMERCIAL	42,493	0.9755	

[Department of Planning and Permitting \(DPP\)](#)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/19/2009			LEASE	Route Slip				
02/14/2001			LEASE					
02/14/2000			LEASE					
06/01/1995		9500076589	FEE CONVEYANCE		06/09/1995	2242167	457819	

Map



No data available for the following modules: Condominium/Apartment Unit Information, Appeal Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information, Historical Tax Information.

Exhibit "C"

Item No. F-1

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII



WILLIAM J. AILA, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P O BOX 1879
HONOLULU, HAWAII 96805

July 9, 2020

Via Email jacobp@goodfellowbros.com

Mr. Jacob Plan
Project Engineer
Goodfellow Bros. LLC
91-476 Komohana Street
Kapolei, HI 96707

Dear Mr. Plan:

Re: Right-of-Entry Request for Storage Use
820 Isenberg Street, Honolulu
Tax Map Key No. 1st/2-7-008:020 (portion)

The Department of Hawaiian Home Lands ("DHHL" and "PERMITTOR") is in receipt of Goodfellow Bros. LLC's ("PERMITTEE") letter request of July 2, 2020, regarding a Right-of-Entry ("ROE") to store equipment and materials at 820 Isenberg Street from next month for a period of up to six (6) months.

Prior to seeking approval from the Hawaiian Homes Commission ("HHC") to issue the ROE, we need to reach an agreement on the special terms and conditions for permitting use of the space. We propose the following for your consideration and approval, therefore:

1. TERM. The term for the ROE shall be on a month-to-month basis, for a period not to exceed six (6) months and commencing as of August 1, 2020 or as soon as possible thereafter. PERMITTEE understands that this is a month-to-month permit to use Hawaiian home lands and may be cancelled by the PERMITTOR, at PERMITTOR's sole discretion and for any reason whatsoever, at any time during the month-to-month term, upon thirty (30) days advance notice in writing to PERMITTEE. There would be no option for an extension past the six month period; if such is needed, please let us know immediately.
2. PURPOSE. PERMITTEE shall use the premises only for storage of its equipment and materials in connection with its contract to complete the

Exhibit "D"

Item No. F-1

Mr. Jacob Plan
Goodfellow Bros. LLC
July 9, 2020
Page 2

Moiliili Area Sewer Reconstruction Project. No other use shall be allowed without PERMITTOR's prior written approval.

3. FEE. The monthly fee for the ROE shall be established at ONE THOUSAND FIVE HUNDRED FORTY-SEVEN AND NO/100 DOLLARS (\$1,547.00) where PERMITTEE shall pay, without notice or demand, at the Fiscal Office of PERMITTOR, at 91-5420 Kapolei Parkway, Kapolei, Hawaii and whose mailing address is P. O. Box 1721, Honolulu, Hawaii 96806-1721, due and payable on the first day of every month.

4. PERMITTEE shall pay non-refundable processing and documentation fees totaling \$175.00 and place a security deposit equal to one month rent of \$1,547.00.

5. The Premises shall consist of a portion of the Bowl-O-Drome's paved parking lot at 820 Isenberg Street, in Honolulu, comprising an area of approximately 1,000 sq. ft. (10' x 100') as shown on the attached Exhibit "A".

6. PERMITTEE shall be responsible to keep the Premises clean and upkeep maintenance within the immediate area surrounding the Premises.

7. PERMITTEE shall take necessary measures to ensure that the surface on which its equipment and materials are stored are impermeable to prevent any hazardous and/or toxic materials which could cause contamination of the soil or groundwater. PERMITTEE shall undertake no construction or renovation, vehicle repair or store derelict vehicles on the Premises.

8. PERMITTEE shall provide proof of and keep in full force a general liability insurance policy of no less than \$1 million per occurrence, and \$2 million in the aggregate and an automobile liability insurance policy of no less than \$500,000.00 per occurrence, and \$1 million in the aggregate, if PERMITTEE operates any motor vehicle on the premises. DHHL shall be named as additional insured on the policy.

9. PERMITTEE shall comply with all federal, state and county statutes, regulations, codes and ordinances applicable to PERMITTEE's use of the Premises;

10. PERMITTEE understands that there are no restrooms, utility services, and trash disposal available to PERMITTEE on the property and agrees to pay for all the costs of establishing any restrooms or other services on the property, should PERMITTEE'S use require such services;

Mr. Jacob Plan
Goodfellow Bros. LLC
July 9, 2020
Page 3

11. PERMITTEE shall be responsible for the security of the Premises and all of PERMITTEE's personal property thereon;
12. PERMITTEE agrees to rent the Premises in an "as is" condition;
13. The ROE document is subject to the approval of the State of Hawaii Department of Attorney General; and
14. Other terms and conditions deemed prudent and necessary by the HHC.

If the terms and conditions contained herein and described above are acceptable, please have an authorized individual sign, date and return a copy of this letter to expedite the ROE process and your use of the premises. We must receive your approval of these terms and conditions no later than 10:00 am on Monday, July 13, 2020.

Although your return of the signed letter is not binding on either party, it will be used as a basis for drafting the recommendation to the HHC to issue an ROE which will become binding once all the parties have signed. Please note that there is no guarantee of approval by the HHC.

If you have any questions, contact Allen G. Yanos, Property Development Agent, Land Management Division, at 620-9460 or email allen.g.yanos@hawaii.gov.


Aloha,



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

AGREED AND ACCEPTED:

GOODFELLOW BROS. LLC

By  _____

Date July 13, 2020

Its Regional Manager - Oahu




LOCATION OF PROPOSED PREMISES AT 820 ISENBERG STREET, HONOLULU

Exhibit "A"


STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 20-21, 2020

To: Chairman and Members, Hawaiian Homes Commission

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

Andrew Choy, Acting Planning Program Manager, 
Planning Office

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

Julie-Ann Cachola, Planner, Planning Office

Subject: FOR INFORMATION ONLY
Renewable Energy Projects Statewide

RECOMMENDED MOTION/ACTION

None; for information only.

DISCUSSION

Purpose:

The purpose of this informational briefing is to: 1) share information about the utility-scale renewable energy projects that are operating and pending on DHHL lands statewide; and 2) share DHHL's intent to issue a solicitation for potential developers in connection with HECO's RFP for community solar projects anticipated in late 2020.

Projects in Operation:

- Project Name: Kalaeloa Solar Power II
Lessee: Kalaeloa Solar Two, LLC / General Lease No. 293
Type & Capacity: Solar, 5 MW
Location & TMK: Kalaeloa, Island of Oahu, TMK (1) 9-1-013:119
Annual Lease Rent: Years 1-10 \$374,071.40
Years 11-15 \$467,593.17
Years 16-20 \$526,033.81
Term: 20 years, expiring June 30, 2033
- Project Name: KSR1 Anahola Solar Farm
Lessee: Kauai Island Utility Cooperative / General Lease No. 299
Type & Capacity: Solar, 12 MW

Location & TMK:	Anahola, Island of Kauai, TMK (4) 4-7-004:002 (portion)		
Annual Lease Rent:	Years 1-10	\$144,114	
	Years 11-15	\$184,457	
	Years 16-20	\$208,668	
	Years 20-25	\$236,116	
Term:	25 years, expiring June 30, 2040		

The general leases for the above projects were executed prior to 2017, when DHHL adopted the current process to lease lands for renewable energy projects via competitive solicitations under Section 171-95.3, Hawaii Revised Statutes.

Projects Pending:

- Project Name: Mehana Solar
Lessee: Kalaeloa Home Lands Solar, LLC / General Lease No. 294
Type & Capacity: Solar, 6.6 MW
Location & TMK: Kalaeloa, Island of Oahu, TMK (1) 9-1-013:029
Annual Lease Rent: \$120,000 and escalating by 1% annually (commencing upon the start of commercial operations)
Term: 20 years, to run concurrently with the HECO Power Purchase Agreement currently in negotiations
Note: Lessee also has a separate 1.72 MW community solar project pending on the same parcel
- Project Name: West Kauai Energy Project (formerly Puu Opaе Pumped Storage Hydro Project)
Permittee: Kauai Island Utility Cooperative / Right-of-Entry (ROE) No. 679 (with option for General Lease)
Type & Capacity: Hydroelectric, Up to 25 MW
Location & TMK: Waimea, Island of Kauai, TMK (4) 1-2-002:023 (portion)
Annual ROE Fee: \$25,000; \$25,000 per year for each one-year extension
Term: Three years with option for two one-year extensions
- Project Name: Barbers Point Solar
Permittee: Innergex Renewables USA, LLC / Right-of-Entry No. 687 (with option for General Lease)
Type & Capacity: Solar, 15 MW
Location & TMK: Kalaeloa, Island of Oahu, TMK (1) 9-1-013:038 & 040
Annual ROE Fee: Year 1: \$40,000; Year 2: \$50,000; \$50,000 per year for each one-year extension
ROE Term: Two years with option for three one-year extensions

The lease to Kalaeloa Home Lands Solar, LLC was executed in 2011. However, due ownership transfers, financing issues, and a delay in completing interconnection studies, the project was not constructed timely. It languished in limbo until 2018 when the lease was assigned to Arion Energy, LLC which purchased the assets of Kalaeloa Home Lands Solar, LLC and continued to do business using the same name.

With HHC approval, DHHL issued three solicitations in May 2017, March 2018, and December 2018 which resulted in the two other pending projects which are still in the due diligence stages.

HECO's Upcoming RFPs for Community-Based Renewable Energy

The Hawaii Public Utilities Commission's Order No. 37070, filed on April 9, 2020, directed HECO to develop RFPs for Community-Based Renewable Energy, also known as community solar, statewide for issuance in late 2020. This will provide an opportunity for DHHL to offer its lands identified for potential renewable energy projects for community solar projects.

Community solar provides a way for residential and commercial customers to receive the benefits of solar energy who do not have access to privately-owned rooftop solar. They may be customers who are renters or apartment dwellers or customers in locations where it is not ideal for rooftop solar, for example. Under the rules established by the Hawaii Public Utilities Commission, customers who want to participate will contract directly with approved subscriber organizations. These subscriber organizations will build and operate a community solar facility on their island for a certain amount of capacity in a particular community solar project allocated by the electric company. Customers who participate (called "subscribers") receive a credit on their monthly electric bill based on the output of the community solar project and their level of participation in the project. (Hawaiian Electric, 2020) More information about community solar is available on Hawaiian Electric Company's website at <https://www.hawaiianelectric.com/products-and-services/customer-renewable-programs/community-solar>.

A community solar project on Hawaiian home lands may have the potential to benefit both waitlist applicants and homestead lessees that participate in a project. Although community solar is still new to Hawaii, DHHL could explore potential policies or programs with developers to encourage beneficiary participation in a community solar project.

NEXT STEPS

- Recommend approval by the HHC to authorize the solicitation(s) of prospective developers of community solar projects on DHHL parcels previously identified for renewable energy projects.

RECOMMENDATION

None; for information only.

HAWAIIAN HOMES COMMISSION

JULY 21, 2020

TELECONFERENCE

9:30 A.M.

G – ITEMS

PLANNING OFFICE

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
Through: Andrew H. Choy, Acting Planning Program Manager *ahc*
From: Nancy McPherson, Planner *nm*
Subject: Adoption of the Papakōlea Regional Plan Update
(2020), Honolulu, Kona, O'ahu

Recommended Action

That the Hawaiian Homes Commission:

1. Adopt the Papakōlea Regional Plan Update (2020) (Exhibit A); and
2. Authorize dissemination of the Papakōlea 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 Planning Area for this regional plan update is the Papakōlea Region, which is located within the ahupua'a of Honolulu in the Kona moku (district) on the leeward, southern side of the island of O'ahu. There are three DHHL homestead areas in the region: Papakōlea, Kewalo, and Kalāwahine. This region is comprised of 177 acres of land owned by DHHL. These communities were established at the base of the Ko'olau mountains, above Pūowaina or Punchbowl Crater, on the steep slopes of Pu'u 'Ōhi'a, also called Tantalus. These lands range from approximately 115 feet to 745 feet above sea level.

Papakōlea is a land section in the ahupuaʻa of Honolulu, and it means "plover flats," referencing the kōlea bird or the pacific golden plover. Kewalo is also a land section in the same ahupuaʻa and means "the calling," like an echo. Kewalo is located adjacent to Papakōlea and Kalāwahine. Kalāwahine is an ʻili of Honolulu comprised of three ʻili lele. Kalāwahine means "the day of women" and is said to be named for a deity, a moʻo wahine who guarded the water resources in this area.

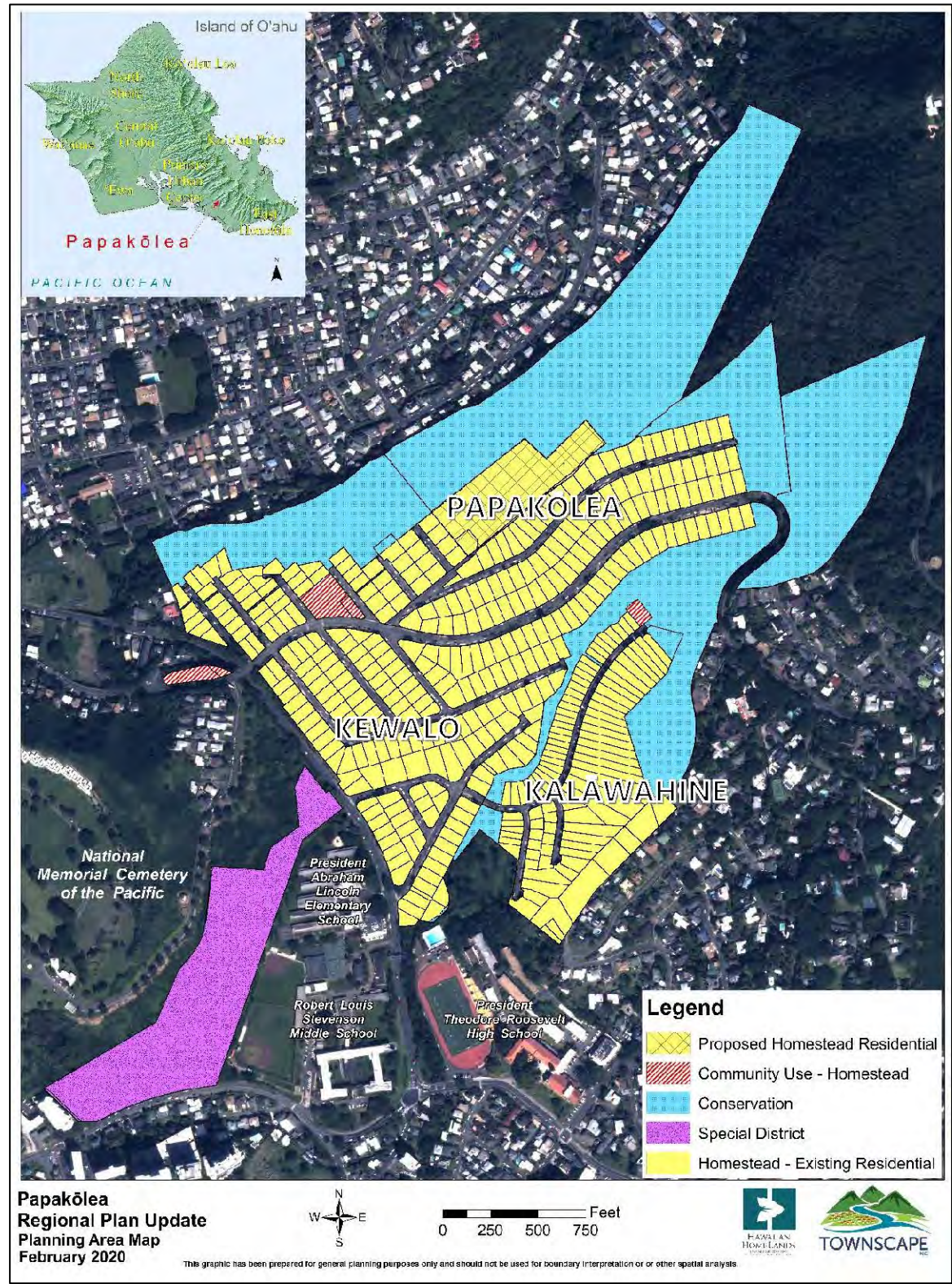
Papakōlea homestead, established in September 1937, is the eighth homestead established by the Department of Hawaiian Home Lands. Kewalo is the ninth homestead, established in March 1940. Kalāwahine, also known as Kalāwahine Streamside, is the most recent homestead in the region, established in 2001. Kalāwahine is also the first homestead to include "zero-lot-line" units (townhouses that straddle the lot line). These are currently the only native Hawaiian homesteads located within Honolulu's Primary Urban Center.

The DHHL Island Plan land use designations include a mix of uses including residential homestead, community use, and conservation. Table 1 summarizes the number of parcels and acreage totals for the region for each DHHL land use designation. Figure 1 provides a map illustrating the location of the homestead areas and their land use designations. As of May 30, 2020, there are 403 residential homestead lessees in the region. While there are only 3 acres of Community Use land in Papakōlea, the Pūowaina parcel of 14.5 acres, designated as Special District, has been selected for cultural and community-based economic development projects that will benefit the entire region.

Table 1 Island Plan Land Use Designations for Papakōlea

Land Use Designation	Number of TMK's	Area, in acres
Residential	407	85
Proposed Residential	23	5
Community Use	3	2
Conservation	1	70
Special District	1	15
Total	435	177

Figure 1 Planning Area Map



Additional information and characteristics of the region including infrastructure, existing uses, and regional history and cultural resources can be found in Exhibit A.

The last update of the DHHL Papakōlea Regional Plan was adopted by the Hawaiian Homes Commission (HHC) in 2009. The outlook of a regional plan is typically 3 to 5 years, and since it has been more than five years since the adoption of the plan, several priority projects have been implemented or are in progress, therefore there was a clear need to re-evaluate and update the regional plan for the Papakōlea region.

OUTREACH PROCESS & METHODOLOGY

Beneficiary consultation for this planning process began in July 2019 with a meeting of the leadership of the region's six homestead associations and community development organizations, where DHHL staff and consultants sought to learn more about the associations' current initiatives and receive feedback from the associations on designing an outreach process and schedule. The meeting was preceded by a site visit of the neighborhood, during which homestead leaders were able to show the planning team various trouble spots in their community and discuss pressing issues such as parking congestion, abandoned vehicles and homes, homelessness, steep lots with difficult access, slope stability and infrastructure challenges such as sewer lines and drainage.

Subsequently, two beneficiary consultation meetings (Community Meetings 1 and 2) were held in mid-September and early October of 2019, the first to explain the planning process and gather input on vision, values, issues and opportunities, and the second to obtain validation of the vision and values statements, review issues and opportunities and identify projects designed to address them, and do an initial prioritization of the top five projects. Land Development Division staff also presented an update on the Sewer Improvements project at Community Meeting No. 2. DHHL staff then provided a ballot handout at a table during the annual Papakōlea Pā'ina event later in October to collect additional input on projects and priorities. Beneficiaries then asked for more time to provide input on the Priority Projects, and the deadline for submitting comments was extended by another month.

The Hawaiian Homes Commission was briefed on regional plan update activities that had taken place to date at their February 2020 meeting in Kapolei, O'ahu (see Informational Submittal, Exhibit B). Input from the Commission was

incorporated into the draft that was prepared for beneficiary review and feedback at the third and final beneficiary consultation meeting, Community Meeting #3, held shortly after the Commission meeting in February. Input from beneficiaries was incorporated into the final draft that was prepared for this submittal recommending Commission approval. Notes from each of these meetings can be found in the appendices of Exhibit A.

The table that follows, Table 2, summarizes the planning process that was completed between July 2019 and February 2020.

Table 2 Planning Process Activities and Outcomes

Date	Activity	Purpose/Intended Outcome
July 13, 2019	Met with leadership of six homestead associations & community development organizations.	Notify community association leaders about regional plan update process & get input & feedback on planning process, methodology & schedule; identify characteristics of a healthy & thriving native Hawaiian community.
September 18, 2019	Community Meeting #1	Project Kickoff meeting to introduce planning process & planning team to community. Identify characteristics of a healthy & thriving native Hawaiian community, discuss common vision & values, & gather information about issues & opportunities.
October 9, 2019	Community Meeting #2	Present draft vision statement & list of values to community for feedback. Evaluate projects from 2009 Regional Plan, identify potential projects to achieve vision & select five priorities from those potential projects.

Date	Activity	Purpose/Intended Outcome
October 19, 2019	Regional Plan Update Info Booth at Papakōlea Pā'ina	Provide voting handouts with list of 14 potential project ideas & top 5 projects prioritized at Community Meeting #2 to community members; educate community about regional plan update & how they can participate.
February 18, 2020	Informational presentation to HHC	Brief HHC on progress to date on Regional Plan update & get feedback; provide an additional opportunity for beneficiary outreach & input.
February 22, 2020	Community Meeting #3	Present draft plan to community; receive beneficiary comments on priority project implementation action-steps.

RESULTS OF THE OUTREACH AND PLANNING PROCESS

During the beneficiary consultation planning process, participants crafted the following vision statement based on a set of values and guiding principles:

Vision Statement

"Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations."

Guiding Principles

‘Ōlelo Hawai‘i & Hawaiian Values

‘Ōlelo Hawai‘i is the lens through which the people of the Papakōlea Region view the world around them. The homesteads in the region are kīpuka that preserve and perpetuate the indigenous language of this place. Hawaiian values ground the community in the ways of the kānaka that came before and guide the homesteaders into the future.

Health & Wellness

The health, wellness and safety of the people of Papakōlea, Kalāwahine and Kewalo is paramount. Programs and projects that support the overall quality of life of the homesteaders are critical in this region.

Active & Supportive Community

A supportive community is one where the people come together to help each other. An active community is one where folks understand and fulfill their kuleana. Homesteaders are maiau, or neat and tidy, with the care of their lots. Lessees can look to their community for support when they need help to maintain their homes.

Natural Resources

Mālama 'āina is a guiding principle for the region. This includes caring for the land and natural resources from the top of the watershed on down towards the ocean. Protecting and conserving areas such as the hilltops, waterways, and open spaces are critical.

Self-sufficiency

Papakōlea is a place where the people are able to live, work and thrive within their own community. Businesses are owned and operated by community members. People are able to seek training and education within their own community. Homes are sustained with renewable energy resources such as photovoltaic panels. Programs and projects are able to be supported with funding from local revenue generation.

Education

Education is an overarching value that connects to every other value. Sharing knowledge is of the upmost importance, and spaces and places that help to facilitate education should be made a priority for the region.

Draft Regional Plan Update

As described above, a draft regional plan update was presented to the Papakōlea community in February 2020. Five priority projects were identified at that time, along with implementation action steps as shown in Table 3 below. Detailed descriptions for each project may be found in Exhibit A.

Table 3 Priority Projects

Priority Project	Action Steps	Required Resources
Native Hawaiian Education & Culture Community Center* <ul style="list-style-type: none"> • Located on 14.5 acre Pūowaina site • Provide a piko for social, educational & cultural enrichment for 'ohana, keiki to kupuna • Partner with other Native Hawaiian organizations & community programs to provide quality kūpuna services, activities & Hawaiian Language-, Culture- and 'Āina-Based Programming 	<ul style="list-style-type: none"> • Island Plan Land Use Designation review • Pre-Application (project proposal) • Request for Right of Entry permit for due diligence studies • Master/Special Area Plan & HRS Chapter 343 Compliance • HHC issuance of Finding of No Significant Impact (FONSI), then long-term disposition • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Build a New Community Center <ul style="list-style-type: none"> • Demolish, rather than renovate, existing Center built in 1964 • Redevelop site & construct new facility that is better able meet current & future needs of community • Provide better ADA access, more parking, A/C, better recreational facilities 	<ul style="list-style-type: none"> • Assessment of existing facility & community & programmatic needs • Planning Studies • HRS Chapter 343 compliance • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval

Priority Project	Action Steps	Required Resources
Hawaiian Homestead Kūpuna Supportive Living Center* <ul style="list-style-type: none"> • Located on 14.5 acre Pūowaina site • Kauhale-style supportive living center for kūpuna to age safely while staying in the community • Friendly gathering place for social, cultural, & wellness activities that encourage multi-generational support for Papakōlea 'ohana 	<ul style="list-style-type: none"> • Island Plan Land Use Designation review • Pre-Application (project proposal) • Request for Right of Entry permit for due diligence studies • Master/Special Area Plan & HRS Chapter 343 Compliance • HHC issuance of Finding of No Significant Impact (FONSI), then long-term disposition • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Care Home for Kūpuna <ul style="list-style-type: none"> • Provide kūpuna care services for Papakōlea kūpuna whose 'ohana need assistance • Adult day-care, respite care services & specialized dementia care 	<ul style="list-style-type: none"> • Identify potential lots • Request a Land Use Designation Amendment OR acquire adjacent lands 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Traffic Safety Program <ul style="list-style-type: none"> • Papakōlea's steep, narrow roads have few sidewalks, limited crosswalks, speeders • Need for safe pedestrian access for kūpuna & keiki • Review community needs regarding traffic safety • Implement traffic calming measures 	<ul style="list-style-type: none"> • Form a taskforce • Partner with DHHL, City & State agencies, other organizations • Identify priority locations • Complete physical assessment of locations • Collect traffic data 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Design & Construction)

**The two priority projects on the Pūowaina site – the Native Hawaiian Education & Culture Community Center and the Hawaiian Homestead Kūpuna Supportive Living Center – are being integrated into a single project per PCDC.*

Incorporation of Beneficiary Comments

Beneficiary comments were incorporated into the text of the draft plan throughout the beneficiary consultation process for the Regional Plan Update. At each community meeting, input received at the previous meeting was presented to the attendees for validation. Comments and prioritization votes were collected via verbal input, interactive exercises, comment sheets distributed at each meeting, email, and ballots distributed at the Papakōlea Pā'ina. While comments received outside of the interactive exercises during the Community Meetings were few in number, they were thoughtful and enriched and deepened the planning process.

Final Regional Plan Update (July 2020)

After the February 2020 meeting, one comment letter containing nine comments on the October 2019 draft was provided to DHHL staff from the Papakōlea Community Development Corporation (PCDC) in April 2020 (see Exhibit C). Table 4 below presents those comments and how they were incorporated into the final plan or otherwise responded to.

Table 4 Comments Received in April 2020 on October 2019 Draft

Plan Section	Comment(s)	How Comment was Incorporated/Responded to
DHHL Master Planning Process and Community Development Goals	Concerned that language about stages of organizational development for community organizations doesn't accurately reflect Papakōlea situation	Language is general, is used now in all regional plans, and does not refer or assign a stage to any specific organization. Further explanation was given to PCDC in a response letter.
Homestead Land Uses: Community Uses and Special District Uses	The 15-acre Pūowaina parcel should be listed under the "Community Use" section in addition to the Papakōlea Community Park and Center. Further, it should be noted somewhere, that DHHL set the parcel aside for CBED activities.	The Pūowaina parcel is discussed in the Special District section due to its Island Plan land use designation. Language was added to both the Special District and Community Use sections to note that the Pūowaina parcel has been identified for community-based economic development use, pending additional master planning.

Plan Section	Comment(s)	How Comment was Incorporated/Responded to
Previous Projects: Native Hawaiian Education & Culture Community Center	PCDC received funding for planning of the Kupuna Supportive Living Center AND the Education and Culture Center, under one project. PCDC and Hawaii Community Development Board (HCDB) executed a Memorandum of Understanding (MOU) to develop the parcel, inclusive of this Center. KULA is a key project partner, that is focused on kupuna programming. PCDC is focused on the development piece, in partnership with HCDB. The narrative should be updated to be accurate.	This information was unavailable at the time the Draft Plan was developed. Project descriptions for both projects have been updated to reflect this information.
Previous Projects: Hawaiian Homestead Kupuna Supportive Living Center	See comments above.	See response above.
Priority Project #1: Native Hawaiian Education & Culture Community Center	The first bullet should state, "Hawaiian Language- and Culture-Based Programming." Additional bullets should be added: 'Āina-based Programming; Cultural Walking Path; and Farm of Native plants, medicinal plants, and fruit trees.	The requested language was added to the bullet points in the Project Description section.

Plan Section	Comment(s)	How Comment was Incorporated/Responded to
Priority Project #1: Native Hawaiian Education & Culture Community Center	The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support the development of 'Āina-based Curricula and planning initiatives. Please update accordingly.	The requested language was added to the bullet points in the Past Actions section.
Priority Project #3: Hawaiian Homestead Kupuna Supportive Living Center	The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support planning initiatives. Please update accordingly.	The requested language was added to the bullet points in the Past Actions section.
Priority Project #2: Build a New Community Center	In 2017, PCDC hired a structural engineer to conduct an analysis of the Center and Court. It was determined that the Center did not need to be replaced, but the Basketball Court Complex needed to be replaced immediately - due to the aging infrastructure. Please include "Basketball Court Complex" in the narrative.	"Basketball Court Complex" was added to the narrative for this Priority Project.

RECOMMENDED ACTION

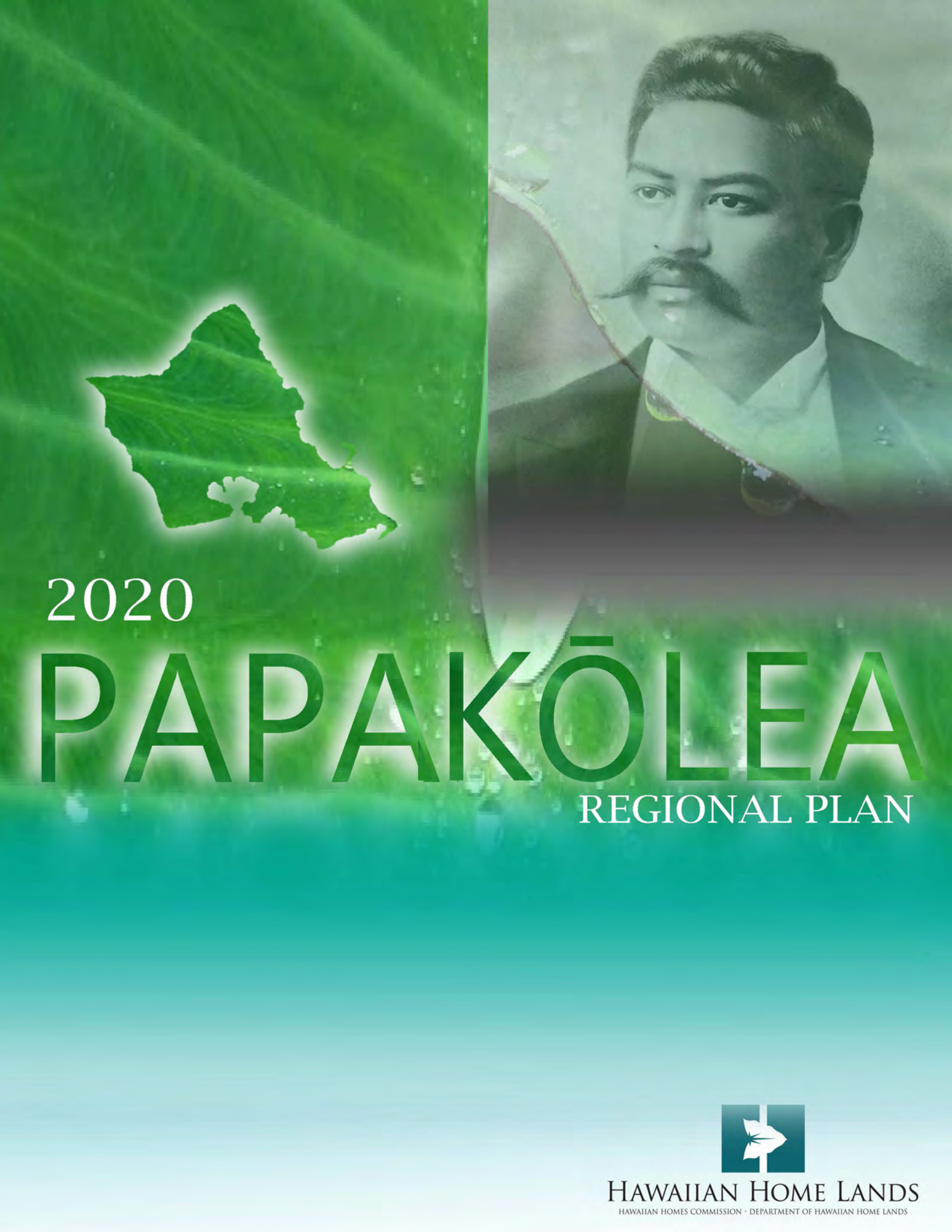
That the Hawaiian Homes Commission approve the recommended actions as stated.

EXHIBIT A

PAPAKŌLEA REGIONAL PLAN

UPDATE 2020

FINAL DRAFT



2020

PAPAKŌLEA

REGIONAL PLAN



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The Hawaiian Homes Commission's approval of 23 Regional Plans across the state means that all homestead communities have the same opportunity. The 23 Regional Plans provide a platform for beneficiaries to talk to each other about their common issues and concerns. The Regional Plans empower beneficiaries with a recurring opportunity to convene as a community in order to identify and solve their own problems. Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

Vision. The vision provides a unified direction for homestead, Departmental and Commission actions in Papakōlea. The vision statement is as follows:

“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”

Planning Area. All the lands in the Papakōlea region are located within the ahupua‘a of Honolulu in the Kona district on the southern side of the island of O‘ahu. There are three DHHL homesteads in the region, Papakōlea, Kewalo, and Kalāwahine. The O‘ahu Island Plan land use designations include (DHHL 2014):

Land Use Designation	Number of TMKs	Area, in Acres
Residential	407	85
Proposed Residential	23	5
Community Use	3	2
Conservation	1	70
Special District	1	15
Total:	435	177

Planning Process. This plan updates the 2009 Papakōlea Regional Plan. The process began with a meeting with the homestead leaders on July 13, 2019. This meeting introduced the Regional Plan Update project and gathered input from the leadership on how the process could be tailored to the community. Leadership was able to advise on potential venues for the meetings and a tentative schedule, and assisted with publicity for the meetings. The first community meeting was on September 18, 2019. This meeting introduced the Regional Plan Update project to the community and focused on activities that would help the community to develop a list of values as well as a long-term vision for the region. Group discussion in this meeting also identified some issues and concerns within the region.

The second community meeting was held on October 9, 2019. This meeting presented draft community values and a draft vision statement for community review and input and reviewed the issues and concerns discussed in the previous meeting. Projects from the 2009 Papakōlea Regional Plan were reviewed and additional project ideas were suggested by participants to address issues and concerns within the region. All projects were then discussed; participants voted on the projects and selected the top five priorities to be presented in the Regional Plan by popular vote. Additional votes from the community were collected at the

Papakōlea Pā'ina event on October 19, 2019, and the final deadline for submission of votes to select priority projects was November 18, 2019.

An informational summary of the status of the Regional Plan Update was presented to the Hawaiian Homes Commission (HHC) for feedback on February 18, 2020. A third community meeting was held on February 22, 2020 when a draft of the Regional Plan Update was presented for feedback. All feedback was incorporated into the document, and the final draft of the Regional Plan Update was presented to the HHC in July 2020 for adoption.

Priority Projects. The priority projects summarized in the table to follow reflect the projects that the community identified as priorities for Papakōlea and the region. The action steps and required resources for these projects to be implemented are listed below.

Priority Project	Action Steps	Required Resources
Native Hawaiian Education & Culture Community Center / Hawaiian Homestead Kūpuna Supportive Living Center (combines two Priority Projects)	<ul style="list-style-type: none"> • Island Plan Land Use Designation review • Pre-Application (project proposal) • Request for Right of Entry permit for due diligence studies • Master/Special Area Plan & HRS Chapter 343 Compliance • HHC issuance of Finding of No Significant Impact (FONSI), then long-term disposition • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Build a New Community Center	<ul style="list-style-type: none"> • Assessment of existing facility & community & programmatic needs • Planning Studies • HRS Chapter 343 compliance • Permitting • Design & Construction • Monitoring & Reporting 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Care Home for Kūpuna	<ul style="list-style-type: none"> • Identify potential lots • Request a Land Use Designation Amendment OR acquire adjacent lands 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Planning, Design & Construction) • HHC Approval
Traffic Safety Program	<ul style="list-style-type: none"> • Form a taskforce • Partner with DHHL, City & State agencies, other organizations • Identify priority locations • Complete physical assessment of locations • Collect traffic data 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Design & Construction)

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Introduction

Purpose of a Regional Plan

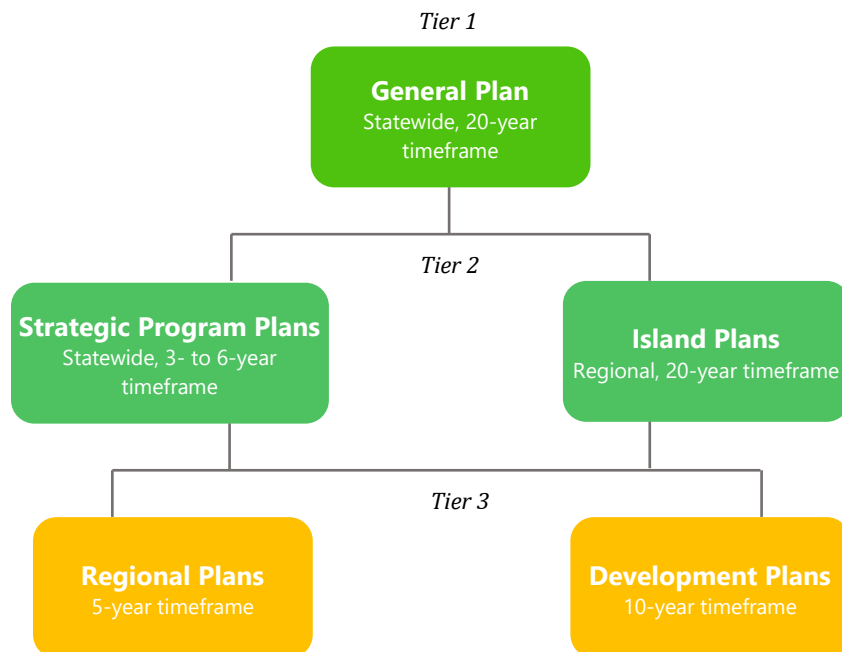
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. In order to achieve this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional Plans provide an opportunity to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This Regional Plan is one of 23 Regional Plans that DHHL has formulated statewide. These Regional Plans assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next five years.

Planning System

Regional Plans are part of DHHL's three-tiered Planning System (see Figure 1). At Tier 1 is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Department's Island Plans that identify the Department's land use designations for each island and which have a function similar to the counties' land use designations. The Regional Plans are located at the third tier in the Department's Planning System which focuses at the community/regional level. Development plans carry out second-tier planning recommendations. These plans contain information necessary to implement area-wide development, including off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

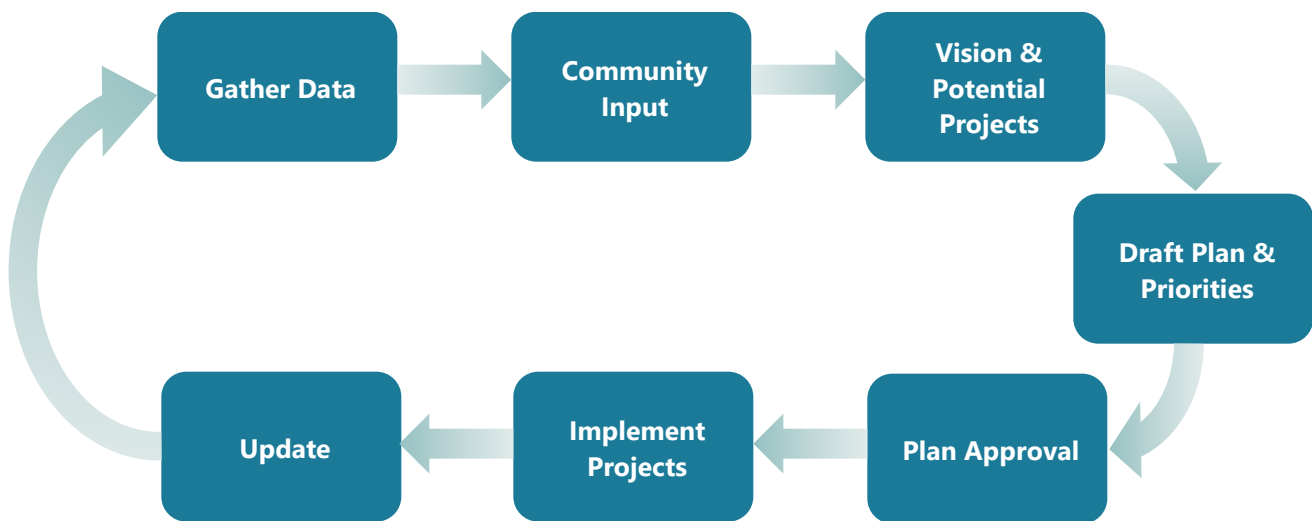
FIGURE 1: DHHL'S PLANNING SYSTEM



The role of the Regional Plans within the Planning System is to:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2):

1. **Gather Data.** Pertinent data that describes existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.

6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that works well together and has high levels of participation in regular association business ensures that projects are selected based upon agreed upon criteria rather than individual preferences, project plans are created, and large amounts of social capital are built within and outside of the community. Figure 3 briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to evolving conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. From time to time, a homestead association should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3 illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually, that idea is shared with and incorporates the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared for the Master Plan in accordance with HRS Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals and proceed with construction.

The next two levels below the top level include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

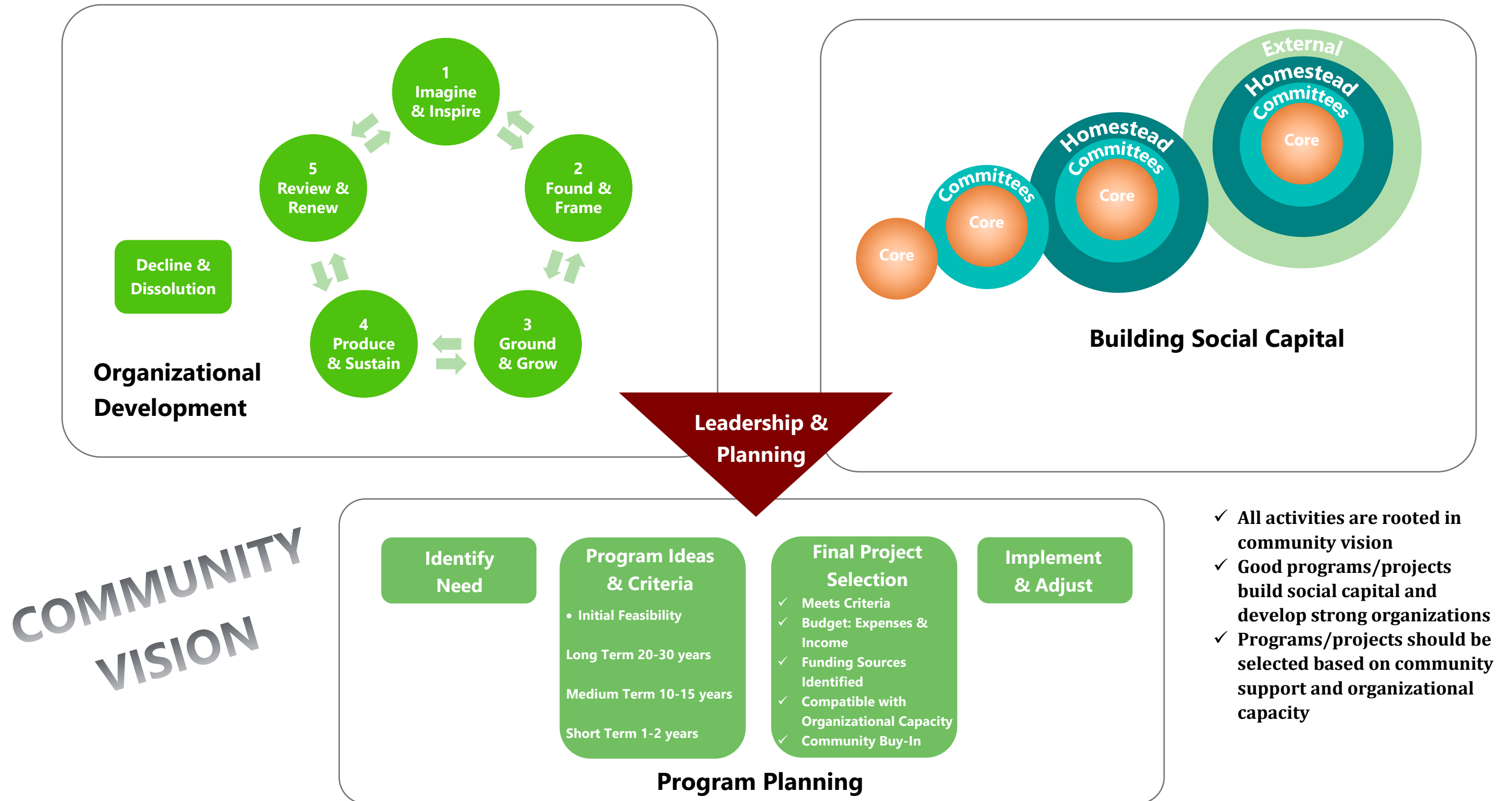
Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands

DHHL has begun implementing a process for IRS 501(c)(1) or IRS(501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which authorize DHHL to dispose of lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in Hawaii Revised Statutes (HRS) Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with

DHHL prior to requesting HHC approval of a long-term disposition. See “Implementation Action Steps” under “Priority Projects” for a more detailed list of steps and requirements for these types of land use requests.

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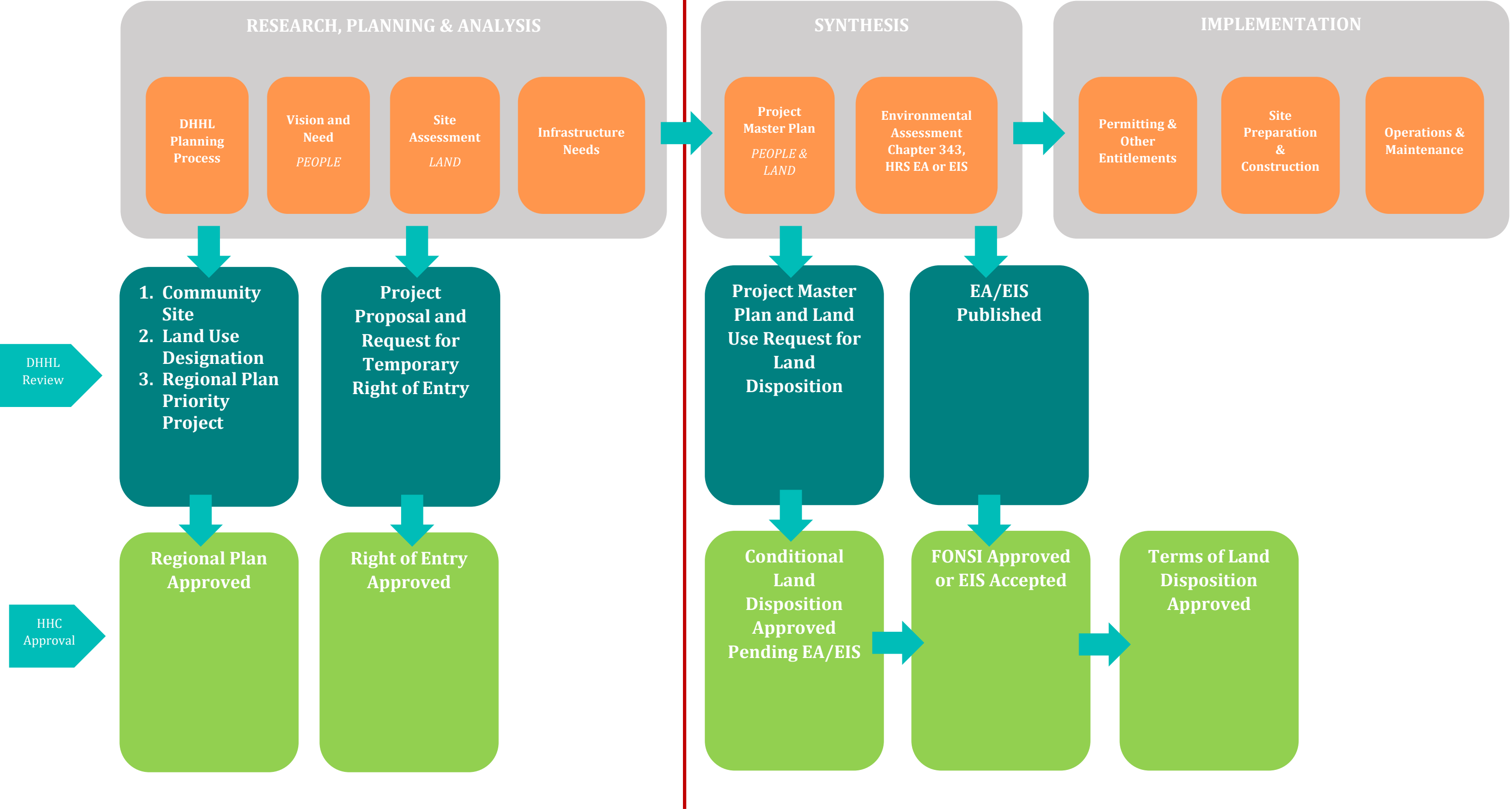
FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT





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FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



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Methods and Approach

The Regional Plan Update began by meeting with local leadership for insight on a planning process tailored to the Papakōlea community. The venues were selected based on ease of access, convenience of location and abundance of parking. The meetings were carefully scheduled to avoid conflicts with other community events. The day of the week and time for the meetings were chosen based on the convenience for members of the community to be able to attend.

Broad publicity of the community meetings was accomplished through mail-outs of meeting notices and inclusion in the community newsletter. Leadership within the region assisted with publicity for the meetings.

The approach for the community meetings included large group discussion of all topics, and break-out small group discussions for more in-depth sharing on topics related to community values and long-term vision. Detailed notes were captured at all meetings, were posted to the Papakōlea Regional Plan Update website hosted by DHHL, and are found in the appendices of this Plan.

The timeline for the Regional Plan update was as follows:

July 13, 2019: Leadership Meeting. The purpose of this meeting was to introduce the Regional Plan Update project to the leadership of the region and ask for their insight on the planning process. The meeting took place at Abraham Lincoln Elementary School. Leaders from Papakōlea Community Development Corporation (PCDC), Papakōlea Community Association, Hui Maka‘āinana o Kalāwahine, and Kula No Nā Po‘e Hawai‘i and Kalāwahine Streamside Association were asked to assist in planning the community meetings for the regional plan update. Leadership was able to advise on potential locations and a tentative schedule for the meetings, as well as assist with publicity.

September 18, 2019: Community Meeting #1. The objective of this meeting was to explain the purpose of the Regional Plan, the reason for the update, the planning process and schedule to the community. Additionally, this meeting was meant to gather input from the community regarding their long-term vision for the region, a list of important community values, and information about issues and opportunities in the region. Participants were split into break-out groups and asked to answer questions such as:

1. What special things about this place do you want to preserve for the future generations?
2. What do you want to create in this community, in this place?
3. What do you want to change in this community, in this place?

Responses from these discussions were recorded and shared for large group discussion once the break-out groups were reconvened into one large group. The major ideas and themes that came out of this meeting were used to develop a list of community values and to craft a vision statement for the region. See Appendix A for more information about this meeting.

October 9, 2019: Community Meeting #2. The purpose of this meeting was to present the draft vision statement and values to the community for feedback. This meeting also reviewed the issues and opportunities in the region and identified fourteen projects to address them. Through a voting process, participants selected the top five projects for implementation within the next five years. See Appendix B for a more detailed record of the meeting.

October 19, 2019: Papakōlea Pā‘ina. In order to get more input from community, a booth was set up at the Papakōlea Pā‘ina event at Papakōlea Community Park. Voting handouts with the list of fourteen potential

project ideas and the top five projects prioritized at Community Meeting #2 were given out to community members who came by the booth. Community members were given the opportunity to vote and submit their project selections on-site or to send in their selections via email or postal mail to be received by October 31, 2019. Following the Pā'ina event, a community member reached out to request an extension on the deadline for submittal of the priority project selection handout. The deadline for the community to submit their vote for the selection of priority projects was extended to November 18, 2019.

February 18 & 19, 2020: HHC meeting. An informational submittal on the Regional Plan Update was presented to the Hawaiian Homes Commission for feedback at their regular meeting. Input from the Commission was incorporated into the draft that was prepared for community review at Meeting #3.

February 22, 2020: Community Meeting #3. This meeting was intended to present a draft of the Regional Plan Update to the community for feedback. Input from the community was incorporated into the final draft that was prepared for the action submittal recommending Commission approval.

July 2020: Planning Office staff recommended HHC approval of the plan at the regular Hawaiian Homes Commission meeting in Kapolei, O'ahu.

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Vision and Values

“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”

This vision statement was written by a community member during group discussion at Community Meeting #2. The large group gathered to discuss the key themes that they felt should be included in the vision statement, while also leaving the vision statement broad enough to allow for growth and change over time. A longer, more detailed vision statement was discussed, and ultimately found to be too long and too specific. The group ultimately felt that the one-sentence statement best reflected the long-term vision for the community. This vision identifies each homestead first and foremost as the native Hawaiian community that it is. The statement goes on to harken back to the importance of the people who helped to establish the community. Finally, the vision concludes with the desire for Papakōlea to be a place meant to support its people, both today and in the future as it grows and changes with time.

Guiding Principles

The vision statement was based on the following values and guiding principles:

- ‘Ōlelo Hawai‘i & Hawaiian Values
- Health & Wellness
- Active & Supportive Community
- Natural Resources
- Self-sufficiency
- Education

‘Ōlelo Hawai‘i & Hawaiian Values

‘Ōlelo Hawai‘i is the lens through which the people of the Papakōlea Region view the world around them. The homesteads in the region are kīpuka that preserve and perpetuate the indigenous language of this place. Hawaiian values ground the community in the ways of the kānaka that came before and guide the homesteaders into the future.

Health & Wellness

The health, wellness and safety of the people of Papakōlea, Kalāwahine and Kewalo is paramount. Programs and projects that support the overall quality of life of the homesteaders are critical in this region.

Active & Supportive Community

A supportive community is one where the people come together to help each other. An active community is one where folks understand and fulfill their kuleana. Homesteaders are maiau, or neat and tidy, with the care of their lots. Lessees can look to their community for support when they need help to maintain their homes.

Natural Resources

Mālama ‘āina is a guiding principle for the region. This includes caring for the land and natural resources from the top of the watershed on down towards the ocean. Protecting and conserving areas such as the hilltops, waterways, and open spaces are critical.

Self-sufficiency

Papakōlea is a place where the people are able to live, work and thrive within their own community. Businesses are owned and operated by community members. People are able to seek training and education within their own community. Homes are sustained with renewable energy resources such as photovoltaic panels. Programs and projects are able to be supported with funding from local revenue generation.

Education

Education is an overarching value that connects to every other value. Sharing knowledge is of the upmost importance, and spaces and places that help to facilitate education should be made a priority for the region.

Planning Area

Location

The Papakōlea Region is located entirely within the ahupua'a of Honolulu, in the moku of Kona on the mokupuni of O'ahu. This region includes three different homesteads, Papakōlea, Kewalo and Kalāwahine. These communities were established at the base of the Ko'olau mountains, along the steep slopes of Pūowaina or Punchbowl Crater (see Figure 5 and Figure 6). These lands range from approximately 115 feet to 745 feet above sea level. These are the only native Hawaiian homesteads located within Honolulu's Primary Urban Center.

The O'ahu Island Plan (DHHL 2014) designated the following land uses within this Planning Area:

- Residential,
- Community,
- Conservation, and
- Special District.

FIGURE 5 PROJECT AREA MAP

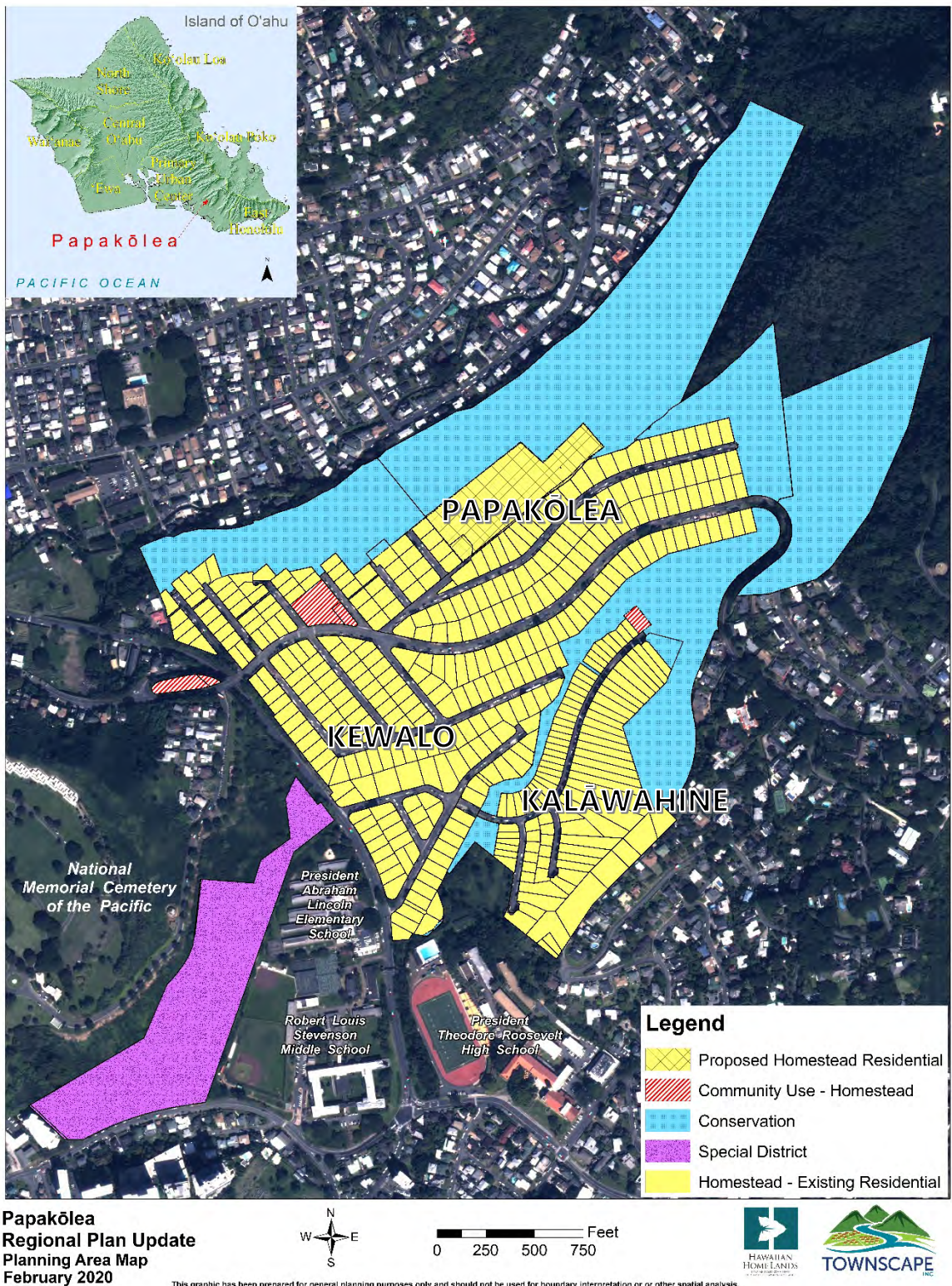
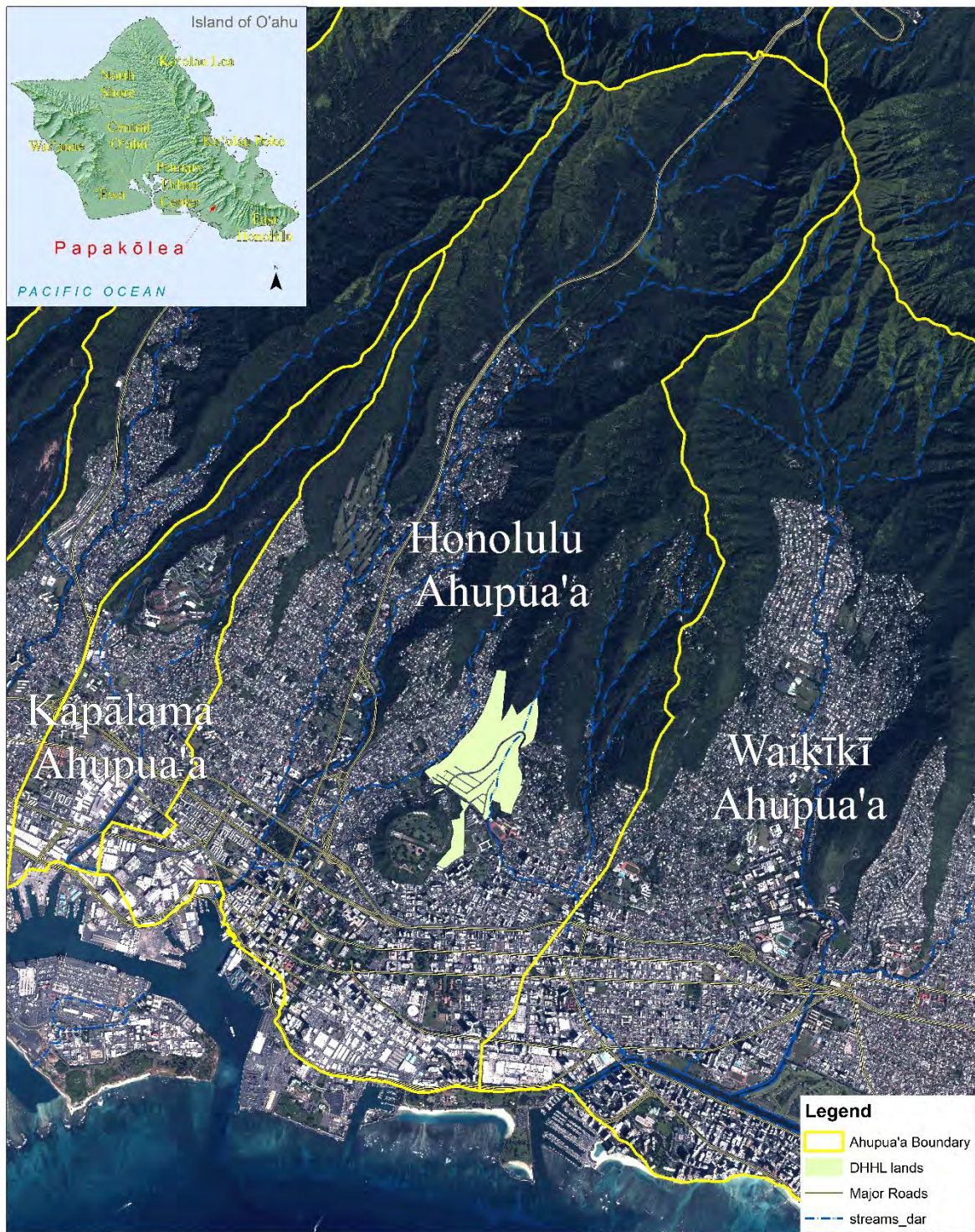


FIGURE 6 AHUPUA'A MAP



Papakōlea
Regional Plan Update
Ahupua'a Map
JULY 2020



0 0.5 1 1.5 Miles



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Regional History

The Papakōlea region is located on the mokupuni of O‘ahu, in the moku or district of Kona. Kona literally means “leeward,” and often refers to land districts that are located on the west or southwest side of the Hawaiian Islands. These districts are known for arid conditions. Though the Kona district on O‘ahu is not the most arid, it does receive less precipitation than the windward districts. Traditionally, the Honolulu ahupua‘a extended from the shores of Iwilei, Māmala (Honolulu Harbor), Kukuluāe‘o, Kālia to the Nu‘uanu Pali overlooking the windward side of O‘ahu, and from Kapālama Stream in the west to Mānoa Valley in the east.

Papakōlea is a land section in the ahupua‘a of Honolulu, and it means “plover flats,” referencing the kōlea bird or the pacific golden plover. Kewalo is also a land section in the same ahupua‘a and means “the calling,” like an echo. Kewalo is located adjacent to Papakōlea and Kalāwahine. Kalāwahine is an ‘ili of Honolulu comprised of three ‘ili lele. Kalāwahine means “the day of women” and is said to be named for a deity who guarded the water resources in this area.

Papakōlea homestead, established in September 1937, is the eighth homestead established by the Department of Hawaiian Home Lands. Kewalo is the ninth homestead, established in March 1940. Kalāwahine is the most recent homestead in the region, established in 2001. Kalāwahine is also the first homestead to include “zero-lot-line” units (townhouses that straddle the lot line). These are currently the only Hawaiian homesteads located in an urban center.

Ahupua‘a

Traditional moku, or districts, are further divided into sections of land known as ahupua‘a, which were self-sufficient land sections that generally ran from the mountain to the sea and contained all the resources needed to support a community. Ahupua‘a literally means pig altar and refers to the traditional way of marking the land boundaries by building a stone altar and placing a wooden pig head carving atop it. This marker would delineate the boundaries of the ahupua‘a lands within a moku.

The place name of Honolulu literally translates to mean peaceful or calm cove. This ahupua‘a was once known as Kou. It was the seat of the Hawaiian government from pre-contact times and became the formal capitol of the Hawaiian Kingdom in the 1840s. Later recognized as the capitol for the State of Hawai‘i, today Honolulu is the primary urban center for the island of O‘ahu.

Additional Places of Importance

Pūowaina, referred to as Punchbowl Crater, means hill of placing deposits (human sacrifices). It has significant cultural and historical value. Kanahā stream is located within the region, and literally translates to “the shattered.” Pu‘u ‘Ōhi‘a, also called Tantalus or Mount Tantalus, is the tall mountain at the top of the watershed. The name means “hill of the ‘ōhi‘a tree.” Po‘opo‘o is the name of a gulch and intermittent stream located within the region. The name translates to mean “a hollow,” as in a sunken, indented or depressed area of land. Kamo‘opili is the name of the ridge that separate Kewalo and Kalāwahine. It means “clinging mo‘o” or lizard. Kauhulinoa is the name of a point that is located at the boundary where Kewalo and Kalāwahine begins. It is near a spring at Po‘opo‘o.

Archival information indicates that the surrounding area, including the side of Pūowaina crater facing Papakōlea, was primarily suited and utilized for ‘uala cultivation since the time of Kamehameha through the late 1800s and early 1900s. The upper forested slopes were denuded in the nineteenth century as a result of ‘iliahi (sandalwood) harvesting and the transitional land tenure pattern of using nearby trees for local firewood and cattle grazing.

In 1831, German botanist F.J.F. Meyen documented the presence of a well-established village of Hawaiians in Papakōlea and noted the active cultivation of taro in the adjacent valleys. Additionally, Meyen noted an

abundance of ma'aloa, olonā, maile, 'ilima, pāpala, kukui, and koa with evidence of slope lands being transformed into grass lands for horses and cattle.

Oral accounts suggest the lands of Kalāwahine were a pu'uhonua, a place of refuge, including the forest lands of Kapihe, during the period of the overthrow of Queen Lili'uokalani. One remaining feature that highlights this sentiment is the near adjacent gardens of Uluhaimalama, translated as “inspiring offering of enlightenment.” After the 1893 overthrow, the right of assembly was suspended through the imposition of martial law. However, by 1894, tensions seemingly subsided and with the Queen's efforts, the gardens of Uluhaimalama were created. An article in the October 1894 publication of Ka Maka'āinana highlights the significance of the opening, allowing for Hawaiians to informally gather but also allowing for the resurgence of political alliances. Additionally, the symbolisms and spiritual significance of the plants selected to be part of the garden were indicative of unwavering loyalty to the Queen and the Hawaiian Kingdom. A selection of plants included: hala polapola, kou, kukui, 'awa lau, kō pāpā'a, kō kea, 'uhaloa, pōpolo, 'ape Hawai'i, kō pilimai, and mai'a Hawai'i.

Additionally, a pōhaku 'elekū was “planted”, as a reminder as to the preference of “eating stones” as a metaphor of loyalties to the Queen. Another reminder of the resilience and perseverance of Hawaiian identity within this region is the mele “Papakōlea”, which celebrates the area's place names and the cultural practice of lei-making, as evidenced by the formation of the first Association of Lei Sellers, led by Kupuna Ma.

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Existing Land Uses

DHHL has established land use designations for their lands across all islands. These land use designations are established in the Island Plans. The following are descriptions of the land use designations that are found within the Papakōlea region.

- **Residential.** Residential lot subdivisions built to County standards in areas close to existing infrastructure. Lots awarded to applicants on the residential waiting list. Higher densities allowed on O‘ahu. Lot size of one acre or less. Infrastructure is built to County standards and includes potable water, all utilities, and paved roads.
- **Community Use.** Common areas for community uses and public facilities; includes space for parks and recreation, cultural activities, community based economic development, utilities and other public facilities and amenities. No lot size restrictions at present. Infrastructure must meet County standards.
- **Conservation.** Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
- **Special District.** Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways. No lot size restrictions at present. Infrastructure to be determined with further planning.

Total Lots and Acreage

Land Use Designation	Number of TMKs	Area, in Acres
Residential	407	85
Proposed Residential	23	5
Community Use	3	2
Conservation	1	70
Special District	1	15
Total:	435	177

Homestead Uses

Papakōlea homestead is the oldest of the homesteads in this region. The homestead area includes 64 residential homestead lots on 85 acres of land, and 20 new homestead residential lots proposed for a 5-acre portion of land known as the Old Moreira Dairy site.

The Kewalo homestead includes 251 residential homestead lots and is built to full capacity with no additional space for expansion.

The Kalāwahine homestead (“Kalāwahine Streamside”), newest of the three homesteads in the region, includes 92 residential homestead lots, and is built to full capacity with no additional space for expansion. This area also includes Mauka Park, a small park space located at the top of Kapahu Street.

Community Uses

This area includes lands designated for community use approximating less than two acres split into two parcels: the community center & park, and the location of the homestead entrance sign. The Papakōlea Community Center & Park is a two-story community center and accompanying park on a parcel just over one acre in size located at 2150 Tantalus Drive. The Papakōlea homestead entrance sign is also located on Tantalus Drive between Pūowaina Drive and Ho'okui Street. In addition, the 14.5-acre Pūowaina parcel, which has a land use designation of Special District, has been set aside for cultural and community-based economic development uses. Implementation will require additional planning, and more information is provided below under "Special District Uses."

Conservation Uses

Approximately 70 acres have been designated as conservation lands. These lands include the mauka areas and streambanks and have been selected for conservation because of steep slopes and to allow for stream setbacks.

Special District Uses

There is a large undeveloped parcel, approximately 14.5 acres in area, that is located along the eastern flank of Pūowaina or Punchbowl Crater. The entire parcel has been designated as Special District. The lands are located within the Punchbowl Special Design District, and the crater is used as the National Memorial Cemetery of the Pacific. Because of pre-contact significance, slopes and location, these lands have been identified as requiring additional planning considerations for any future use or development.

State and County Land Use Designations

In general, Island Plan land use designations are consistent with State Land Use Districts, County General Plan land use designations, and County Zoning. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the HHCA Section 204.

State Land Use Districts

The Papakōlea, Kewalo and Kalāwahine homesteads are located within the Urban and Conservation districts of the State Land Use boundaries. The bulk of the homestead area is located within the State Land Use Urban District, with the homestead uses complementing the State designations. The DHHL land use designated conservation land in the mauka areas of Kalāwahine are designated as Urban District according to the State Land Use District designations. The DHHL land use designation of Conservation prevents urban or residential uses in these areas although they are supported by the State Land Use District designation. A small portion of the mauka area in Papakōlea Homestead is located in the State Land Use Conservation District, including a portion of the newly proposed residential homestead area. This designation is inconsistent with the DHHL proposed use. Where they may be inconsistent, DHHL may preempt the State Land Use Law pursuant to the HHCA Section 204 (see Figure 7).

City and County Zoning

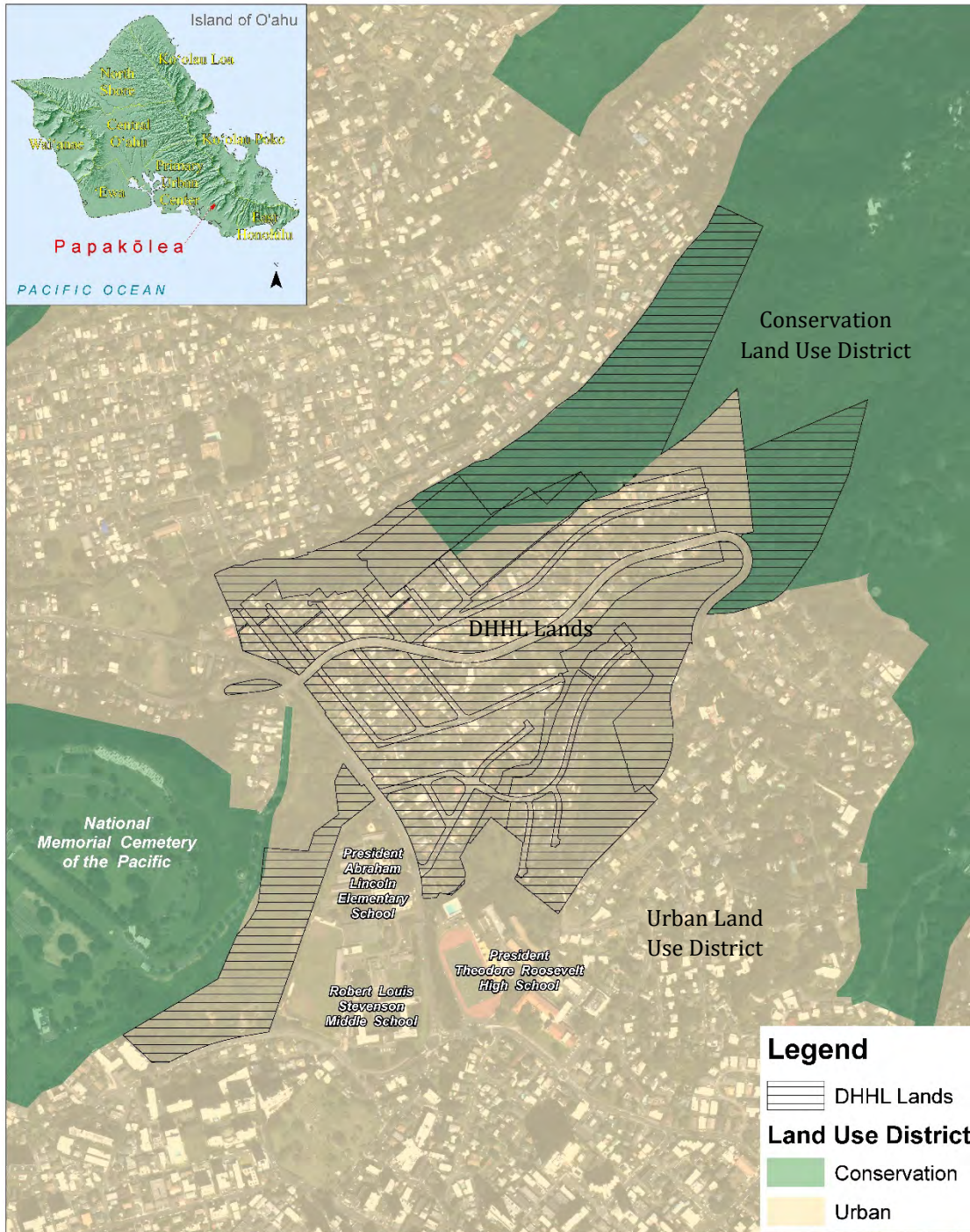
The lands are currently zoned as P-1, P-2, R-5, and R-10 by the City and County of Honolulu (City). A portion of DHHL's Papakōlea lands are also located in the Punchbowl Special District, one of seven Special Districts that have been designated by the City with special design guidelines and permit requirements. This Punchbowl Special District encompasses the 15-acre Pūowaina Special District parcel, and much of Kalāwahine homestead. The designation as a City Special District Area typically includes further restrictions on uses and development within the area. Where the zoning in this Special District may be inconsistent with

DHHL land use designations, DHHL may preempt City and County land use regulations pursuant to the HHCA Section 204 (see Figure 8 & Figure 9).

Surrounding Land Ownership and Uses

The mauka lands above the Papakōlea Region are predominantly owned by the State of Hawai'i, with some areas owned by the City & County of Honolulu. The top of Pūowaina, or Punchbowl, is owned by the Federal Government and is used as the National Memorial Cemetery of the Pacific. A smaller collection of scattered lots makai of the Papakōlea Region are owned by the Kamehameha Schools, the Church of Jesus Christ of Latter-Day Saints, as well as more lands belonging to the City & County of Honolulu (see Figure 10).

FIGURE 7 STATE LAND USE DISTRICTS MAP



Papakōlea
Regional Plan Update
SLUD Map
February 2020



0 500 1,000 1,500 Feet

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FIGURE 8 COUNTY SPECIAL DISTRICT AREAS MAP



**Papakōlea
Regional Plan Update
Special District Zone Map
February 2020**

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FIGURE 9 COUNTY ZONING MAP

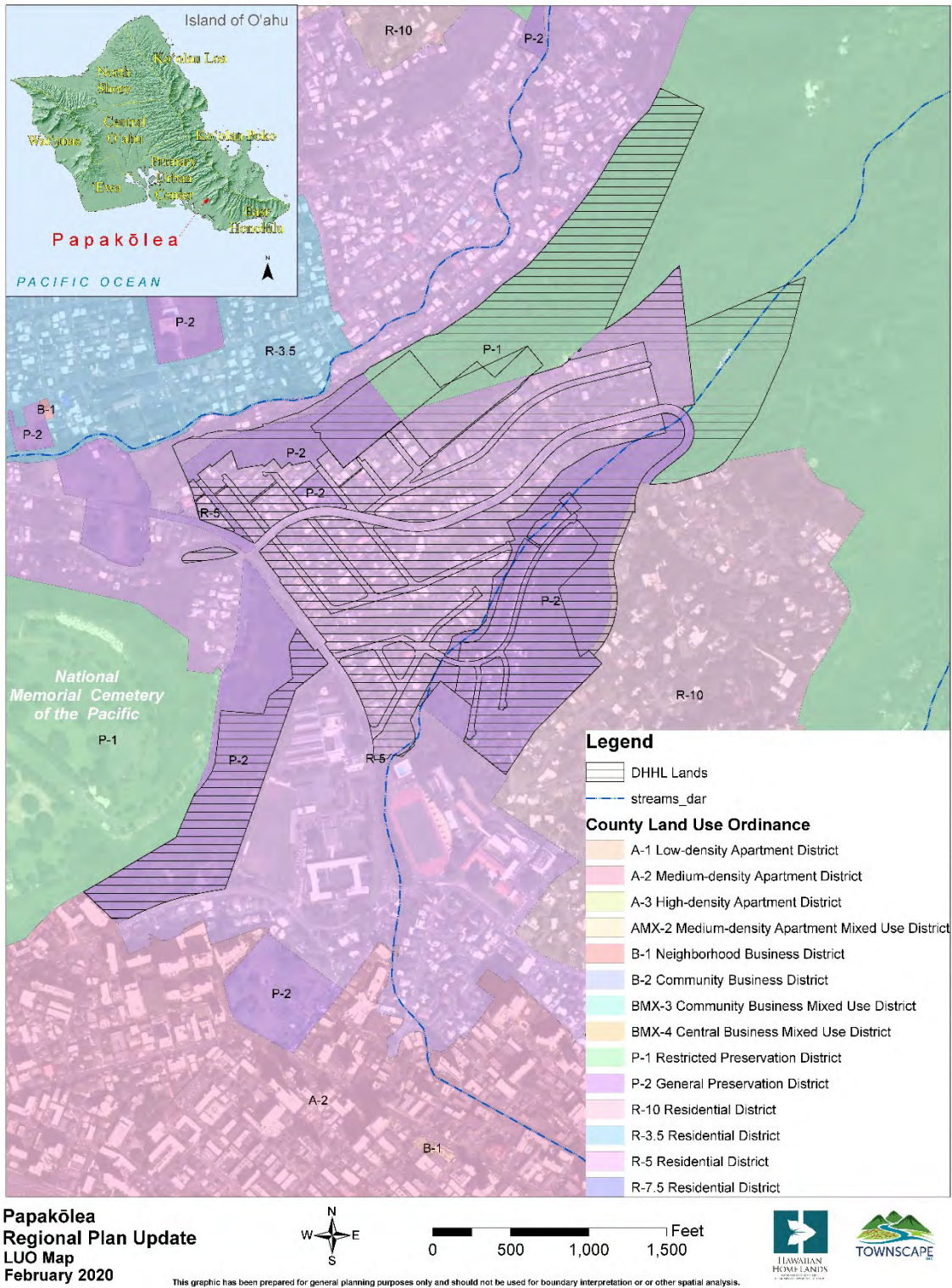
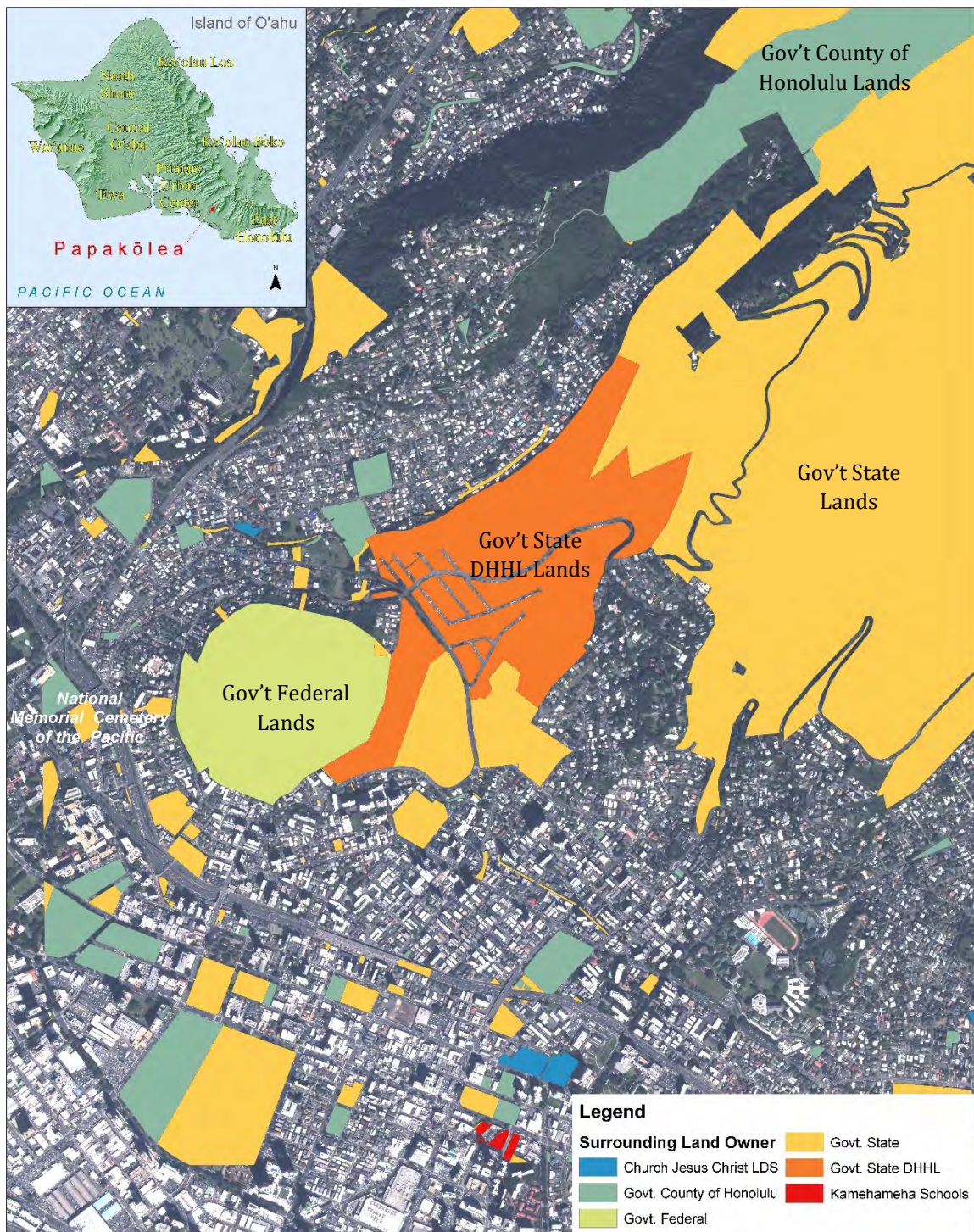


FIGURE 10 - SURROUNDING LARGE LANDOWNERS

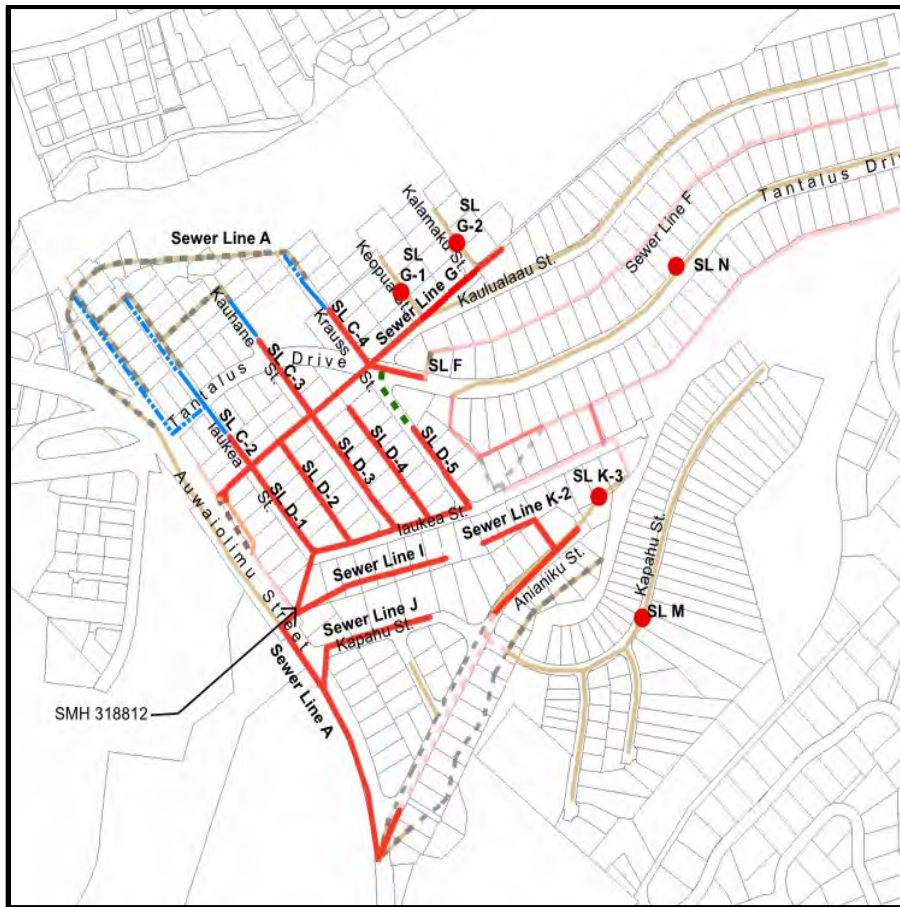


**Papakōlea
Regional Plan Update
Surrounding Landowners Map
February 2020**

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FIGURE 12- PHASE II SEWER LINE PROJECT



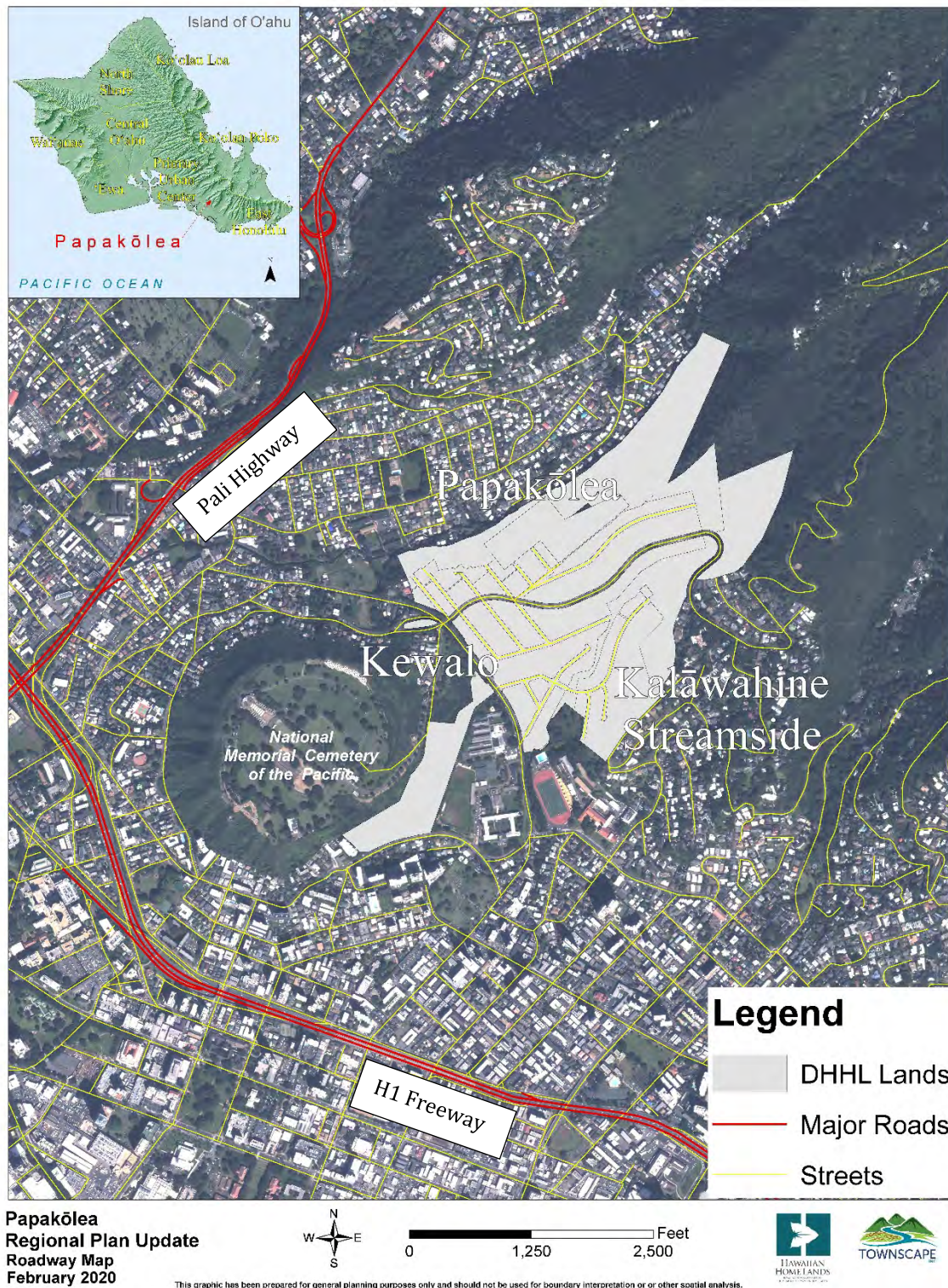
Road System – Existing and Planned

The Papakōlea region is bounded by the Pali Highway to the east, and the H1 Freeway to the south. The region includes mostly two-lane, narrow, winding roads that traverse the steep hillsides that make up the various homesteads. DHHL's recently completed Auwaiolimu Slope Stabilization Project was designed to protect a main thoroughfare from rockfall hazards. There are currently no on-going roadway projects in the surrounding area (see Figure 13).

Impacts of Proposed Future Infrastructure

Phase I of the Sewer Improvement Project was completed in late 2019. Phase II is anticipated to start in 2022. A final completion date has not been identified at this time. This project is aimed to bring the entire sewer system in the Papakōlea region up to current City & County standards. This will allow DHHL to dedicate the system to the City & County of Honolulu for future maintenance.

FIGURE 13- ROADWAYS MAP



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Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in the first meeting. Priority projects identified in the 2009 Papakōlea Regional Plan were discussed by participants to determine their relevance to the community today. In addition to the previously identified priority projects, the community discussed issues that were not addressed by the list of projects and suggested additional projects that might address those issues. All projects considered by the community to be a priority project are described in the following two sections.

Previous Projects

The first Regional Plan for Papakōlea was completed in 2009. The five priority projects identified in that plan and their status updates are described below.

Papakōlea Regional Plan Priority Project	Project Champion	Status
Address Abandoned Homes	DHHL	This item remains a priority with an increasing number of vacant and/or abandoned homes. DHHL has conducted research on status of leases and is proceeding with actions to refurbish or demolish homes & re-award leases.
Hawaiian Homestead Kūpuna Supportive Living Center	PCDC & Kula No Nā Po'e Hawai'i	This item remains a priority. PCDC received \$85,000 in funding from the Kūlia I Ka Nu'u Program for initial planning & design for the Hawaiian Homestead Kūpuna Supportive Living Center & the Native Hawaiian Education & Culture Community Center as one project. PCDC & the Hawai'i Community Development Board (HCDB) executed a Memorandum of Understanding (MOU) to develop the Pūowaina Parcel inclusive of the Center, and are working with DHHL to move plans forward. PCDC is focused on the development of the Center in partnership with HCDB, & Kula No Nā Po'e Hawai'i is a key project partner that is focused on kūpuna programming.
Native Hawaiian Education & Culture Community Center	PCDC & Kula No Nā Po'e Hawai'i	This item remains a priority. This project will be combined with the Hawaiian Homestead Kūpuna Supportive Living Center as one project. See project above for details on the status of this project.
Papakōlea Community Center & Park Improvements	PCDC	This item remains a priority. Since 2009, a commercial kitchen was built, a 96-panel photovoltaic solar panel system was installed, & the entire facility was retrofitted with LED lights. Requests for funding have been submitted to replace the playground & conduct planning to replace the basketball court structure, but no funding has been secured to date.

Papakōlea Regional Plan Priority Project	Project Champion	Status
Repair, Replacement & Maintenance of Infrastructure	DHHL	This item remains a priority. Phase I: Sewer Improvements, Drainage Improvements & Slope Stabilization was completed in September 2019. Phase II: Sewer Improvements is currently underway, with Engineering design started in 2019 and estimated start of construction in 2022.

Additional Projects

The following project ideas were suggested and refined during the first two community meetings. These project ideas are meant to address the needs and concerns of the community. This project list was presented to the community at Meeting #2 and at the Papakōlea Pā'ina event, as well as being distributed to the community via the community center and digitally through leadership networks.

- **Build a new Community Center.** Remove the current community center building and build a new facility that will better meet the needs of the community today and will be better able to grow with the needs of the community as it changes in the future. Include adequate parking, air conditioning for interior space, appropriate storage, elevator for kūpuna, and other spaces that are needed.
- **Care home for kūpuna within the community.** Preferably located in or near the community, this care home could provide care for families who are struggling to balance work and caring for their kūpuna and for kūpuna who live alone or without the support that they need. This allows the kūpuna to age in the community and place that they are most familiar and comfortable with.
- **Traffic safety program.** A community-based program that focuses on addressing traffic-related safety issues within the region. Specifically addresses safe pedestrian options for keiki and kūpuna, as well as traffic calming for vehicular traffic. Some ideas include speed bumps, signage, model after "Safe Streets" in Kalihi, raised crosswalks, sidewalks throughout the community, safe access for kūpuna throughout the community, etc.
- **Fix walls and infrastructure throughout the homestead.** Assess any unsafe infrastructure and areas throughout the community and repair them. Include the wall on Kaululā'au Street and the wall on Tantalus Drive that are unsafe.
- **Kūpuna apartments.** Kūpuna who would prefer to downsize their living spaces would have the option to give up their larger hale and move into a smaller, more manageable apartment that would be constructed near the community.
- **Create opportunities for revenue generation to support the community needs.** Bring income into the community. Economic sustainability and self-sufficiency are important. This could be supported by a physical space or opportunities to support programming or some type of reimbursement for services and programs that are already provided.
- **Create a park or community space for Kewalo.** Kewalo does not currently have a community space. A small hālau or gathering space would be good.
- **Repair, Replacement and Maintenance of Infrastructure.** Support for on-going repairs by DHHL to update infrastructure to meet current City & County and State standards.
- **Respite care for kūpuna in transition to a supportive living center.** Short-term care for kūpuna within the community prior to their transition into a more assisted living center.
- **Respite care for young adults/homeless.** This could include transitional housing, shower facilities, laundry facilities, and access to support and services.

Priority Projects

The community was asked to select five priority projects from the above list of 2009 Regional Plan priority projects and the “Additional Projects” identified by this Update process. The selection took place between October 9, 2019 and November 18, 2019 at the following events:

- **Community Meeting #2 – October 9, 2019.**
- **Papakōlea Pā’ina – October 19, 2019.**
- **Extended deadline – November 18, 2019.** *for digital, in-person or postal mail submittal

The following projects were selected by participants as the top five priority projects for the region.

1. Native Hawaiian Education & Culture Community Center (to be combined with Priority Project #3)

Project Description

The Native Hawaiian Education and Culture Community Center would be the piko of the Pūowaina Special District parcel. This project will provide a place for social, educational and cultural enrichment for ‘ohana, serving beneficiaries of all ages from infant to kūpuna. This project envisions partnerships with other Native Hawaiian organizations and community programs to provide quality services to the center such as kūpuna services and activities; enrichment programs for ‘ōpio grades K-12; and Native Hawaiian college and career assistance programs for college-bound high school students and ‘ōpio in college, Hawaiian culture place-based ‘ohana strengthening, job and career opportunities and volunteer and mentoring programs.

This center envisions the following components:

- Hawaiian Language-, Culture- and ‘Āina-Based Programming
- Classrooms and Offices for Native Hawaiian practitioners and businesses
- Playground and Open space
- Full kitchen
- Hālau and Hall
- Garden and Aquaculture area
- Farm of Native plants, medicinal plants and fruit trees
- Cultural Walking Path
- Parking

The center is intended to be a family educational facility that will be in line with the DHHL Ho‘omalūō Energy Policy in achieving energy efficiency, self-sufficiency, and sustainability in Hawaiian Homestead communities.

Past Actions

- **2009.** This project idea was selected as a priority project for the region by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding was needed to begin the planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds were used to secure a consultant for preliminary planning and design assistance.
- **2018.** Land Use Request was submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel.
- **2019.** PCDC received funds to support development of ‘Āina-Based curricula and planning.

Community Input

Hawaiian culture and education are pillars for the Papakōlea community. It is important that appropriate facilities be developed to help support the community's goals of perpetuating Hawaiian language and culture. The current community center in the region is not able to meet the growing need for additional programming. The community envisions a permanent location with adequate space to host cultural practices, education and events.

Objectives

The objectives of this priority project are to:

- **Support the needs of the native Hawaiian community.** The Papakōlea Region is a proud native Hawaiian community. In order to ensure the long-term support of the native Hawaiian language and of cultural practices, a facility is needed to provide appropriate spaces for cultural learning and education.
- **Support traditions and values set forth by founding members.** Hawaiian culture and education were important values of the founding members of the community. An Education & Culture Community Center would be aligned with the vision that the original homesteaders of Papakōlea had for this place.
- **Create a place of growth and learning for current and future generations.** Papakōlea is ever growing and the creation of spaces and facilities that can meet the current and future needs for education and cultural practices are needed to fully support the long-term goals of the community.

Implementation Action Steps

This priority project will follow the “Non-Profit Organization Application for Long-Term Use of DHHL Lands” process which is designed to implement the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for long-term dispositions for use of Hawaiian Home Lands. During the master planning and design process, this project will be combined with Priority Project #3, “Hawaiian Homestead Kūpuna Supportive Living Center”.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O‘ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for a Right of Entry Permit for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future use of the site.
3. **DHHL HHC approves Right of Entry permit.** This approval is for a one-year limited right of entry for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area Plan and an Environmental Assessment. Prior studies may be updated if needed.
4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a master plan and an environmental assessment. The environmental assessment will be published based on HRS Chapter 343 requirements.

5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
7. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA are to be followed during site preparation and construction.
8. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA.
9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

2. Build a New Community Center

Project Description

The current Papakōlea Community Center and Basketball Court Complex is located at 2150 Tantalus Drive. The existing community center structure is a two-story, approximately 38,000 sq. ft. building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office and restrooms on each level. The City and County of Honolulu operated the Center and Basketball Court Complex from 1964 to 2002. In 2003, the Papakōlea Community Development Corporation (PCDC) acquired management and operation of the Center and Basketball Court Complex. The community has since outgrown the current facilities. There is a need for major renovations to address issues such as lack of parking, lack of use for outdoor courts/play areas, lack of access for kūpuna and disabled persons, the need for air conditioning, and old or outdated structures that need replacement. The facility cannot accommodate the spatial and programmatic needs of the current community, let alone the probable needs of the community as it grows into the future. Instead of continued repair and renovation, the community would like to invest in the demolition of the existing structures and the construction of a new facility that is better able meet the current and future needs of this homestead.

Past Actions

No action.

Community Input

During Meeting #1 of the beneficiary consultation process, community members expressed concerns that the desired improvements and repairs needed to the existing community center and park are extensive and may not be able to meet the future needs of the site. The subsequent project idea that emerged from this discussion was to remove the existing facilities and to design and construct a facility that will better support the community needs. Major needs for the facilities include improved Americans with Disabilities Act accommodations and access for kūpuna, as well as additional parking.

Objectives

The objective of this priority project is to:

- **Design and construct a community center.** The creation of spaces and facilities that can better meet the current and future spatial and programmatic needs of the community as it grows are vital.

Implementation Action Steps

This project is for redevelopment of an existing Community Use facility under license to PCDC. The project champion will need to work closely with DHHL to implement this project. The action steps include:

1. **Complete a needs assessment.** Complete a new or utilize an existing needs assessment to describe the needs and uses for this facility. This assessment would address questions such as: What are the existing programs, and program needs? What are the future programs envisioned, for what types of needs?
2. **Complete planning studies.** These studies would be used to determine feasibility such as potential funding for construction and ongoing operations and maintenance, and conceptual design.
3. **Meet HRS Chapter 343 compliance.** The findings of both the needs assessment and the planning studies will determine if additional environmental studies are needed in order to comply with HRS Chapter 343, or if an exemption to the requirement to prepare an environmental assessment (EA) can be issued. If an EA or environmental impact statement (EIS) is needed, it will need to be prepared and published, and HHC will need to issue the Finding of No Significant Impact (FONSI).
4. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
5. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA, EIS or EA Exemption are to be followed during site preparation and construction.
6. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA, EIS or EA Exemption.
7. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

3. Hawaiian Homestead Kūpuna Supportive Living Center (to be combined with Priority Project #1)

Project Description

Since the majority of Papakōlea homes are built on steep slopes and only have stairway access, the lack of safe housing conditions is a significant concern. The Kūpuna Supportive Living Center is envisioned as a kauhale or village for kūpuna to age safely in the community. In addition to providing kūpuna with an assisted care residence, the project would provide a friendly gathering place for social, cultural, and wellness activities that encourage multi-generational support for Papakōlea 'ohana. This project would provide service-learning opportunities for native Hawaiian health professionals as well as allied health providers. The project would

also provide opportunities for native Hawaiian business developments which support kūpuna living such as a community market, restaurant, and Hawaiian medical and traditional healing practices.

Past Actions

- **2009.** This project idea was selected by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding was needed to begin the planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds used to secure a consultant for preliminary planning and design assistance.
- **2019.** Land Use Request Form submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel. PCDC secured funds to support planning initiatives.

Community Input

There is a need for kūpuna from the Papakōlea region to be able to age safely in place. There should be appropriate facilities near the homesteads where kūpuna who are no longer able to live independently can move to a more supportive living center that can better cater to their medical needs. Currently, there are no permanent assisted living care facilities near the homesteads, and this project would address that need.

Objectives

The objective of this priority project is to:

- **Allow kūpuna to age safely in place within the Hawaiian homestead community.** This supportive living center will help to achieve the vision of serving as a place of growth for generations, including the kūpuna generation. Currently, there are no facilities to provide care for kūpuna as they age. Kūpuna that require a permanent assisted living care are not able to remain in the region. The Hawaiian Homestead Supportive Living Center will give kūpuna the ability to stay connected to their community and this place, while receiving the care and support that they need as they grow older.

Implementation Action Steps

This priority project will follow the “Non-Profit Organization Application for Long-Term Use of DHHL Lands” process which is designed to implement the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for long-term dispositions for use of Hawaiian Home Lands. During the master planning and design process, this project will be combined with Priority Project #1, “Native Hawaiian Education & Culture Community Center”.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O‘ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for a Right of Entry permit for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the Applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future site use.

3. **DHHL HHC approves Right of Entry permit.** This approval is for a one-year limited right of entry for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area Plan and an Environmental Assessment.
4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a master plan and an environmental assessment. The environmental assessment will be published based on HRS Chapter 343 requirements.
5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
7. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA, EIS or EA Exemption are to be followed during site preparation and construction.
8. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA, EIS or EA Exemption.
9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

4. Care Home for Kūpuna

Project Description

The community envisions a care home for kūpuna within the region that will provide kūpuna care services to families who need assistance. This project would provide short-term services for eligible adults and would be located within the homestead community. Care would include adult day-care, respite care services and specialized care for adults with dementia. Families who are balancing the needs of their day-to-day lives and the added care needs of their kūpuna would have a safe and qualified place within their community that is able to help provide supplemental services and care.

Past Actions

No past action.

Community Input

The balance of meeting day-to-day needs and providing care for kūpuna can be a struggle for families, especially working families that are living in the Papakōlea region. This care home is needed in order to provide additional care and services to better support native Hawaiian families who aim to keep their kūpuna at home for as long as they are able.

Objectives

The objective of this priority project is to:

- **Support native Hawaiian families.** The care home for kūpuna will provide much needed support services to native Hawaiian families in the homestead.

Implementation Action Steps

The action steps to accomplish the above objective includes:

1. **Identify potential locations.** Locations within the homestead community or on available adjacent lands should be identified as potential sites for a care home. More information should be gathered from the community regarding the specific types of programs and services that are needed for this care home, and sites should be evaluated based on the types of care needed.
2. **Land Use Designation Amendment.** Depending on the location identified and the needs of the program(s), a land use designation amendment may be necessary. The steps to achieve this change are as follows:
 - a. Select a lot.
 - b. Propose a change to the land use designation from homestead residential use to community use or commercial use (depending on services and programs identified).
 - c. Approach Commissioner(s) to garner support for the proposed change.
 - d. Submit a proposal to the Planning Office and the Chairman to amend the O'ahu Island Plan.
 - e. Departmental review of the proposal.
 - f. Beneficiary Consultation. This is required for any change to existing land use designation. Previous beneficiary consultation through the Regional Plan Update process may meet the beneficiary consultation requirement for the project. This beneficiary consultation is required specifically for a change to the land use designation in the O'ahu Island Plan.
 - g. Departmental recommendation to HHC.
 - h. HHC Approval needed to change Land Use Designation and amend the O'ahu Island Plan.
3. **Acquire Lands.** If no location within the homestead can be identified, an adjacent location could be acquired and added to the Hawaiian Home Lands inventory. The process for land acquisition is as follows:
 - a. Select a lot.
 - b. Beneficiary consultation is required to discuss the acquisition of lands and designation of land use in the O'ahu Island Plan.
 - c. Approach Commissioner(s) to garner support for the land acquisition.
 - d. Consultation with the U.S. Department of Interior.
 - e. HHC Approval needed to acquire lands.

5. Traffic Safety Program

Project Description

The Papakōlea region is located along the steep hillsides of Pūowaina (Punchbowl Crater) and the base of the Ko'olau mountains. This terrain leads to narrow, winding roadways that switch back and forth throughout the homesteads. The majority of the two-lane roads throughout the homesteads are without sidewalks and have limited crosswalks. The lack of off-street parking for residential lots makes for roadways that are crowded with parked vehicles. There are abandoned vehicles that take up space along these roadways as well. There is a need for safe pedestrian access for kūpuna and keiki throughout the homestead. The priority areas within

the homestead are along Tantalus Drive, and on routes to and from local schools. Traffic safety program proponents would be comprised of community members and interested partners, and this program would work to implement changes to the homestead to create a safer, more accessible place for Papakōlea ‘ohana.

Past Actions

No actions.

Community Input

Access throughout the homesteads, pedestrian and vehicular, is often unsafe and inconvenient. There is a need for safe routes to and from schools for keiki and ‘ōpio. Kūpuna throughout the homesteads should be able to access their lots and the community spaces safely and effectively. The lack of accessible sidewalks, abundance of narrow and winding roads, and frequent speeding need to be addressed to create a safer community. The program would review the community needs regarding traffic safety, implement traffic calming measures, and partner with other agencies and organizations to create a more livable community.

Objectives

The objective of this priority project is to:

- **Create a safer community for pedestrian and vehicular travel.** A traffic safety program that can implement a comprehensive approach to address pedestrian and vehicular traffic concerns and issues is needed to create a safe homestead community.

Implementation Action Steps

The action steps to accomplish the above objectives include:

1. **Create a Taskforce.** Seek partnerships with community, DHHL and other County and State agencies/entities.
2. **Identify priority areas.** The program should begin with select areas of high priority.
3. **Complete a physical assessment of the selected areas.**
 - a. Seek templates for traffic safety programs that have been implemented elsewhere.
 - b. Complete physical assessment by reviewing information collected by GIS and topographic maps, soil analysis, etc.
 - c. Assess the potential for solutions to unsafe areas such as: widening of streets, additional signage, off-street parking, more frequent bus service, shuttle services, rail use, removal of abandoned vehicles, etc.
4. **Collect traffic data.** More information is needed to inform the solutions to the traffic-related issues within the region. Perhaps partnership with a local university would help to provide necessary data.

Appendix A

Leadership Meeting – Meeting Notes



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**PAPAKŌLEA REGIONAL PLAN UPDATE
LEADERSHIP MEETING
PRESIDENT ABRAHAM LINCOLN ELEMENTARY SCHOOL LIBRARY
JULY 13, 2019
8:45 A.M.-9:30 A.M. – COMMUNITY DRIVE-THROUGH
9:30 A.M.-11:15 A.M. – MEETING + DISCUSSION**

Attendance: Adrienne Dillard, Kula No Nā Po'e Hawai'i
Kahealani Keahi, Hui Maka'āinana o Kalāwahine
Lilia Kapuniai, Papakōlea Community Association
B. Puni Kekauoha, Kula No Nā Po'e Hawai'i
Richard Soo, Kalāwahine Streamside Association
Lionel Wright, Papakōlea Community Association

DHHL: Andrew Choy, Nancy McPherson

Townscape, Inc. (Consultant): Sherri Hiraoka, Lillie Makaila

Community Drive-Through

Kalāwahine/Kewalo

- Lower Anianiku Street: homeless living in cars, rubbish, drug deals.
- BWS Reservoir: "99% of residents are opposed to the easement."
- Kapo'opo'o Stream
 - Detention basin at Kapahu Street is unfinished and overgrown. "The trees are so tall that you can't even tell that there's a detention basin there."
 - This is where Mo'o Kalāwahine lives and she needs the water. Water used to flow in the stream but now it's a dry bed, possibly from diversions or concrete.
- Haalelea Street
 - Seepage, spalling, houses shifting.
 - Aunty Lehua has been landscaping the area across her house, above where the water tank will go. Community is fighting to make sure that BWS doesn't destroy it.
- Streamside park at the end of Kapahu Street: it's beautiful but no one comes here because there is no parking and no bathroom.

DHHL PAPA KŌLEA REGIONAL PLAN UPDATE

LEADERSHIP MEETING

President Abraham Lincoln Elementary School Library

July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting

- What happened to the streamside walk? It was meant for residents but the homeless are using it.

Kalāwahine/Kewalo (continued)

- The garages are too small, and people cannot park their vehicles inside them. Instead, the vehicles are parking on the street and cause narrow and crowded streets throughout these homesteads.
- There is a neighborhood walk every night of all roads.
- Stabilization of the hillside is needed.
- Mira Construction stockpiling sewerline project baseyard (entrance to 14.5-acre parcel on Auwaiolimu Street): there have been fires there – possibly started by homeless? The company has heavy equipment that seems to be enlarging the space by clearing farther and farther back.
- Need hillside stabilization along Auwaiolimu Street.
- Previous hillside stabilization project along Auwaiolimu Street looks unfinished, has weeds growing, should be completed properly.

Papakōlea

- Community Park still needs Capital Improvement Projects: basketball court and playground need to be redone
- An effort to address the abandoned homes is in progress. There are thirty homes that DHHL was asked to investigate; 27 of them are on Tantalus Drive.
- Infrastructure (sewer line) improvements
 - Could have communicated better with the families
 - Right of entry is so wide, there is a huge service road
 - Left the homes exposed with the location of the service road
 - Did some slope stabilization.
- Access to homes is a problem. People can't get to their homes because it is so steep.
- There is no off-street parking. "Parking battle." "Battle of the orange cones."
- Derelict vehicles.
- Because we are an "existing non-conforming subdivision," we have difficulty improving our homes because we are not in compliance with City Code.
- If homes were developed on the lands at the top of Moreira Street, then that would cause flooding to the homes and properties below it. Any construction in this area will affect the watershed and cause a disturbance.
- Kaululaau Street
 - Drainage affects the lower homes.

DHHL PAPA KŌLEA REGIONAL PLAN UPDATE

LEADERSHIP MEETING

President Abraham Lincoln Elementary School Library

July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting

- Don't build homes where homes don't belong!
- The topography doesn't allow for more development, and this concept of doing things that don't work with the environment needs to stop.
- Is are an opportunity for infill?
- Homeless are occupying the area mauka of Papakōlea on Tantalus Drive.
- "If they are from Papakōlea then they aren't homeless, they are family."
- We can't finance home improvements because this is leasehold land.
- It is cost-prohibitive to just make homes safe for kūpuna.
- It takes a long time to repair sewer breaks. Who is responsible?

Discussion

Regional Plan Update Process:

- People have to feel comfortable and that the process is fair.
- Nānākuli Regional Plan Update used an open house style format
 - Open from 6:30 pm – 8:00 pm and people came through at their leisure.
 - Various topics: environment, kūpuna, etc.
 - Inclusive of community voice
- Be clear as to how the Regional Plan Update document will be used.
- Give the community feedback. Let them know that they've been heard so they will want to continue participating.
- Proposed Dates for community meetings:
 - First community meeting: September 18
 - Second community meeting: October
 - Dates to avoid: October 19, P'a'ina & October 26, Trunk or Treat.
- Venue to community meetings: Stevenson Intermediate School is the best (nearby, ample parking, neutral)
- Times: start at 6:00 pm or 6:30 pm for regular meetings and earlier for open house style meetings.
- Community Meeting #1 should discuss what from the past Regional Plan Update was done/not done.
- The previous planning effort had problems during the prioritization process because the expectations of the participants was that the project that received the most support from the community would get land and funding from DHHL. If the expectations are set so that participants understand that land and funding is not a part of the prioritization process, then there shouldn't be any problems.

DHHL PAPAĀŌLEA REGIONAL PLAN UPDATE

LEADERSHIP MEETING

President Abraham Lincoln Elementary School Library

July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting

Issues

- Papakōlea high priorities cannot get resources to implement them. Do we need to look outside of Papakōlea, e.g., Bowl-A-Drome for kūpuna and keiki day care and affordable housing for kūpuna? “Does Papakōlea still have a presence in this development?”
- Isenberg property: revenues should benefit Papakōlea. Speak to this issue at the 1st community meeting and/or have a presentation board.
- Disaster preparedness – see Adrienne for follow-up
 - Michelle Bay did a plan for the disabled.
 - Someone from the U.S. Army Corps of Engineers did a disaster plan for their PhD.
- Access to homes.
- Safe homes.
- Abandoned homes – tied to the homeless/houseless issue. People can’t live in their homes, so they live in their cars or on the sidewalk or in the bushes.
- Papakōlea Community Development Corporation (PCDC) and Kula No Nā Po’e Hawai’i are working to get families financing to get people back into homes.
- Who should be doing enforcement when it comes to drug dealing? Who to report to? What about family members?
- Climate change will bring heavier rains and create even more issues with drainage and slope stability.
- FEMA does trainings for disaster preparedness and terrorist threats. If an emergency occurs, we have to take care of ourselves.
- Adult day care is needed. We have over 500 residents that are over 55 years old. Lunalilo Homes cannot do it; it’s too expensive.
- Adrienne has data/reports on health and education, especially in the last 3 years. There is also a report on education, aging, and housing issues.
- Kalāwahine is against the BWS water tank.
- The community is growing so we have outgrown the community park, both in terms of space and scheduling.
- Homes have been built in areas where they shouldn’t have been built.
- If DHHL can’t provide resources to implement projects to address the issues, who do we go to? Papakōlea knows how to fundraise, but DHHL should provide resources.

DHHL PAPAĀOLEA REGIONAL PLAN UPDATE

LEADERSHIP MEETING

President Abraham Lincoln Elementary School Library

July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting

Publicity

- Do at least two (preferably three) mailers per meeting.
 - Don't make it look like a "DHHL doc" because people will just throw it away as "just another meeting." Don't make it look so "government-y."
 - Do first mailing four weeks prior to the meeting.
- Social media
 - Lilia and Puni run Facebook pages.
 - Send materials to all of the leadership to post/distribute.
- Provide flyers to the various organizations for distribution.
 - Kalāwahine can distribute them on their nightly walks.
- Newsletter.
- Piggyback onto announcements for other events: Aloha Week Parade float.

Next Steps

- Townscape to secure Stevenson Intermediate School for 1st Community Meeting.
- Get reports on education, aging, health, and housing from Adrienne.
- Share any new data with the leadership before the first community meeting.

Handouts

1. Project Fact Sheet
2. "What is a Regional Plan?"

Appendix B

Community Meetings #1 through #3 – Beneficiary Consultation Meeting Notes



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update
Community Meeting #1
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA
SEPTEMBER 18, 2019, 6:30 P.M. – 8:30 P.M.**

Attendance: 20 (signed in)

DHHL: Nancy McPherson (Planning Office and Project Manager), Lehua Kinilau-Cano (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), and Lillie Makaila (Townscape, Inc., Consultant)

Handouts:

1. Project Comment Sheet
2. Slideshow Presentation

Presentation:

Nancy McPherson opened the meeting with welina and introductions of the staff and consultants. Lillie Makaila gave a slideshow presentation to discuss the purpose of and the agenda for the meeting, the background on DHHL Regional Plans, and the Regional Plan Update project for the Papakōlea Regional Plan (2009). Lillie Makaila facilitated the question and comment discussion regarding the presentation. The attendees were split up into two break out groups to participate in a visioning exercise. Lillie Makaila facilitated discussion for Group 1. Sherri Hiraoka facilitated discussion for Group 2.

Group 1

Vision Exercise Part I

Attendees were asked to share with the group their answers to the following questions:

1. *What special things about this place do you want to preserve for the future generations?*
2. *What do you want to create in this community? In this place?*
3. *What do you want to change in this community? In this place?*

Discussion:

- We already have projects on the books, they just need to be done.
- Kūpuna want to have the option to move into units that are smaller and require less upkeep. Apartments would be a good option instead of houses. Some cannot maintain the larger homes and larger lots. If they cannot handle the yard work they have an option for something else.
- The region needs money.
- Once you get the things that you need, then how do you sustain it?

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Meeting #1 Notes

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- Improvements are needed at the park. To the playground, the basketball court, volleyball court.
- More parking is needed for the park.
- AC is needed for the inside spaces.
- Preserve all the natural and cultural resources in the region.
- Restore the kahawai, the top of the watershed/uplands above Moreira, and no BWS tanks.
- The streams are losing water.
- Need more support for Hawaiian/Homestead organizations like PCDC, Kula & PCA because they provide programs and support to the community.
- There is a need for space for young adults that are homeless or people in the community that don't have a place to stay, they can't go home for whatever reasons, but they are still a part of the community. They need facilities to lay their head down in a safe place. They need facilities to shower and clean themselves up. They are able to feed them now, but there are more needs that these folks need. It's not always young folks, there is a need for homeless members of their community of all ages to have access to services and support within the community because they don't feel comfortable leaving the community. There isn't space for them at the community center at present.
- Transitional housing
- People (homeless) from outside the community are coming in, and we need to figure out how to stop that.
- Respite care for kūpuna in the region is needed until a supportive living center can be completed.
- There needs to be a care home within the community for kūpuna.
- There is space available for all of these things: Kalāwahine where the BWS tank is supposed to go, Kalāwahine park, etc.
- There is a need for those youth, age 18 through their twenties that have not found their way and need more support until they can get there.
- What are their 'ohana doing for them?
- These are people who are struggling or have mental health needs.
- There needs to be laundry space.
- There needs to be speed bumps or traffic calming within the region.
- Fix the wall in front of the house along Kaululā'au.
- Wall on Tantalus.
- Rebuild the whole community center. The community has outgrown the space, and maybe instead of adding things or repairing things, the whole community center needs to come down and be replaced with a community center that can meet the needs of the community now and into the future.
- Storage space is needed.
- Parking is needed.
- What can fit now?
- Community center needs to have an elevator for kūpuna.
- There are challenges with getting financing because you don't own the land.

- There is only funding available for programs, not for facilities, that is why the organizations are going after the funding for programs because they cannot get the funding for facilities.
- Create a space for an economic engine that can support the needs of the community.
- Create a space to make money to pay for these projects.
- Kids use the inside covered spaces, not the outside uncovered area. Use the outside uncovered area for parking or for a construction of a new building.
- Use space at Kalāwahine for BWS Tank for something for the community.
- Need a park for Kewalo, like a small hālau or hale, some type of gathering space for Kewalo.
- Hawaiian Homes needs to get more involved, do it, and get it done.
- Called DHHL 6 times and didn't get a person, no one returns calls or messages.

Group 1

Visioning Exercise Part II

Attendees were asked, if a documentary film crew comes to your community in 2050, tell me what they will capture on film for the documentary on this place.

1. *What does it look like?*
2. *What does it feel like?*
3. *What should they highlight about your community?*

Discussion:

- All priority projects are done/complete.
- It'll look the same if DHHL doesn't change the way that they do things.
- Running streams.
- Mo'owahine is back.
- Lo'i kalo.
- All homes will be kūpuna friendly for access.
- The region is a model for kauhale living in a cohesive, lōkahi style, working together.
- Sidewalks on all the roads.
- Pūowaina is done and things for the community are done.
- Looks worse now than it did before, in the 1990s there was a documentary done by Edgy Lee, and it is worse there now than it was then. Not the programs, but the infrastructure and buildings.
- Community isn't taking responsibility for how they are living.
- DHHL needs to take responsibility for their responsibilities.
- My mother is a resident at the kūpuna supportive living center in the community.
- Adults are serving the kūpuna in the housing.
- Teachers are trained within the community and are teaching at the education centers in the community.
- Keiki enter jobs that they are trained for within the community and work those jobs in the community, working for the community.
- Nurses for kūpuna that are trained within the community at the community programs.

- Economic development to support the kūpuna.
- 'Ōlelo Hawai'i fills the air.
- DHHL fulfills its vision and mission for beneficiaries.
- No homeless.
- Affordable housing.
- Need more support for affordable housing.

Group 2

Vision Exercise Part I

Attendees were asked to share with the group their answers to the following questions:

1. *What special things about this place do you want to preserve for the future generations?*
2. *What do you want to create in this community? In this place?*
3. *What do you want to change in this community? In this place?*

Discussion:

- Safe streets. Spoke with Della Au Belatti re: these concerns.
 - Why can't we have raised crosswalks like in other neighborhoods like Kalihi? This would slow cars down and make it safer for keiki and kūpuna too. Don't need them everywhere, just in certain places where there is not a good line of sight like at Iaukea Street Playground.
 - There is also speeding on Tantalus Drive.
 - Need traffic calming up Tantalus Drive.
 - Need crosswalks at Krauss Street for kids taking the back-road shortcut to school.
 - Cars park on the street and when they open their doors, there are often near-misses with other vehicles driving by, especially in areas where drivers can't see around bends in the road. Need "slow down" signs. Sometimes residents sit outside and hold up cameras to slow drivers down (it works).
 - Need sign warning that crosswalks are coming up ahead
 - Not a legal crosswalk on Iaukea Street.
 - Organized a group of mothers sign-waiving, asking drivers to slow down. But can't be out there every day.
 - Sidewalk in front of basketball court is uneven, hard for kupuna to walk (Krauss Street to Kauhane Street), on Tantalus Drive.
 - Who has jurisdiction over which roads?
 - Need safer streets.
 - Traffic calming in Kalāwahine needed too.
 - Don't wait until someone dies to do something.
- Roads are too narrow – not enough parking.
- Need to regulate illegal parking because they block sightlines and are unsafe.
- Like how the neighborhood has open spaces: natural hedges, not a lot of walls, feeling of openness.
- Like that Papakōlea has a reputation of toughness because outside troublemakers don't come in. But to residents, it still feels safe.

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Meeting #1 Notes

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- Some lessees didn't raise their kids here, so the kids don't know Papakōlea. Now that those children are moving back, they don't know anything about Papakōlea, how we do things here, how we act.
- Need more community involvement.
 - Good programs at the park, but it's the same people all the time. We need to bring in more people. Some people don't come to events, but when we need stuff, they help out.
 - Annual pā'ina brings people out. Need more community gatherings.
- Get more children and residents involved in the community via programs at park/community center.
 - Keep park updated for the kids.
 - Convert basketball court into a gym.
 - Not enough parking at the park/center for all the programs.
- Homeless in their cars at the entrance to the homestead - how do we help them?
- Ha'alelea Place was supposed to have 4 more lots but a revised plan took them out.
- Water tank was supposed to go in years ago.
- How to get more people involved to come to RP Update meeting? At least three touches: save the date; postcard, emails, and/or facebook pages; banner a few days prior.

Group 2

Visioning Exercise Part II

Attendees were asked, if a documentary film crew comes to your community in 2050, tell me what they will capture on film for the documentary on this place.

1. *What does it look like?*
2. *What does it feel like?*
3. *What should they highlight about your community?*

Discussion:

- All the improvements will be done by then (2050).
- Kūpuna are able to age in place.
- All lots are occupied.
- Too many families are selling and moving. We don't know the new people coming in; it feels like we're losing fabric of our community. Want to see the next several generations continuing to live in Papakōlea, building new houses.
- Successors are financially literate. Currently, kids can't take over the leases when families need to pass it down.
- People need affordable financing and payment plans to able to keep their homes. It's too hard to go to the bank for loans. DHHL needs to be the lender of choice, not the lender of last resort.
- Houses are affordable in perpetuity.
- All abandoned vehicles are off the street.
- Parking and traffic signs are everywhere and enforced.

- Children are walking to school safely; safe sidewalks for all.
- There is enough parking for every house; no orange cones!
- There are more people doing activities at the park; people are getting out of their homes and interacting.
- We have a revitalized community – more outside activity.
- Affordable housing.
- We have a close-knit community that helps each other with donations, fundraising, other help.

Questions/Comments collected during the presentation discussion on Infrastructure repair, replacement and maintenance.

- Infrastructure maintenance and repair:
 - What do these mean?
 - Unstable soils
 - Soil instability
 - Seeps/springs/underground flows
 - Should all be grouped together.
- Will these things get done even if they aren't in the 2009 Regional Plan?
- These three issues are front and center and are not just fringe issues.
- Have someone give an update on these things at the next meeting.

Visioning Exercise Part III

Facilitators created a draft list of community values based on breakout group discussion during parts I & II of the Visioning Exercise. The attendees were brought together in one large group and presented this preliminary draft list of values for further discussion.

Group 1 Draft Values:

- **Safety for kūpuna and keiki.**
- **Economic sustainability.**
- **Places/spaces for people. Kūpuna. Keiki. Homeless.**
- **Protect natural and cultural resources.**
- **Opportunities within the community. Live. Work. Grow old. Education/training.**

Group 2 Draft Values:

- **Safe community for keiki & kūpuna.**
- **Openness between neighbors.**
- **Preserve the social fabric – keep leases within the 'ohana.**
- **Active community.**
- **Supportive community.**
 - **Close knit.**
 - **Everyone helps each other.**

Large Group Discussion:

- **Safety**

PAPAKŌLEA REGIONAL PLAN UPDATE

Meeting #1 Notes

September 18, 2019

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- Raised crosswalks.
 - Traffic calming.
 - Dementia-friendly.
 - Signs – speed limit, playground ahead, etc.
 - Neighborhood watch.
 - More visibility along Tantalus Drive.
 - Awareness of driveways.
 - Close calls daily.
 - Slow down the traffic.
 - Safety by bus stop.
 - Sidewalk in front of park.
- Economic sustainability
 - Bring in income to the community.
 - No need for grants.
 - Economic engine to bring in money.
 - Services reimbursement (how?) – need to stop being free
- Openness between neighbors
 - No high fences.
 - Can talk/see/communicate with each other.
 - Community bonding.
 - Papakōlea pā'ina.
 - Quarterly activities.
 - Neighbors helping to get community projects done.
- Natural and cultural resources.
 - Stream walk → maintain stream.
 - Mo'olelo to share the importance of the stream.
 - Stream touches every homestead, ties all together.
 - Student projects, data collection about the stream and history.
 - Progressive urban Hawaiians
 - DHHL needs to support the good work we are doing.
- Places/spaces for people
 - Kauhale
 - Physical and spiritual place, intergenerational
 - Waimānalo kūpuna housing – successful? Need to evaluate.
 - Self-reliance
 - Resilience
 - Support from DHHL
 - Health & wellness.

Meeting was adjourned at 8:30pm.



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update
Community Meeting #2
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA
SEPTEMBER 18, 2019, 6:30 P.M. – 8:30 P.M.**

Attendance: 13 (signed in)

DHHL: Nancy McPherson (Planning Office and Project Manager), Andrew Choy (Planning Office), Mitchell Kawamura (Land Development Division), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), and Alisha Summers (Townscape, Inc., UH Mānoa Department of Urban and Regional Planning Intern).

Presentation:

Nancy McPherson and Lillie Makaila opened the meeting with welina and introductions of the staff and consultants. Mitchell Kawamura gave a brief summary of the sewer projects that have taken place and are scheduled to take place in the community and answered questions from attendees related to these projects. Lillie Makaila facilitated the discussion on Values, Vision, Project Ideas, and the prioritization activity for projects. Sherri Hiraoka took notes throughout.

Sewer Update:

The Department of Hawaiian Home Lands, Land Development Division gave a brief talk about the Sewer Projects in the region. A request was made from the community at Meeting #1 that more information be shared about the Sewer Project, including what Phase II is, and when it is expected to be complete.

Question: Dirt was pushed up against my wall and hasn't been cleared.

Comment: There is a defect in one of the sewer lines in Kalāwahine.

Comment: What is sewer line E?

Question: Timeline for Phase 2?

- The availability of State funding will determine when Phase 2 will start and the number and timing of each increment but is expected to take 3-8 years. Existing sewer does not meet current county standards, so need to upgrade to allow the City to take over maintenance.

Values Discussion:

A list of draft values was presented to attendees for feedback and revision. Values were drafted from the discussion in Meeting #1.

1. Pedestrian & Traffic-related safety
 - a. Well-marked crosswalks, signs lead to behavior changes and enforcement
 - b. Safety concern are not just traffic-related; also concerned about non-residents coming through and homeless (concerned for children)

- c. Need regular monitoring of cars, license, safety check enforcement, abandoned cars, registrations, etc.
 - d. Neighborhood watch – ID participants with T-shirts
 - e. There has been an increase of outside people coming in for illegal activity
2. Economic Sustainability
- a. What would revenue be generated for?
 - b. What kind of revenue generating activities?
 - c. Businesses run by community members
 - d. Community creating spaces for itself
 - e. Self-sufficiency is more of what this value is. It is more than just monetary sustainability, but also the other things that need to happen in order to make people more self-sufficient.
 - i. E.g. green project can help someone be more self-sufficient by helping them get PV panels, which would then lower their electric cost, and also decrease the reliance on non-renewable energy resources.
3. Natural & Cultural Resources
- a. Area where indigenous language is spoken (New Zealand example)
 - b. Move 'Ōlelo Hawai'i up because it the lens through which we view all resources. Yes! Learned from mo'olelo.
 - c. Update: It is DHHL's Kuleana to maintain the kahawai; they have already started clearing the stream; community can also mālama.
4. Active & Supportive Community
- a. Mahalo to those who helped with the Aloha Week float!
 - b. Does "vibrant" = aesthetics?

Sentiment is that a vibrant community has to do with the appearance of the community, and the appearance of the homes and lots throughout the community. Some folks are just not up to the standard. There need to be guidelines for what these standards are, and what they look like. There should also be assistance in helping folks to meet these standards. The intention of these standards should be to help folks get to where they need to be.

Community support vs. policing: this isn't about policing those that are not able to meet the standards. This is about making sure they know what they are, and that there is an entity or an organization for the community to support their neighbors who need help.
 - c. Form a committee
 - i. Create a wish list of actions
 - ii. Identify volunteers/donations
 - d. People already volunteer but it is hard to get supplies
 - e. Community has changed. We used to do major renovations and clean ups. It's hard now. More homeless, more cars, etc.
 - f. Ties back to safety
 - g. Everyone understands what their Kuleana is
 - h. See note in "safety" value re: well-marked signage, etc.
 - i. Good communication of expectations, Kuleana
 - j. Maiau – Hawaiian value meaning to be neat and tidy, meticulous, etc.

5. New Values:
These values were suggested during the meeting by attendees.
 - a. Language & Hawaiian values
 - b. Education
 - i. As an umbrella, connects to all other values
 - ii. Sharing knowledge of what needs to be done
 - iii. Kuleana as a lessee, as a community member
 - iv. Create a space to learn what community needs
 - v. A place to educate ourselves
6. What do we want to see? How are values used?
 - a. Values inform the plan – needs to be more specific and substantive
 - b. Projects address a value or set of values – how do you operationalize the vision
 - c. Show what led into each value
 - d. Keep flexible so we don't eliminate options

Vision Discussion:

1. Line #1:
 - o Should it speak to culture? 'Ōlelo Hawai'i
 - o "...is a ~~place~~ community"
 - o Honor the kūpuna that make the homestead possible
 - o ...is a native Hawaiian community with a rich cultural history
 - o Move to the front: native Hawaiian community, rich culture and history
2. "a community where safety is paramount and the needs of the keiki and kūpuna are ..."
 - o Well-being, health – more all-encompassing than safety
 - o "Health and wellness"
3. Natural & Cultural resources
 - o "Protected" – maintained, restored, honored, nurtured, mālama
 - o Change sentence structure, flip the two halves
 - o Teach community to nurture the resources
 - o Keep the element of education, how & why
4. The previous Vision statement was hard to do as well. It ended up being 6 topics (earlier vision statement)
5. "for generations to come"
6. Live, learn, work & grow old in the same community
 - o Kauhale
7. Vision- should be short and sweet, *get the quote from Pōmaika'i Lyman
 - o Allows for growth
 - o Thrives on culture (various)

"Papakolea, Kewalo, & Kalāwahine homesteads, collectively called the Papakolea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations." - Pōmaika'i Lyman

8. Native Hawaiian Resource Center:
 - o Needed to serve the community
 - o Lo'i and māla to produce food
 - o Education
 - o Gathering space
 - o There is an existing māla, but it is always under the threat of being taken away by Roosevelt HS to be used as parking

Project Idea Discussion:

The following list of project ideas was presented to the attendees. Attendees were asked if any of these project ideas should be changed, removed, or if other ideas should be added. Based on the update regarding DHHL Kuleana for stream maintenance, Idea #14 "Stream Restoration" was removed from the list. No other ideas were added to the list. The first five projects are separated in the following list to indicate which five projects have tentatively been selected through the prioritization activity as the Top Five Priority projects to be included in the Regional Plan. Community members have until October 31, 2019 to submit their selections for priority projects. The list of project ideas from #6 on are not listed in any particular order. The list will be refined once the deadline for submittal has passed and will appear in order of most to least votes received.

1. **Address Abandoned Homes within the homestead.**
2. **Hawaiian Homestead Kūpuna Supportive Living Center.**
3. **Native Hawaiian Education and Culture Community Center.**
4. **Papakōlea Community Center and Park Improvements.** *additional improvements: more parking, AC for interior spaces.
5. **Repair, Replacement and Maintenance of Infrastructure.**
6. **Kūpuna apartments.** Kūpuna who would prefer to downsize have the option to give up their larger hale and move into a smaller, more manageable apartment.
7. **Respite care for kūpuna in transition to a supportive living center.**
8. **Care home for kūpuna within the community.**
9. **Build a new Community Center.** Start anew with a facility that will meet the needs of the current community and will be better able to grow with the needs of the community as it changes in the future. Include parking. Appropriate storage. Elevator for kūpuna.
10. **Respite care for young adults/homeless.** Transitional housing. Shower facilities. Laundry facilities. Access to support and services.
11. **Traffic safety program.** Speed bumps. Signage. Traffic calming. Model after "Safe Streets" in Kalihi. Raised crosswalks. Sidewalks throughout the community.
12. **Fix walls and infrastructure throughout the homestead.** Wall on Kaululā'au and wall on Tantalus.
13. **Create opportunities for revenue generation to support the community needs.** Bring income into the community. Economic sustainability is important. Could be a physical space or opportunities to support programming. Some type of reimbursement for services and programs already provided.
14. ~~**Stream restoration.** Clean up & maintain the stream. Restore water flow. Bring back the mo'owahine. Document and share the mo'olelo and historical data about the stream.~~
15. **Create a park or community space for Kewalo.** Currently does not have a community space. A small hālau or gathering space would be good.

**DHHL PAPA KŌLEA REGIONAL PLAN UPDATE
MEETING #2
RL Stevenson Middle School Cafeteria
September 18, 2019, 6:30 P.M. – 8:30 P.M.**

Priority Project Activity:

The 14 project ideas that were agreed upon by the attendees were written on chart paper and posted on the walls of the cafeteria with an envelope used as the “collection box” for notecards/votes. Participants were given a total of THREE NOTECARDS. Each notecard counted as one “vote”. Votes could be used all for one project, one for each project or however participants chose to distribute their votes. Participants were asked to answer two questions on each notecard used to vote:

1. *Why is this project important to you?*
2. *Why is this project important for the community?*

Once all notecards were distributed, participants had time to answer the questions and place their notecards in the envelope(s) of the corresponding projects. The five projects that received the most votes would be the priority projects included in the Regional Plan Update, and would have detailed project profiles written for them, including implementation action steps. The remaining projects will appear in the Regional Plan Update but will have a limited write-up. Also, the top five priority projects that are selected for the Regional Plan will be considered to have gone through beneficiary consultation.

Based on the activity at this meeting, here are the results of the project prioritization:

	Project:	# of Votes:	Comments:
1	Native Hawaiian Education and Culture Community Center	12	<ul style="list-style-type: none"> • To fulfill the mission of the Hawaiian Homestead Act. • To increase the well-being of our native people for generations to come. • To grow my current knowledge of our culture and language. • Create a foundation of understanding so Papakōlea thrives for future generations. • Important to me – to learn from community members. • Important to the community – everyone can share their knowledge. • A place where community can come together and learn from each other. • To bring community closer. Learn from each other. • It is important to me and the community to conserve and maintain our culture. • This is important to me because ‘ōlelo and ‘ike Hawai‘i has been a part of my life since I was born. It gave me a deeper sense into our culture and has connected me to my kūpuna. I now teach ‘ike and ‘ōlelo hawai‘i at Papakōlea.

DHHL PAKAKOLEA REGIONAL PLAN UPDATE
MEETING #2
RL Stevenson Middle School Cafeteria
September 18, 2019, 6:30 P.M. – 8:30 P.M.

	Project:	# of Votes:	Comments:
	Native Hawaiian Education and Culture Community Center (continued)		<ul style="list-style-type: none"> • This is important for our community because we have a lot of children who want to be rooted with our culture. This resource center will help us do that. • Education is the key to the universe! • Having space dedicated to educating our future generations is vital. • Learning center has the opportunity to generate revenue, care for young adults. • It's important to me and community to perpetuate Hawaiian culture. • A place where Hawaiian culture can thrive for all to witness. • Keeping it within the community finding sustainable options using the tourism industries. • Promote culture and 'ōlelo for my mo'opuna. • Promote culture and 'ōlelo for community. • Very important to continue the culture and values of our people. • To inspire, encourage, and to help with our identity as Native Hawaiians. To include outdoor educational space would be great too.
2	Build a New Community Center	11	<ul style="list-style-type: none"> • For this generation of leaders (the boomers). • For our future keiki. • Keep the center a central and neutral place for gathering and continue its current/or more programs. • Utilize the current property to its fullest potential with other facility space/activities. • It's time. Last built in 1984. • Park has always been rebuilt when it is time. It is time!!! • Tear it down to rebuild. • It is important to me and as a community to replace the old community center since our growing community has outgrown the old smaller one. • I need a center where others can gain knowledge of Papakōlea and understand a "sense of place" • It's time to rebuild. • Safety of our community using the facility. • Need to expand as our community expands. • It's important to me and community to replace the community center as the community out grows it. • Need more parking.

DHHL PAPA KŌLEA REGIONAL PLAN UPDATE
MEETING #2
RL Stevenson Middle School Cafeteria
September 18, 2019, 6:30 P.M. – 8:30 P.M.

	Project:	# of Votes:	Comments:
	Build a New Community Center (continued)		<ul style="list-style-type: none"> • It's a good place to gather and enjoy each other. • Good classes – lomilomi. • Need more parking. • I work there. • Community needs and goals have expanded over time since building our current facility. It's time to grow our space to better support our dreams.
3	Hawaiian Homestead Kūpuna Supportive Living Center	6	<ul style="list-style-type: none"> • It is very much needed. It would help the family that has to juggle between work, home and taking care of their kūpuna. • Kūpuna should be cared for – aging in place. • Supportive Living Environment, not apartments. • Some place where our kūpuna can live out their days in their own community. • Allowing them to age in place while staying independent. • For my generation. • For my millennial generation. • Future home for my mama and other beloved Papakōlea kūpuna. • Papakōlea homes (overall) are not kūpuna-friendly. As our kūpuna age, safely accessing their homes becomes a challenge. This project provides them a safe environment to live close to home and hopefully still close to other Papakōlea kūpuna. • Kūpuna a priority in our community. • Great need to mālama our kūpuna and their health, especially in this old community and not upgraded structures.
4	Care Home for Kūpuna	4	<ul style="list-style-type: none"> • See some kūpuna who don't have family taking care of them. And also, there are some that has family that looks like they are taking advantage of them. • Living in a familiar place and possibly comfortable for kūpuna. • Important to start establishing a care home for kūpuna. • Supports 'ohana struggling with home care of their loved ones. • So I can stay close to my 'ohana. • Keep 'ohana close. •

DHHL PAPA KŌLEA REGIONAL PLAN UPDATE
MEETING #2
RL Stevenson Middle School Cafeteria
September 18, 2019, 6:30 P.M. – 8:30 P.M.

	Project:	# of Votes:	Comments:
	Care Home for Kūpuna (continued)		<ul style="list-style-type: none"> This is important because we have kūpuna who are in need of easier access into homes, who are living alone and could downsize, and because some families do not have what it takes to care for their kūpuna. We need to be mindful of the senior boom that's to come.
5	Traffic Safety Program	3	<ul style="list-style-type: none"> It is important to me because there are a lot of keiki who live in my hale. It is unsafe to go up the road due to speeding drivers. I live on Tantalus Drive and see how unsafe it is also. I don't want to worry about my future keiki possibly getting banged due to fast drivers. This is important for our community because there are a lot of keiki who live within our kauhale. A lot of the keiki play on the streets as well. Their safety in our community is valid. We live on a main road where traffic is a concern. Need to feel safe walking and driving through our community. It's long overdue and an accidental fatality waiting to happen. We owe this to our kūpuna and keiki.
6	Address Abandoned Homes within the Homestead	2	<ul style="list-style-type: none"> My neighbor is one! Many seeking shelter that could be using that space. Attracts rodents and other critters when not well-kept and maintained. There are so many people on the waiting list for homestead that it's a waste. Give it to those deserving a home. The lots are collecting rodents.
7	Kūpuna Apartments	1	<ul style="list-style-type: none"> This is important to me because our kūpuna gave so much to us and it is time to give back. They deserve to live in peace and harmony without worrying about getting up and down the stairs or having to take care of their big house. This is important for our community because we are a community that cares about the health and well-being of our kūpuna. We should want the best for them.
8	Papakōlea Community Center and Park Improvements	1	<ul style="list-style-type: none"> I have fond memories of educational and social and physical growth there. Youth need a place to escape where they can spend productive and quality time together.

**DHHL PAKŌLEA REGIONAL PLAN UPDATE
MEETING #2
RL Stevenson Middle School Cafeteria
September 18, 2019, 6:30 P.M. – 8:30 P.M.**

	Project:	# of Votes:	Comments:
9	Fix Walls and Infrastructure throughout the homestead	1	<ul style="list-style-type: none"> • Safety!
10	Create Opportunities for Revenue Generation to Support the Community	0	
11	Create a park or community space for Kewalo homestead	0	
12	Repair, Replacement and Maintenance of Infrastructure	0	
13	Respite Care for Kūpuna	0	
14	Respite Care for Young Adults/homeless	0	

Papakōlea Pā'ina Discussion:

During the activity, attendees discussed a concern that community members who were not able to attend the meeting may disagree with the priority projects selected. A community member suggested that a booth be brought to the upcoming Papakōlea Pā'ina event on Saturday October 19, 2019 in order to give community more opportunity to participate in selecting priority projects for the region.

Townscape, Inc staff and DHHL staff told the attendees that they would work on attending the Papakōlea Pā'ina and try to offer more opportunity for community input at the convenience of the community. Please see the notes for the "Papakōlea Pā'ina" for more information about the prioritization activity and community feedback.



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update
Community Meeting #3
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA
FEBRUARY 22, 2020, 10:00 A.M. – 2:00 P.M.**

Attendance: 22 (signed in)

DHHL: Nancy McPherson (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), and Alisha Summers (Townscape, Inc., UH Mānoa Department of Urban and Regional Planning Intern).

This meeting was an “open house” style which allowed for community members to attend at their convenience between 10:00am and 2:00pm. The draft Papakōlea Regional Plan Update was shared with community members in stations spread throughout the cafeteria. Stations included:

- Review of planning process and previous meetings.
- Regional History Station.
- Priority Projects Stations:
 - #1 Native Hawaiian Culture and Education Community Center
 - #2 Build a New Community Center
 - #3 Hawaiian Homestead Kūpuna Supportive Living Center
 - #4 Care Home for Kūpuna
 - #5 Traffic Safety Program

Attendees were given the opportunity to have discussion comments recorded at each station. These comments are shown below under “Discussion Comments”. Attendees were also given a hardcopy of a comment sheet to write their own comments. These comments were collected during the meeting, and can be seen below under “Written Comments Received”. Community members were also given the opportunity to view the draft Papakōlea Regional Plan Update online at: <https://dhhl.hawaii.gov/po/regional-plans/oahu-regional-plans/papakolea-regional-plan-2020/>. Comments could be submitted via email, mail, or handed in at the Papakōlea Community Center by March 31, 2020. Upon request, the deadline to comment was extended to April 15, 2020.

Discussion Comments:

- Concerns: abandoned homes, inaccessible lots (due to steep topography), and no parking.

- Kūpuna center is really needed. We need ADA access.
- Community Center is needed. Bring people together. Be aware of the environment. Nobody talked about the environment. Should have aquaculture.
- Homeless issue needs to be elevated.
- When will BWS start the tank construction? Want them to stop spraying round-up. Are they going to clean? When?
- Drug dealing. No enforcement. Occurs near Ha'alele'a Street and Kapahu Street. Making it feel unsafe.
- The Waimānalo kūpuna rental model is something that interests me.
- Maintenance by the stream. DHHL got to clean it & remove homeless from stream.
- Traffic safety is important. Speed bumps, park area on Tantalus Drive – cars flying, kids crossing. Kauhane and Tantalus is a blind intersection.
- The homeless population is growing out of control! Residents are afraid to go outside. We used to be able to walk around – everyone was respectful. This should be a top 5 priority!
- Community Center – add noise buffers to the design so its not too loud for neighbors.

Written Comments received:

- Concerns:
 - Abandoned/unused vehicles on Anianikū Street and the entrance to Kapahu Street (entrance to Kalāwahine).
 - Homeless living in cars at the entrance to Kalāwahine, clutters the sidewalks and the entrance. Creates a safety issue with many cars entering and exiting the subdivision, including firetrucks, ambulance and refuse trucks.
 - Cars parked in no parking areas; total disregard of signage and rules.
 - Board of water supply vacant land – more regular clean up of the area.
 - Please help!
- DHHL has NOT maintained the stream and the detention basin. Machines came in one time in 19 years to open up one part of the stream that is blocked a few months ago, but has not finished the project, and NOT maintained the detention basin ever!
- When will they start building the water tank? If not soon, please clear the bushes. Rat problem. Also the homeless blocking the sidewalk and making shishi in the buses. Children are walking to school and are forced to walk on the road. There is a “pakalolo” guy selling and many cars turn on Ha'alele'a to go back down. I have never seen a DHHL person come and check. Renting going

on??? Where is Kip Akana? 5 years ago we, myself and Linda Chang (retired from DHHL) reported the drugs going on. Nothing done!!!

- Homeless population is growing. Develop program to decrease the number of homeless and drug trafficking. These issues have been brought up to Hawaiian Homes in the past and still NO action taken.
- Maintenance of Kalāwahine Stream:
 - Per Cedric of Hawaiian Homes, DHHL is responsible for maintenance. On 7/24/2019, Cedric advised a contractor will be hired.
 - 2/22/2020 – still waiting for stream to be cleared.
 - Rodents and disease continue to increase as well as bathrooms for the homeless.
- Priority:
 - #1 - Kūpuna housing/care.
 - #2 – Fill vacant homes.
 - #3 – Homeless living in cars.

Appendix C

Papakōlea Pā'ina Notes & Additional Priority Project Vote Submissions



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

Papakōlea Regional Plan Update Papakōlea Pā'ina & Additional Vote Submission

Based on suggestions from meeting participants at Community Meeting #2, DHHL attended the Papakōlea Pā'ina on October 19, 2019. There was a Papakōlea Regional Plan Update booth at the Pā'ina all day and was staffed with one DHHL staff member. The booth included a large Poster Board with a list of Project Ideas, along with other Project information. Participants were asked to vote for projects from the Project Idea list, that had been refined at Community Meeting #2, to select priority projects to be included in the Papakōlea Regional Plan Update.

The voting form was distributed to attendees at the Pā'ina and also via email to Community Leadership for further distribution to their extended community networks. A total of 5 attendees submitted votes on the day of the Pā'ina. The deadline for submittal was initially October 31, 2019, however this deadline was extended to November 18, 2019 upon the request of a community member. No other votes were submitted.

A tally of the votes submitted is shown in the table below. Each participant was given a total of 3 votes to be used to select the projects that they felt should be a priority for the region and included in the Regional Plan Update.

VOTES & COMMENTS RECEIVED:

	Project:	# of Votes:	New Total of Votes:	Comments:
1	Native Hawaiian Education and Culture Community Center	3	15	<ul style="list-style-type: none">Its important to me. Being born and raised in Papakōlea. Proud to support this place.
2	Build a New Community Center	1	12	<ul style="list-style-type: none">Its time to build a new facility for our community. They deserve everything they can get.
3	Hawaiian Homestead Kūpuna Supportive Living Center	3	9	<ul style="list-style-type: none">As I age I do want to live my life safely in my community.
4	Care home for Kūpuna	3	7	
5	Traffic Safety Program	3	6	<ul style="list-style-type: none">Children & Kūpuna walk up & down the street.
6	Address Abandoned Homes within the Homestead	1	3	
7	Kūpuna Apartments	0	0	
8	Papakōlea Community Center and Park Improvements	0	0	

DHHL PAPA KŌLEA REGIONAL PLAN UPDATE
Papakōlea Pā'ina & Additional Vote Submission

9	Fix Walls and Infrastructure throughout the homestead	0	0	
10	Create Opportunities for Revenue Generation to Support the Community	0	0	
11	Create a park or community space for Kewalo homestead	0	0	
12	Repair, Replacement and Maintenance of Infrastructure	0	0	
13	Respite Care for Kūpuna	0	0	
14	Respite Care for Young Adults/homeless	0	0	

The following voting form was used to collect votes from attendees at the Papakōlea Pā'ina and was also distributed to the community via email.

PAPAKŌLEA REGIONAL PLAN UPDATE PRIORITIZATION OF PROPOSED PROJECTS

October 2019

Based on community input from Meeting #1 (Sept 18th) and Meeting #2 (Oct 9th), below is the list of 14 project ideas identified to address major needs/concerns/hopes for the community/region. Projects are listed in order of highest to lowest priority based on the selection process at Meeting #2. Projects #1 to #5 are tentatively selected as priority projects. Please submit your selection(s) on the back of page of this handout. Final priority projects will be based on all the input received from the community.

1. Native Hawaiian Education and Culture Community Center.

Located on the Pūowaina parcel of land, this center would be the piko of the community and would provide a place for social, educational and cultural enrichment for all ages.

2. Build a new Community Center.

Remove the current structures and build a new facility that will better meet the needs of the community.

3. Hawaiian Homestead Kūpuna Supportive Living Center.

Envisioned as a kauhale or village-setting, this supportive living center would provide an opportunity for kūpuna to age safely within the community.

4. Care home for kūpuna.

Located in the community, this care home would care for kūpuna with families who are struggling to balance work, life and caring for their kūpuna.

5. Traffic safety program.

A community-based program that focuses on addressing traffic-related safety concerns to provide safer access throughout the community for all.

6. Address Abandoned Homes within the homestead.

Many families are waiting for a lot on the waitlist. Abandoned lots in the homestead need to be identified and leased out to those that are waiting.

7. Fix walls and infrastructure throughout the homestead.

Address infrastructure concerns throughout the homestead, including the wall on Kaululā'au and wall on Tantalus.

8. Kūpuna apartments.

Kūpuna who would prefer to downsize have the option to give up their larger hale and move into a smaller, more manageable apartment.

9. Papakōlea Community Center and Park Improvements.

Continue with improvements to current center and park, including the outdoor courts, playground, more parking and AC for interior spaces.

10. Create opportunities for revenue generation to support the community needs. Bring income into the community.

Economic sustainability is important. Could be a physical space or opportunities to support programming. Some type of reimbursement for services and programs already provided.

11. Create a park or community space for Kewalo.

A small hālau or gathering space for the Kewalo to support this homestead.

12. Respite care for young adults/homeless.

Transitional housing. Shower facilities. Laundry facilities. Access to support and services.

13. Respite care for kūpuna in transition to a supportive living center.

Short-term assisted care for kūpuna that plan to move into full time assisted living.

14. Repair, Replacement and Maintenance of Infrastructure.

Support for repairs and upgrades to infrastructure by DHHL to get all infrastructure throughout the homestead up to City & County and State standards.

Please send any additional questions or comments to:

Lillie Makaila, Townscape, Inc.

Email: lillie@townscapeinc.com

Phone: 808-550-3893

PAPAKŌLEA REGIONAL PLAN UPDATE PRIORITIZATION OF PROPOSED PROJECTS

October 2019

All 14 project ideas listed on this handout will be included in the Regional Plan Update, however the top five priority projects be highlighted as the priorities. They will have more detail in their write-up, including: full project profile, past actions, community input, objectives and detailed implementation action steps. By selecting priority projects, the community is better able to communicate what their priorities are for the region, and allows DHHL, community organizations and other partners to focus on the immediate needs of the community.

MUST INCLUDE CONTACT INFO BELOW IN ORDER FOR VOTE(S) TO COUNT

You have a TOTAL OF 3 VOTES to use to select priority projects for the region. Please mark your selection(s) below, and make sure that you use no more than 3 VOTES TOTAL.

I give ____ of my votes to project # ____.

Why is this project important to you?

Why is this project a priority for the community?

I give ____ of my votes to project # ____.

Why is this project important to you?

Why is this project a priority for the community?

I give ____ of my votes to project # ____.

Why is this project important to you?

Why is this project a priority for the community?

CONTACT INFO IS REQUIRED IN ORDER FOR YOUR VOTE(S) TO BE COUNTED

ALL VOTES & COMMENTS WILL BE KEPT CONFIDENTIAL.

Name: _____

Email: _____

Phone number: _____

May we contact you to inform you about the next meeting (circle one)? Yes No

I am a (circle one): Applicant Papakōlea/Kewalo/Kalāwahine Lessee

Both Other

Email or phone comments must be received by October 31, 2019. Forms must be postmarked or submitted to the Papakōlea Community Center (2150 Tantalus Dr.) by October 31, 2019.

Appendix D

Written Comments from Papakōlea Community Development Corporation



April 15, 2020

Ms. Lillie Makaila
Townscape, Inc.
900 Fort Street Mall, Suite 1160
Honolulu, HI 96813

Aloha e Ms. Makaila,

On behalf of the Papakōlea Community Development Corporation (PCDC), I am hereby submitting comments on the DRAFT Papakōlea Regional Plan Update. Please find PCDC's comments below:

1. Pages 3-4 relating to the DHHL Master Planning Process and Community Development Goals. It appears that this is general DHHL language included in each regional plan, however, language under bullets 1-3, is inaccurately states, "the organization is not yet formalized, but individuals are inspired and united by a common vision or idea." There are four homestead associations and two nonprofit organizations that operate within Papakōlea. Kula No Nā Po'e Hawai'i (KULA) and PCDC, are both 501(c)3 nonprofit organizations that have existed for over 20 years, fundraising millions of dollars for community-based initiatives. Further, both organizations are listed later in the narrative for their role in project development/support. The narrative following the bolded bullet points, should be corrected or removed.
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Mahalo for the opportunity to review and provide comments on the DRAFT Papakōlea Regional Plan Update. We sincerely appreciate all of your work on this document, and your commitment to a fair/open process. Should you have any questions, please via cell at 808.265.2755 or via email at lilia@papakolea.org. Lā maikaʻi!

E mālama pono,



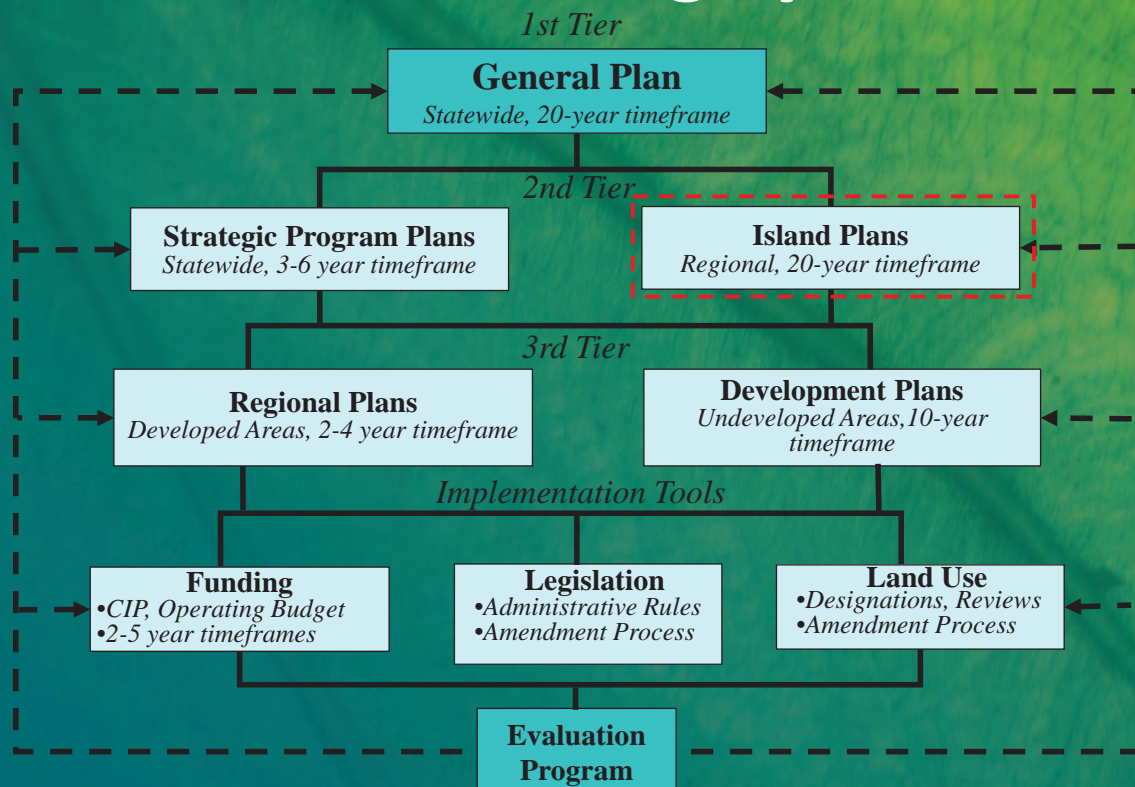
Lilia Kapuniai
Executive Director



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

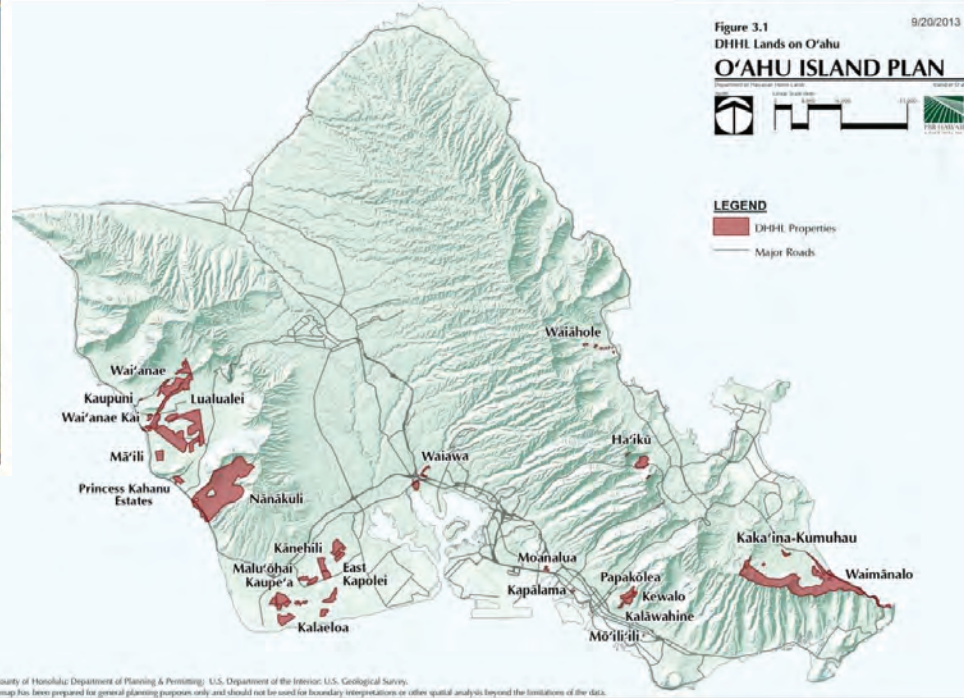
Item G-4
Papakōlea Regional Plan
Update 2020
(For Information Only)
Hawaiian Homes Commission
February 18-19, 2020

DHHL Planning System

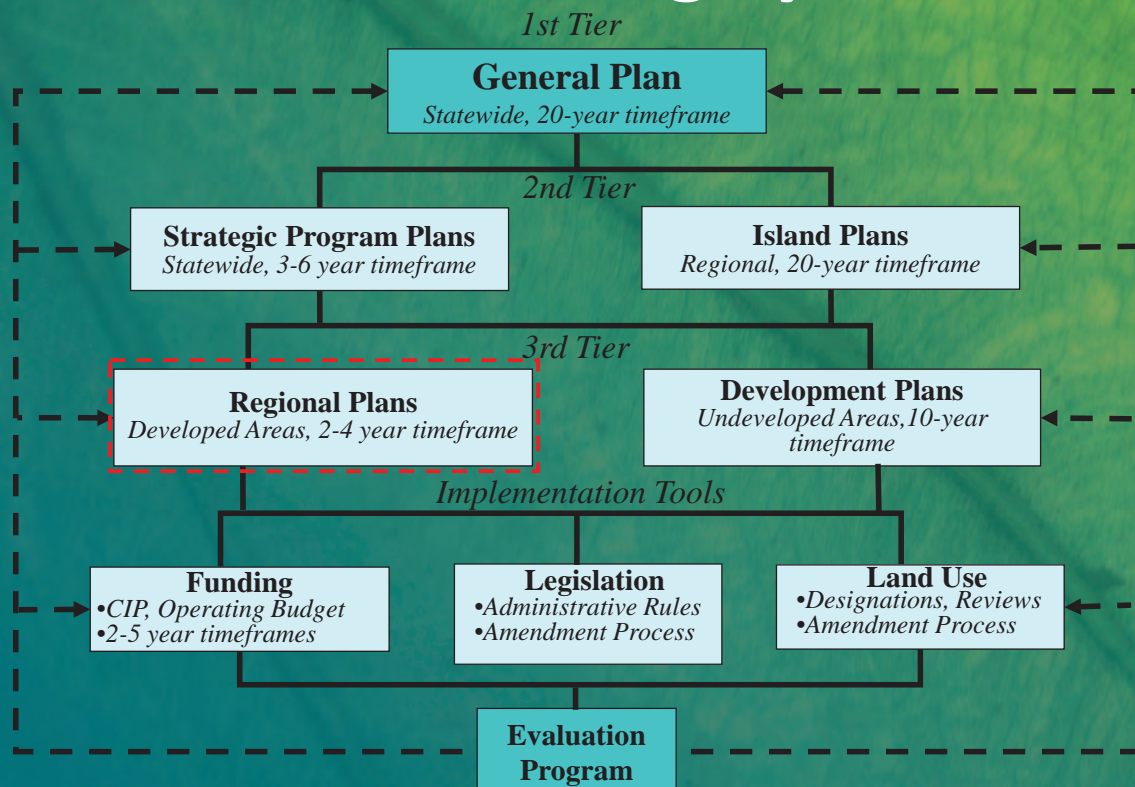


ITEM G-1
EXHIBIT B

Oahu Island Plan (2014)



DHHL Planning System



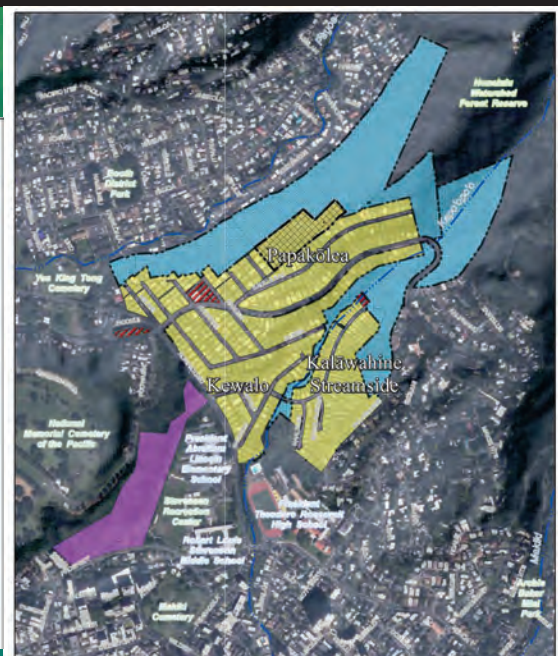
PAPAKŌLEA



December 2009



IN: City & County of Honolulu Department of Planning & Permitting; U.S. Department of the Interior; U.S. Geological Survey.
 STATE: This map has been prepared for general information purposes only and should not be used for boundary interpretation or other legal analysis without the limitation of the disclaimer.

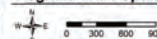


Legend

- Proposed Homestead Residential
- Community Use - Homestead
- Conservation
- Special District
- Homestead - Existing Residential



Land Use Designations
Papakōlea
Regional Plan Upda

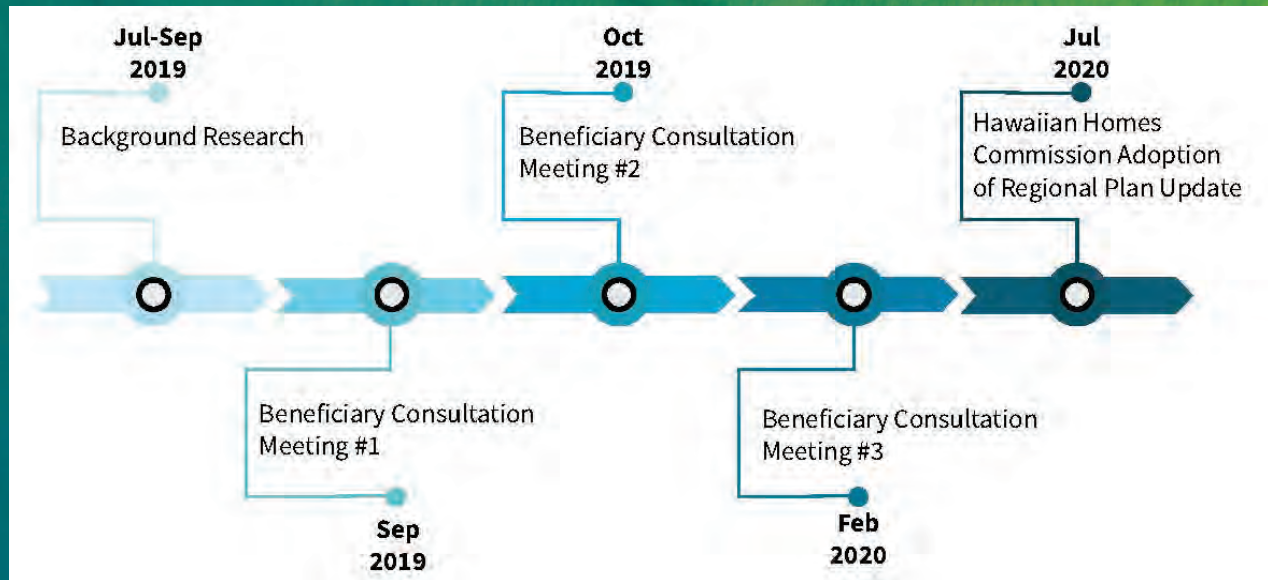


July 2019

 Hanshin River Land

 Shimizu Corporation

Papakōlea Regional Plan Update 2020



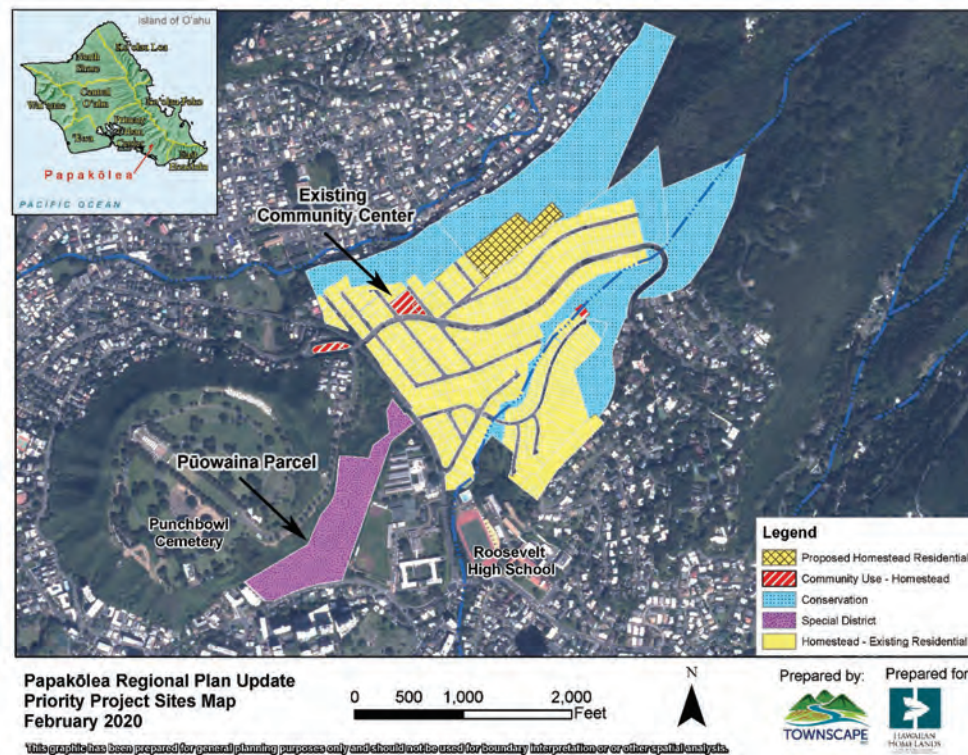
Papakōlea Regional Plan Update 2020

Characteristics of a healthy and thriving Papakōlea region:

- ‘Ōlelo Hawai‘i & Hawaiian Values
- Health & Wellness
- Active & Supportive Community
- Natural Resources - Mālama ‘āina
- Self-sufficiency
- Education

Papakōlea Regional Plan Update 2020

Priority Projects Site Map



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Questions?
Mahalo



April 15, 2020

Ms. Lillie Makaila
Townscape, Inc.
900 Fort Street Mall, Suite 1160
Honolulu, HI 96813

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ITEM G-1

EXHIBIT C

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E mālama pono,



Lilia Kapuniai
Executive Director

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
Thru: Andrew H. Choy, Acting Planning Program Manager *AC*
From: Julie -Ann Cachola, Planner
Subject: Declare a Finding of No Significant Impact for the DHHL Pu'u
'Ōpae Kuleana Homestead Settlement Plan Final Environmental
Assessment, District of Waimea, Kaua'i TMK (4) 1-2-002:023
(por.)

Recommended Action

That the Hawaiian Homes Commission (HHC) issue a Finding of No Significant Impact (FONSI) declaration based on the Final Environmental Assessment (EA) for the DHHL Pu'u 'Ōpae Kuleana Homestead Settlement Plan, District of Waimea, Kaua'i TMK (4) 1-2-002:023 (por.).

Discussion

In 1998, the Kuleana Homestead Program was officially adopted as part of the Department's Hawai'i Administrative Rules (HAR) §10-3-30. The program was designed to provide opportunities for beneficiaries to manage their lands and deliver homestead lots at a faster rate by awarding raw, undeveloped land. Under this non-traditional homestead program, the Department agrees to provide a compacted unpaved roadway suitable for four-wheel drive vehicles to access the lots, survey, and stake and award lots. The Kuleana Homestead Program provides this homesteading alternative for immediate access to raw land and an opportunity to create a new self-sufficient community.

The purpose of the Pu'u 'Ōpae Kuleana Homestead Settlement is to award Kuleana Subsistence Agriculture and Pastoral lots to beneficiaries on the Kaua'i Island Agriculture and Pastoral Waitlists. In 2019, over 500 native Hawaiians residing on Kaua'i have received a homestead lease award; while approximately 4,000 applicants remain unawarded. Many people have been waiting for over 20 years. As of 2020, Agriculture leases account for approximately 50% of unawarded applicants.

DHHL conducted a series of beneficiary outreach and consultation meetings from October of 2017 to February 2020 including small group meeting with the Kekaha Hawaiian Homestead Association as well as several meetings with DHHL Kaua'i waitlist beneficiaries. A listing of these meetings is as follows:

- October 23, 2017 -- Meeting with Kekaha and West Kaua'i beneficiaries;
- November 15, 2018 -- Beneficiary Consultation Meeting #1 with Kaua'i Island Agricultural Waitlist beneficiaries.
- August 8, 2019 -- Beneficiary Consultation Meeting #2 with Kaua'i Island Agricultural Waitlist beneficiaries
- February 6, 2020 - Beneficiary Consultation Meeting #3 Kaua'i Island Agricultural Waitlist beneficiaries

Meeting notes from these outreach efforts documenting beneficiary feedback can be found in Appendix A of Exhibit B. Based on feedback from these meetings, the Kuleana Homestead Settlement Plan consists of the following land uses:

Summary of Proposed Land Uses	
Subsistence Agriculture (240 half-acre lots)	387 acres
<ul style="list-style-type: none"> • Lessees are required to utilize their lots for agriculture or reside. • Crops are expected to provide food to be consumed in the home or provide supplemental household income. 	
Supplemental Agriculture	63 acres
<ul style="list-style-type: none"> • Larger lots for supplement subsistence agriculture • Larger lots would be for lessees who have the desire and capability to cultivate at a commercial-scale. • Crops are expected to provide food to be consumed in the home or provide supplemental household income. 	
Pastoral (12 10-acre lots)	110 acres
<ul style="list-style-type: none"> • Intended for large lot agriculture specifically for pastoral uses. 	
Community Use	152 acres
<ul style="list-style-type: none"> • To provide a central gathering place for community-building • Land uses to be determined by the future homestead community. • Possible uses include parks, community-based economic development, utilities, other facilities and amenities. 	
Special District	702 acres
<ul style="list-style-type: none"> • Areas requiring special attention because of unusual opportunities and/or constraints. • These may include natural hazard areas, open spaces, raw lands far from infrastructure, mixed use areas, or greenways. 	
TOTAL	1,414 acres

The enclosed illustration (*Figure 1-1*) depicts the spatial layout of the proposed land uses. In summary, these proposed land uses are not anticipated to have a significant impact on the surrounding environment. However, the lack of action will lead to an agricultural waitlist that continues to grow.

The 1,414-acre Project Area remains essentially undeveloped. Per HAR §10-3-30, DHHL plans only to be responsible for the survey and stake for each lot to determine the metes and bounds descriptions of each kuleana homestead lot, and prepare an unpaved right-of-way to the awarded lots. Beneficiaries who are awarded Kuleana Homestead Lots agree to accept unimproved land in "as-is" condition. The lessees are responsible for providing their own utility and infrastructural needs such as electrical, water, solid waste and wastewater disposal, and communications.

Proposed Infrastructure	
Roads and Access	<ul style="list-style-type: none"> • Lot scheme planned to maximize use of existing road network • DHHL will provide improvements to existing four-wheel-drive gravel roads. • DHHL will construct some new unpaved gravel roads to provide access to the Kuleana Homestead Lots • Kaua'i Island Utility Cooperative (KIUC) will improve primary access roads. Existing Niu Valley Road will be improved from Mānā Road to the Pu'u 'Ōpae Reservoir. Mauka Roadway from the Pu'u 'Ōpae Reservoir to Kōke'e Road will also be improved, but to a lesser extent. Improvements will include rock, crowning, grading, and constructing drainage ditches alongside • Roads will not be dedicated to the County • Beneficiaries will be responsible for roadway upkeep and maintenance
Grading and Runoff, Drainage, and Erosion Control	<ul style="list-style-type: none"> • Minor grading and installation of road culverts will be required to mitigate the erosion currently exhibited at the site • Irrigation and runoff cutoff ditches along fields, lots, and roadways • Individual lessees will be responsible for constructing drainage improvements on their specific lot and improvements should be designed to minimize downstream impacts
Water Supply	<ul style="list-style-type: none"> • Irrigation water supplied by natural rainfall (mean annual rainfall of 25-35 inches per year) • Domestic water supplied by water catchment tanks to be constructed by the lessee

<ul style="list-style-type: none"> • Irrigation water delivered through ditch and project pipeline to DHHL lands
Wastewater Disposal <ul style="list-style-type: none"> • Individual wastewater systems or composting toilets can be constructed by the lessee • The Kuleana Homestead Association may decide to opt for a cluster wastewater system • Lessees will be encouraged to reuse grey water (domestic wastewater) for irrigation • For livestock waste, the lessee shall be responsible for all required waste management plans for proper disposal or management of non-domestic / agricultural wastes, as required by HAR. A farm plan or conservation plan (NRCS) may be required and is the responsibility of the lessee
Solid Waste <ul style="list-style-type: none"> • Solid waste disposal to be the responsibility of each lessee • Individual composting and green waste recycling is encouraged • The Kuleana Homestead Association could develop a community green waste recycling program
Electrical Power <ul style="list-style-type: none"> • Electrical power to be the responsibility of each lessee • The Kuleana Homestead Association could opt for a community solar microgrid • Installation of new KIUC buried distribution line will provide a potential source of electrical power and will allow lessees to arrange for electrical services
Communications <ul style="list-style-type: none"> • Communications, such as telephone and internet service, will be the responsibility of each lessee

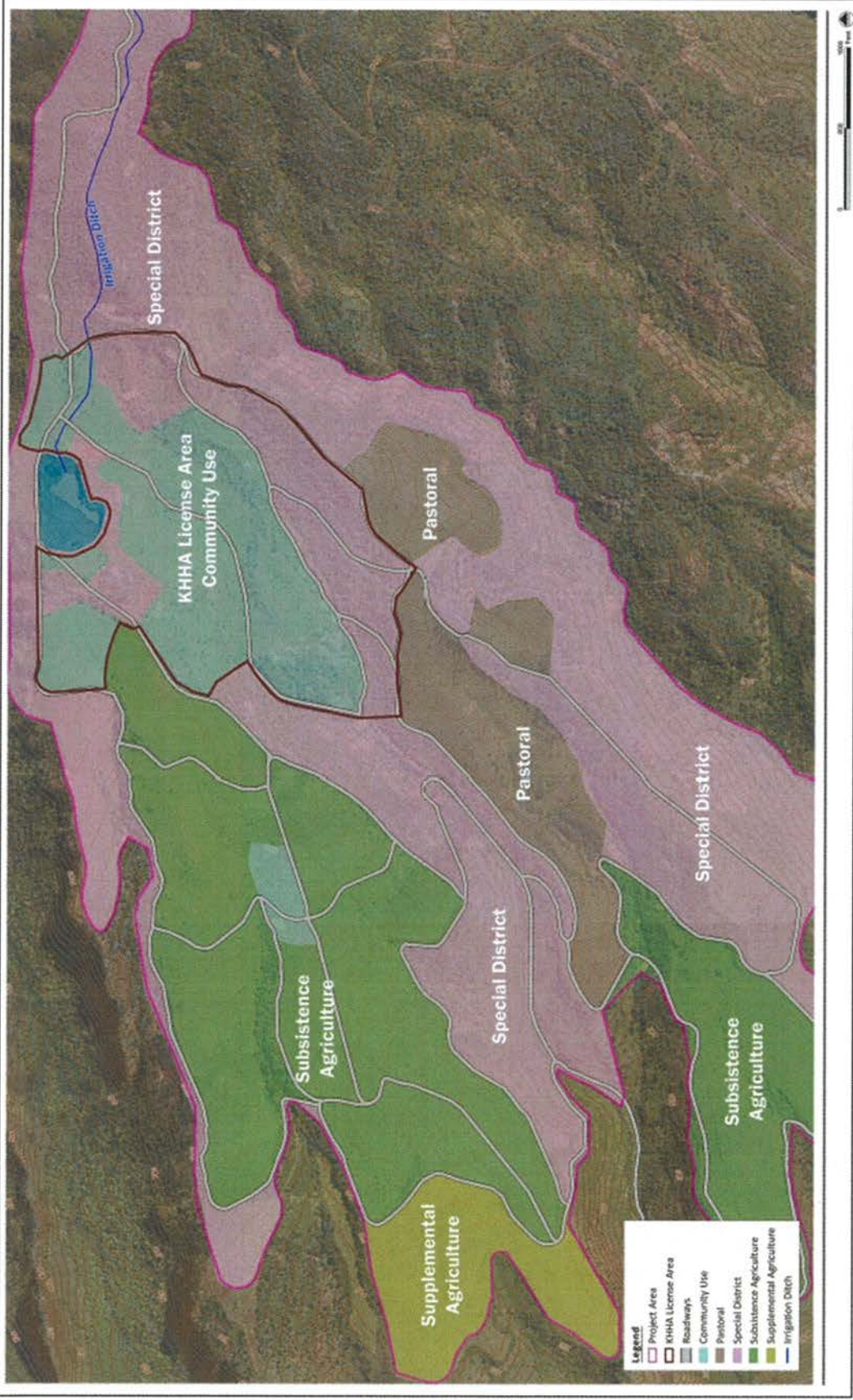


Figure 1-1 Pu'u 'Ōpae Kuleana Homestead Settlement Land Use Map

In April 2020, DHHL staff presented the public review draft environmental assessment (DEA) of the Pu'u 'Ōpae Kuleana Homestead Settlement Plan to the Hawaiian Homes Commission (HHC) (Exhibit A). The DEA assessed the potential environmental impact to the surrounding environment of the project area of the settlement plan. In summary, the DEA found that the proposed implementation of the settlement plan will have minimal impact to the surrounding area.

Based upon the analysis completed in the DEA, staff anticipated a finding of no significant impact (AFONSI) for the implementation of the settlement plan. Per Hawaii Administrative Rules (HAR) 11-200-11, the DEA and AFONSI are required to be published in the state Office of Environmental Quality Control "Environmental Notice" bulletin for a 30-day public review and comment period. The public comment period was from May 23, 2020 to June 22, 2020.

FINAL ENVIRONMENTAL ASSESSMENT (FEA) (SUMMARY)

Public Comments Received on the DEA

Various government agencies at the state and county level commented on the DEA. The comments received during the DEA 30-day comment period did not warrant significant changes to the proposed Kuleana Settlement Plan. A summary of the more important key substantive issues identified by other agencies during the public comment period and how those comments were addressed in the FEA are in the following table. A complete record of comments received and responses to those comments are included in FEA Appendix H of Exhibit B.

Public Comments Received on the DEA

Agency	Comment/Summary	Response to Comment
State Agencies		
DOH - Clean Air Branch	DOH listed potential permits and requirements of any development project.	The project will not require an air pollution control permit, nor does it include construction or demolition activities that involve asbestos. FEA lists proposed mitigation measures to for impacts on the surrounding areas.

Agency	Comment/Summary	Response to Comment
DLNR- Commission on Water Resource Management	Projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. Water conservation and efficiency measures to be implemented should also be discussed.	<p>The future homestead association will determine the types of water fixtures and conservation practices that they deem are appropriate.</p> <p>A PER is included in Appendices of the FEA and includes water calculations for water demand. The FEA describes plans for supplying water to project area.</p>
DLNR - Division of Forestry and Wildlife	Recommends use of downward facing and fully shielded lights to prevent impacts to sea birds. Other seabirds not mentioned could potentially inhabit the Project Area. Mitigate predator presence, prevent spread of Rapid 'Ōhi'a Death, and minimize spread of invasive species.	<p>Discussion of the DLNR guidelines related to seabird-friendly light styles will be incorporated into Chapter 3.7</p> <p>Mitigation actions to minimize predator presence, mitigate the spread of Rapid 'Ōhi'a Death, and prevent the spread of invasive species will be considered during project implementation.</p>
DOT	A Traffic Assessment or Traffic Impact Analysis Report should be included and should be prepared.	The specific uses within the Community Use areas will be determined by the future Association. Traffic Assessment, should be conducted when decisions when specific uses have been identified.
OHA	Lessees of Kuleana Lots would be required to comply with HRS Chapter 6E. This seems like a huge responsibility and burden on the homesteader. OHA recommends an AIS as there is not sufficient information to determine there will be no adverse effects.	DHHL will work with SHPD to ensure future development will not have an adverse effect on historic or cultural resources. At the time DHHL applies for any required permits requiring SHPD approval, the Department will provide the relevant studies in accordance with SHPD standards.

Agency	Comment/Summary	Response to Comment
County Agencies		
Planning Department	How will the Project be impacted by the timeline for KIUC's project? Is there an estimate that represents the financial burden for a typical homesteading beneficiary to deliver water to their lot?	Settlement will not commence until the KIUC improvements have been completed. The FEA will provide a summary of the projected costs that beneficiaries will be responsible for on their homestead lot. Costs for consideration could include irrigation, rainwater catchment, compost toilet/IWS, PV, and home structure.
Department of Public Works	The valleys and gullies throughout the Project Area are subject to flooding. Amend reference to Storm Water Runoff System Manual, July, 2001.	The Final EA will update the flood information and amend the reference to the Storm Water Runoff Systems Manual.

Finding of No Significant Impact

Based upon the analysis completed in the FEA, staff recommends a finding of no significant impact for the Pu'u 'Ōpae Kuleana Homestead Settlement. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12. An analysis of the 13 criteria of significance is presented below:

1. Involve an irrevocable loss or destruction of any natural or cultural resources.

The proposed Project is not expected to adversely impact any natural or cultural resource. Technical studies have been conducted to assess the potential impact of the proposed Project on fauna and flora, as well as cultural and archaeological resources on DHHL's Pu'u 'Ōpae lands. These studies have found that the property was previously under long-term, intensive sugar cultivation, limiting the expectation of finding pre-Contact archaeological or cultural features, or significant native habitats. Any negative impacts may be mitigated through management protocols developed with the lessees; continued coordination with the State Historic Preservation Division; and designation of valleys, gulches, and biologically promising areas as Special District.

There is the unknown potential for the future discovery and/or encounter of subsurface historical or cultural resources,

including the unknown possibility of iwi kūpuna (ancestral remains). Since DHHL lands are defined as tribal lands under the Native American Graves Protection and Repatriation Act (NAGPRA) of 1990, if iwi kupuna, funerary objects, or objects of cultural patrimony are encountered, its statutory requirements and rules for notification, inventory, consultation, and resolution will apply. Sites undocumented at present would be recorded to certain standards sufficient for SHPD review. SHPD and the Kaua'i-Ni'ihau Burial Council would be duly notified but the action of iwi would be under the NAGPRA process. All other cultural material would follow HRS 6E-8.

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

The proposed Project is not expected to curtail the range of beneficial use of the environment by placing native Hawaiians on the land and by designating valleys, gulches, and areas with the potential for native habitat restoration as Special District.

3. Conflict 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.

This proposed project does not conflict with the state's long-term environmental policies or goals and guidelines. Potential adverse impacts are associated with short-term construction activities that will be mitigated through compliance with regulatory guidelines and use of best management practices. In the long term, the Project conserves natural resources by protecting potentially sensitive environments on the property and provides an opportunity for native Hawaiians to improve their quality of life through agricultural subsistence.

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.

The project will benefit the economic welfare, social welfare, and cultural practices of the community and State by providing native Hawaiian beneficiaries opportunities to develop and manage their community. Homesteaders will be able to return to more traditional agricultural and pastoral roots while sustaining themselves. Opportunities to expand agriculture economically as a community may generate an income for homesteaders.

5. Substantially affects public health.

The project is consistent with existing land uses and is not

expected to affect public health. However, there will be temporary short-term impacts to air quality from possible dust emissions and temporary degradation of the acoustic environment in the immediate vicinity resulting from construction equipment operations. The project will comply with State and County regulations during the construction period and will implement best management practices to minimize temporary impacts.

6. Involves adverse secondary impacts, such as population changes or effects on public facilities.

As detailed in Section 3.11, although the project will increase population in Pu'u 'Ōpae, the increase in population will not incur secondary impacts to public facilities serving Pu'u 'Ōpae or greater Waimea area. All lessees will be required to pay property taxes on their lot, which will contribute toward public facilities and services. Wastewater will be managed through DOH-approved individual wastewater systems, so there will be no impact on public wastewater treatment facilities. Similarly, water will most likely be supplied by individual catchment systems, so that the County water system will not be impacted.

7. Involves a substantial degradation of environmental quality.

The project will not involve a substantial degradation of environmental quality. Long-term impacts to air and water quality, noise, and natural resources are not anticipated. The use of standard construction and erosion control BMPs will minimize the anticipated construction-related short-term impacts.

8. Individually limited but cumulatively have substantial adverse effect upon the environment or involved a commitment for larger actions.

The project will reestablish traditional agricultural and pastoral practices, while also preserving Special District areas around natural streams and drainage areas, providing an overall general improvement to the environment. This project does not require or influence a commitment for larger actions.

9. Have a substantial adverse effect on a rare, threatened or endangered species, or habitat.

The Project site does not contain known identified rare, threatened, or endangered species or habitat. As outlined in Section 3.7, tree disturbance will be timed outside of the Hoary bat birthing season to avoid potential impacts. Further, measures to protect the nēnē are identified in Section 3.7, if they may return to the Project area. No impacts are anticipated.

10. Have a substantial adverse effect on air or water quality or ambient noise levels.

General temporary impacts associated with construction are identified in Section 3.0 of this EA. Mitigation measures which are outlined in this EA will be applied during the on-going construction activity. No detrimental long-term impacts to air, water, or acoustic quality are anticipated with the project improvements. The improvements are not anticipated to detrimentally affect air or water quality or ambient noise levels.

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

The Project is not located in an environmentally sensitive area. It is located outside of the flood plain, tsunami zone, beach area, geologically hazardous land, estuary and coastal waters.

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

The Kuleana Homestead Settlement is not located in an area that has been identified as a scenic view plane or area of natural beauty by the County or State. The area was previously under intensive sugar cultivation and is proposed for subsistence agriculture. Lessees may choose to build a house on their lot but will be restricted to single family homes. Views mauka and makai of the Project site are not expected to be obstructed. No significant adverse impacts are anticipated.

13. Require substantial energy consumption.

The new agricultural activities and homes will not immediately increase energy consumption. The potential exists for lessees to connect to the KIUC distribution line at a future time; however, the Project is not anticipated to require substantial energy requirements when compared with other similar projects.

Mitigation Measures Identified in the FEA

- Native forest restoration in the Special District areas and carbon farming practices could be implemented by lessees to offset carbon footprint generated by agricultural activities.
- BMPs will be implemented pursuant to the required Grading Permit to mitigate potential impacts of soil erosion and fugitive dust during construction of new gravel roads.
- Water conservation and BMPs will be promoted and encouraged to

conserve water use.

- Wildfire management recommendations provided by the Hawai'i Wildfire Management Organization should be integrated into the design of the entire Project.
- The U.S. Fish and Wildlife *Recovery Plan for the Nēnē* will be followed.
- Trees greater than 15 feet will not be disturbed during the hoary bat birthing season (June thru September).
- During construction, a dust control program will be implemented in accordance with DOH Administrative Rules 11-60.1-33 and noise will be mitigated in accordance with DOH Administrative Rules 11-46.
- Wastewater systems will be planned in accordance with HAR 11-62
- New roadway crossings with piping and culverts will need to be installed at locations where flood waters may cross roadways.
- Construction activities and materials should be located and stored away from vehicular traffic; delivery of construction material and disposing of construction material should be scheduled on during times of non-peak commuter periods.
- National Fire Protection Association standards for fire protection for infrastructure development in wildland, rural, and suburban areas where water may not be immediately available will be followed.
- Individual composting and green waste recycling will be encouraged.
- HRS Chapter 6E Historic Preservation will be complied with. If historic properties are encountered during construction, work will immediately be ceased. Protocols outlined in HRS Chapter 6E and SHPD Administrative rules will be followed as well as NAGPRA should iwi kupuna be inadvertently discovered during the course of the project.

NEXT STEPS FOR OVERALL PROJECT IMPLEMENTATION

Should the HHC approve the recommended action, the following actions will need to be implemented:

- State Historic Preservation Division - ensure compliance with historic preservation laws
- Topographic survey, staking of lots, and recordation of metes and bounds
- Coordinate with various State and County agencies: State Department of Transportation - traffic mitigation and access points to the Project site
- Roadway improvements by KIUC
- Reservoir and irrigation improvements by KIUC
- DOH- wastewater disposal compliance
- Waitlist applicant orientation and award offerings

- Convene gatherings in which future lessees discuss formation of a Kuleana Homestead Association and create community covenants, conditions, and restrictions (CC&Rs) building codes, and permit processes
- U.S. Department of Agriculture - rural development loans

Recommendation

DHHL staff respectfully requests approval as recommended.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

April 21, 2020

To: Chairman and Members, Hawaiian Homes Commission
Thru: Andrew H. Choy, Acting Planning Program Manager *AC*
From: Julie -Ann Cachola, Planner
Subject: For Information Only -- Pu'u 'Ōpae Kuleana Homestead Settlement Plan and Draft Environmental Assessment, District of Waimea, Kaua'i Island and Anticipated Finding of No Significant Impact (AFONSI) TMK (4) 1-2-002:023

Recommended Action

None; for information only.

Discussion

PURPOSE

The purpose of this informational briefing is to update the HHC on the status of the Pu'u 'Ōpae Kuleana Homestead Settlement ("the Project"); to present summary highlights of the Draft Environmental Assessment (DEA); and to provide an opportunity for Commissioners to provide comments on the Project prior to publication in the Office of Environmental Quality Control's Environmental Notice Bulletin.

BACKGROUND

In 1998, the Kuleana Homestead Program was officially adopted as part of the Department's Hawai'i Administrative Rules (HAR) §10-3-30. The program was designed to provide opportunities for beneficiaries to manage their lands and deliver homestead lots at a faster rate by awarding raw, undeveloped land. Under this non-traditional homestead program, the Department agrees to provide a compacted unpaved roadway suitable for four-wheel drive vehicles to access the lots, survey, and stake and award lots. The Kuleana Homestead Program provides this homesteading alternative for immediate access to raw land and an opportunity to create a new self-sufficient community.

The purpose of the Pu'u 'Ōpae Kuleana Homestead Settlement is to award Kuleana Subsistence Agriculture and Pastoral lots to beneficiaries on the Kaua'i Island Agriculture and Pastoral Waitlists. In 2019, over 500 native Hawaiians residing on Kaua'i have received a homestead lease award; while approximately 4,000 applicants remain unawarded. Many

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EXHIBIT "A"

people have been waiting for over 20 years. As of 2020, Agriculture leases account for approximately 50% of unawarded applicants.

The site characteristics of various DHHL tracts were assessed and Pu'u 'Ōpae was selected as an ideal location to implement a Kuleana Homestead Program on Kaua'i. The Pu'u 'Ōpae Hawaiian Home Lands property is located on the western side of Kaua'i Island within the traditional ahupua'a of Waimea. The DHHL property is designated as Tax Map Key: (4) 1-2-002:023. Of the 14,556 DHHL owned acres in Waimea, 1,414 acres are the focus of the Pu'u 'Ōpae Settlement Plan, of which 231 acres are under DHHL License No. 816 by the Kekaha Hawaiian Homestead Association (KHHA). This area fulfills the requirements for designation as Kuleana Homestead Lots as defined under HAR §10-3-30, which include the following:

- 1) Physical and environmental characteristics of the land;
- 2) Excessive cost to develop the tract for any reason including: the physical characteristics of the land, the distance of the land from existing electrical, water, wastewater disposal, communications, and other utility systems;
- 3) Department land management plans and programs;
- 4) Applicant interest or proposals identifying tracts of land; and
- 5) Suitability for use by lessees who wish immediate access to the land for subsistence uses and who are willing to live on the land and accept an unimproved lot.

The Project area is located at the mauka convergence of Niu Ridge, Makahoa Ridge, and Kaunalewa Ridge, makai of the Kōke'e State Park in Kekaha. It is located approximately 33 miles west of Līhu'e. Regional access is via the Kaumuali'i Highway right-of-way (Hawai'i Route 50).

The subject property was leased to and used by the Kekaha Sugar Company (KSC) for sugarcane production during the plantation era circa 1900. Water from the Waimea watershed was used to irrigate highland sugarcane fields located just below Pu'u 'Ōpae reservoir through the late 1990s. Today, infrastructure from KSC operations still exists, but the cane fields are now vacant and fallow.

The use of DHHL lands, as state lands, subject the project to the environmental review process outlined in Hawai'i Revised Statutes (HRS) Chapter 343 and as promulgated through HAR 11-200.1. The DEA provides a detailed framework and lotting scheme for the settlement and development of the Pu'u 'Ōpae project area.

DRAFT ENVIRONMENTAL ASSESSMENT (DEA) SUMMARY

The DEA assesses the potential environmental impact of the proposed Pu'u 'Ōpae Kuleana Homestead Settlement, as described below:

Summary of Proposed Land Uses	
Subsistence Agriculture (240 half-acre lots)	387 acres
<ul style="list-style-type: none">• Lessees are required to actively cultivate subsistence agriculture OR reside and cultivate subsistence agriculture on their lot.• Crops are expected to provide food to be consumed in the home or provide supplemental household income.	
Supplemental Agriculture	63 acres
<ul style="list-style-type: none">• Larger lots for supplement subsistence agriculture• These larger lots would be for Subsistence Agricultural lessees who have fully cultivated their lot and have the desire and capability to cultivate more.• Crops are expected to provide food to be consumed in the home or provide supplemental household income.	
Pastoral (12 10-acre lots)	110 acres
<ul style="list-style-type: none">• Intended for large lot agriculture specifically for pastoral uses.	
Community Use	152 acres
<ul style="list-style-type: none">• To provide a central gathering place for community-building• Land uses to be determined by the future homestead community.• Possible uses include parks, community-based economic development, utilities, other facilities and amenities.	
Special District	702 acres
<ul style="list-style-type: none">• Areas requiring special attention because of unusual opportunities and/or constraints.• These may include natural hazard areas, open spaces, raw lands far from infrastructure, mixed use areas, or greenways.	
TOTAL	1,414 acres

The enclosed illustration (Figure 1-1) depicts the spatial layout of the proposed land uses. Also enclosed (Figure 1-2) is a proposed lot scheme for the Project. In summary, these proposed land uses and lot scheme are not anticipated to have a significant impact on the surrounding environment. However, the lack of action will lead to an agricultural waitlist that continues to grow.

The 1,414-acre Project Area remains essentially undeveloped. Per HAR §10-3-30, DHHL plans only to be responsible for the survey and stake for each lot to determine the metes and bounds descriptions of each kuleana homestead lot, and prepare an unpaved right-of-way to the awarded lots. Beneficiaries who are awarded Kuleana Homestead Lots agree to accept unimproved land in "as-is" condition. The lessees are responsible for providing their own utility and infrastructural needs such as electrical, water, solid waste and wastewater disposal, and communications.

Proposed Infrastructure	
Roads and Access	<ul style="list-style-type: none"> • Lot scheme planned to maximize use of existing road network • DHHL will provide improvements to existing four-wheel-drive gravel roads. • DHHL will construct some new unpaved gravel roads to provide access to the Kuleana Homestead Lots • Kaua'i Island Utility Cooperative (KIUC) will improve primary access roads. Existing Niu Valley Road will be improved from Mānā Road to the Pu'u 'Ōpae Reservoir. Mauka Roadway from the Pu'u 'Ōpae Reservoir to Kōke'e Road will also be improved, but to a lesser extent. Improvements will include rock, crowning, grading, and constructing drainage ditches alongside • Roads will not be dedicated to the County • Beneficiaries will be responsible for roadway upkeep and maintenance
Grading and Runoff, Drainage, and Erosion Control	<ul style="list-style-type: none"> • Minor grading and installation of road culverts will be required to mitigate the erosion currently exhibited at the site • Irrigation and runoff cutoff ditches along fields, lots, and roadways • Individual lessees will be responsible for constructing drainage improvements on their specific lot and improvements should be designed to minimize downstream impacts
Water Supply	<ul style="list-style-type: none"> • Irrigation water supplied by natural rainfall (mean annual rainfall of 25-35 inches per year) • Domestic water supplied by water catchment tanks to be constructed by the lessee • Irrigation water delivered through ditch and project pipeline to DHHL lands

<p>Wastewater Disposal</p> <ul style="list-style-type: none"> • Individual wastewater systems or composting toilets can be constructed by the lessee • The Kuleana Homestead Association may decide to opt for a cluster wastewater system • Lessees will be encouraged to reuse grey water (domestic wastewater) for irrigation • For livestock waste, the lessee shall be responsible for all required waste management plans for proper disposal or management of non-domestic / agricultural wastes, as required by HAR. A farm plan or conservation plan (NRCS) may be required and is the responsibility of the lessee
<p>Solid Waste</p> <ul style="list-style-type: none"> • Solid waste disposal to be the responsibility of each lessee • Individual composting and green waste recycling is encouraged • The Kuleana Homestead Association could develop a community green waste recycling program
<p>Electrical Power</p> <ul style="list-style-type: none"> • Electrical power to be the responsibility of each lessee • The Kuleana Homestead Association could opt for a community solar microgrid • Installation of new KIUC buried distribution line will provide a potential source of electrical power and will allow lessees to arrange for electrical services
<p>Communications</p> <ul style="list-style-type: none"> • Communications, such as telephone and internet service, will be the responsibility of each lessee

EXHIBIT "A"

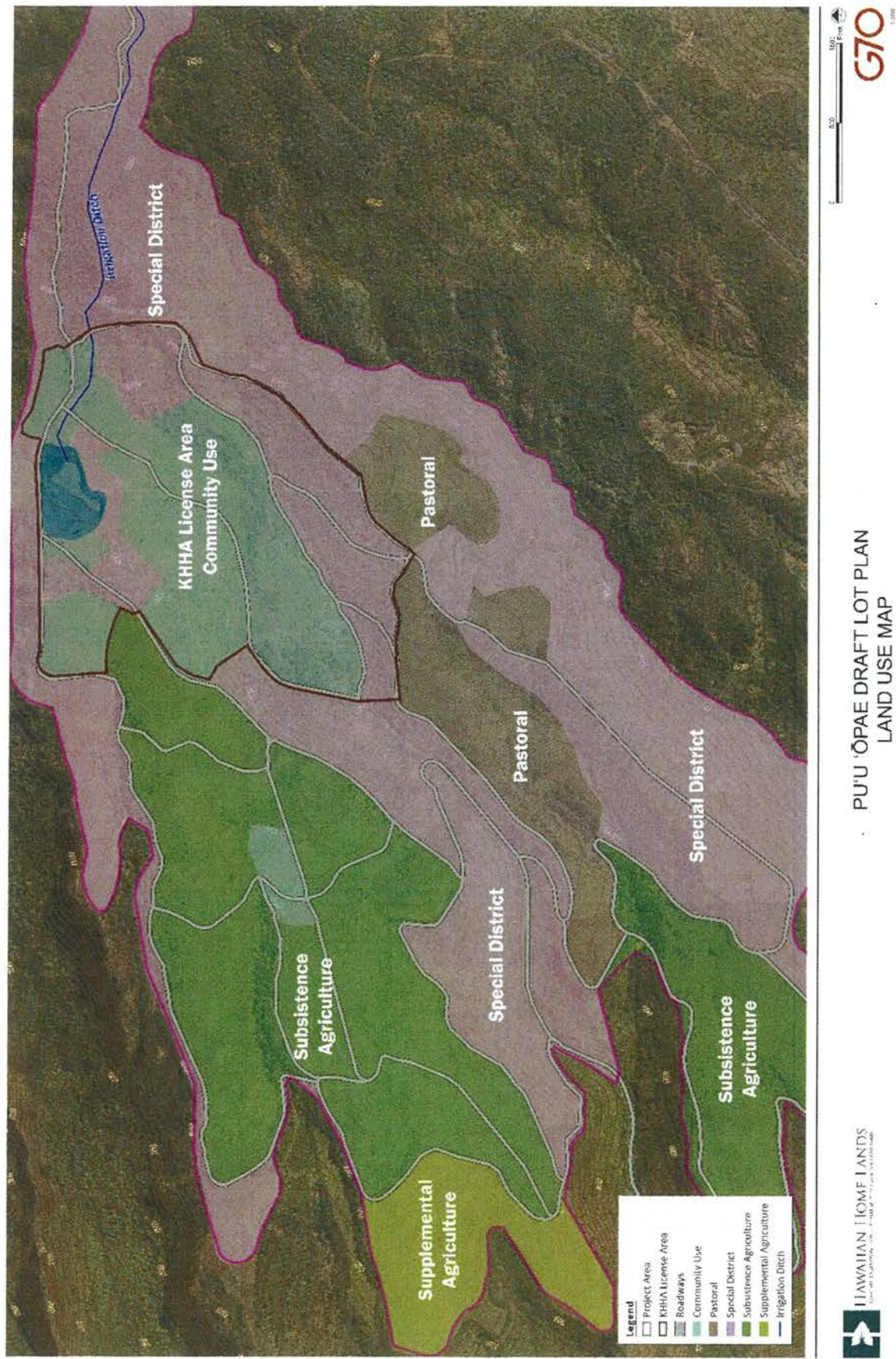
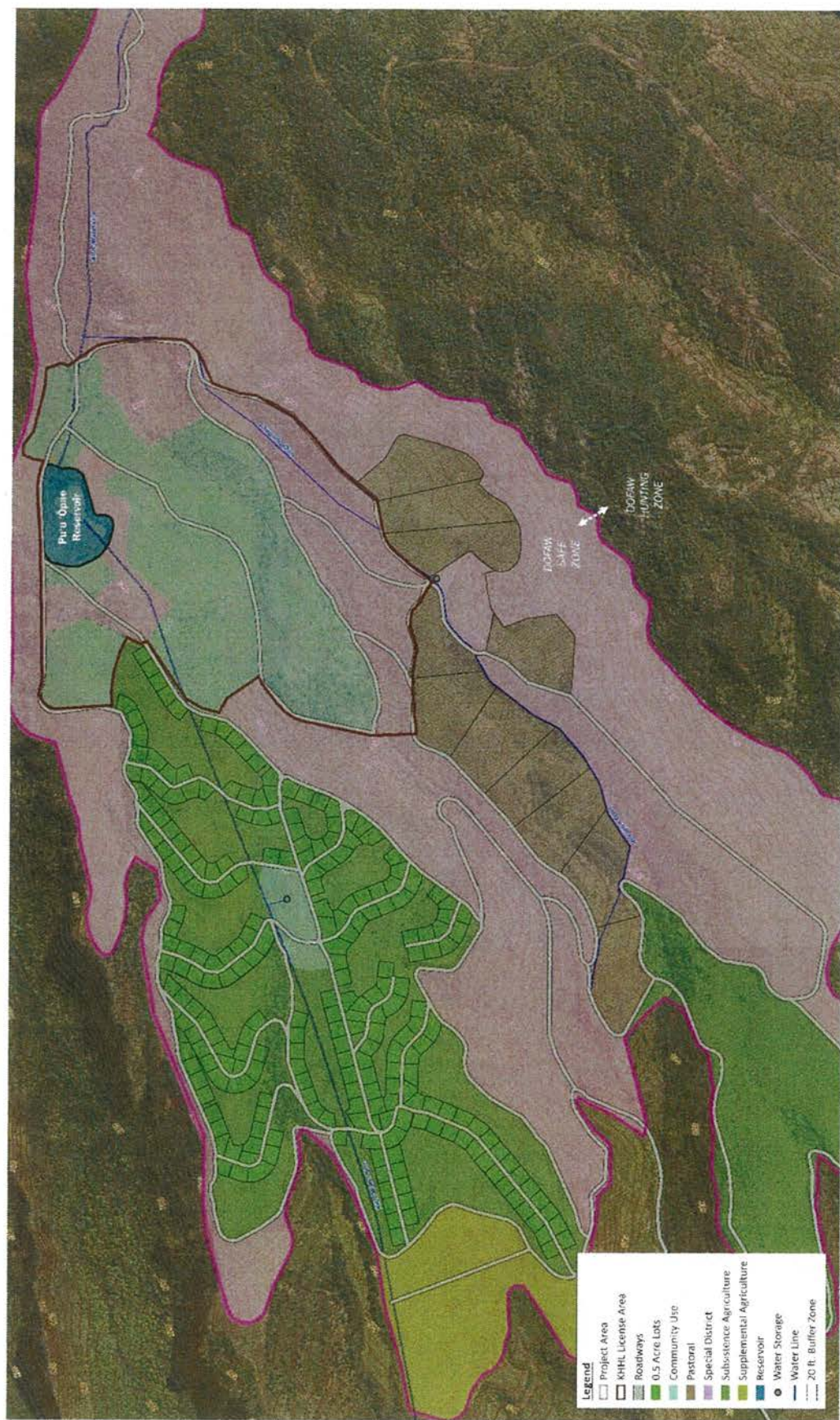


Figure 1-1

Pu'u 'Ōpae Kuleana Homestead Settlement Land Use Map



PU'U ŌPAE DRAFT LOT PLAN



Figure 1-2

Pu'u Ōpae Kuleana Homestead Settlement Lot Scheme

Natural Resources

Due to its long history of intensive sugarcane cultivation, a biological survey found the site to be dominated by non-native vegetation, with just a few native species present in certain areas of the site. The survey identified two endemic species (Koa, *Acacia koa* and 'Iliahialo'e, *Santalum ellipticum*), and fourteen indigenous species (Pūkiawe, 'A'ali'i mahu, Kānehoa, Maiele, Kāwa'u', *Leptechophylla tameiameia*, 'A'ali'i, *Dodonaea viscosa*, 'Uhaloa, *Waltheria indica*, Manienie'ula, Pilipili, Pi'ipi'i'ula, *Chrysopogon aciculatus*, Pōpolo, 'Olohua, Polopolo, and Pōpolohua, *Solanum americanum*). It was assumed that the 'ōpe'ape'a, (*Lasiurus cinereus semotus*) is present in the area.

Historic and Cultural Resources

A literature review and site inspection found that the majority of the Project area has been extensively modified by historic sugar cultivation. No pre-Contact archaeological features were observed, although pre-Contact features may still be present within portions of the gulches that could not be accessed during the field inspection. Three archaeological sites were identified:

- 1) a series of military trenches;
- 2) the remains of a plantation camp; and
- 3) the Pu'u 'Ōpae Reservoir.

The Project is not expected to result in significant adverse impacts to historic properties of the site. The majority of the historic sites that were identified in the survey lie outside areas targeted for lease awards. The future Homestead Association would be responsible for developing a preservation plan for historical and cultural resources located within the Special District or Community Use lands.

Management/protection of any unknown historic property within each respective parcel would be the responsibility of the family within whose parcel a site may lie. Although a limited Archaeological Reconnaissance Survey was completed as a part of the Settlement Plan study, future lessees of the Kuleana Homesteading Lots within Anahola would be required to comply with HRS Chapter 6E and the applicable administrative rules for any project that may require a State or County permit or approval. Further, since DHHL lands are defined as tribal lands under the Native American Graves Protection and Repatriation Act (NAGPRA) of 1990, if iwi kūpuna, funerary objects, sacred objects, or objects of cultural patrimony are encountered, its statutory requirements and rules for notification, inventory, consultation, and resolution will apply. Sites undocumented at present would be recorded to certain standards sufficient for State Historic Preservation Division (SHPD) review. Lessees must agree to a non-disclosure of sites beyond informing SHPD and DHHL.

Hydrology and Drainage

The subject property generally slopes to the west and drains into the adjacent property through several valleys along the western property boundary. The major discharges occur through Niu Valley, where an existing culvert was observed along Niu Valley Road.

Irrigation waters are delivered to the Project area through the Kōke'e Ditch Irrigation System (KODIS). KODIS consists of three storage reservoirs and a 21-mile long irrigation ditch system originally constructed in 1927 by the Kekaha Sugar Company in 1927. Water is diverted at intake structures from perennial streams within the upper reaches of the Waimea River watershed. Water is transmitted first to Pu'u Lua reservoir then to the Pu'u Moe divide, where the irrigation ditch splits into two separate ditches and water is divided toward Pu'u 'Ōpae and Kitano reservoirs. Approximately 500,000-750,000 gallons of water per day flow makai from the Pu'u Moe divide toward the Project area. KODIS currently does not deliver water into the Pu'u 'Ōpae reservoir due to damages and lack of maintenance of the irrigation ditch. Water is also being diverted because of a recent investigation into the structural capacity of the Pu'u 'Ōpae reservoir, determined that the reservoir strength is compromised

The KIUC hydroelectric project will replace approximately 34,200 feet of existing unlined irrigation ditch from the Pu'u Moe Divide to Pu'u 'Ōpae and Mānā reservoirs with a closed pipe system. The KIUC project will also rehabilitate the Pu'u 'Ōpae reservoir to its original 88-million-gallon capacity and to current Hawai'i Dam Safety Regulation standards. Once constructed, KIUC will assume operation and maintenance of the KODIS.

At a minimum, proposed drainage improvements will be designed in compliance with the County's Storm Drainage Standards (DPW, October 1970). Pre-development flow patterns and flow rates will generally match post-development conditions with runoff continuing to discharge overland into adjacent properties and into the valleys and drainage channels, as the improvements generally do not consist of impervious areas.

Minor grading and installation of road culverts will be required to mitigate the erosion currently exhibited at the site. Irrigation and runoff cutoff ditches along fields, lots, and roadways will likely be constructed in accordance with NRCS Standard Practice Codes (Best Management Practices). New roadway crossings with piping or culverts will need to be installed at locations where flood waters may cross roadways. Roads must be consistently maintained by either dropping gravel stabilization as needed, or through pavements if sections are steep and often washed out.

Individual lessees will be responsible for constructing drainage improvements on their specific lot and improvements should be designed to minimize downstream impacts.

Infrastructure

The Project site has no centralized wastewater service or public water system. Beneficiaries who are awarded Kuleana Homestead Lots agree to accept unimproved land in "as-is" condition. The lessees are responsible for providing their own utility and infrastructural needs such as electrical, water, solid waste and wastewater disposal, and communications.

Non-potable water will be provided by the KIUC improved KODIS system. A new direct water line connection to the Pu'u 'Ōpae reservoir, including filtration systems, will be installed to draw water from the reservoir for the Project Area. A new piped irrigation system will then provide non-potable water to the kuleana homestead lots. Each lot will be metered, and the laterals sized appropriately for anticipated use. Potable water will be provided by water catchment tanks that will be the responsibility of each lessee.

Individual wastewater systems or composting toilets will be the responsibility of the lessee. For composting toilets, specific design requirements shall be reviewed and approved by the director on a case-by-case basis, until the community develops its own codes and permitting process. The Kuleana Homestead Association could decide to use shared common spaces located within the Subsistence Agriculture areas to develop a clustered wastewater system.

Primary access to the project site is currently provided mauka of the property, from Kōke'e Road between mile markers 9 and 10. This portion of Kōke'e Road is a paved two-lane road owned and maintained by the State Department of Transportation (DOT). The entry road to the project site off Kōke'e Road runs through land owned by the State DLNR and managed by two different divisions- Division of State Parks and Division of Forestry and Wildlife. This road is an unpaved dirt road approximately 12-feet-wide.

Other main access points exist off the makai property boundary through Niu Valley and Waiawa Valley off Mānā Road. Mānā Road is a gravel roadway located on state land managed by the ADC. ADC leases Mānā Road, along with agricultural lands in the area to the Kekaha Agricultural Association (KAA).

All existing on-site roads within the property are unpaved, 4-wheel drive roads, many of which originated in the 1920's for sugarcane and irrigation operations by the Kekaha Sugar Company.

KIUC's hydroelectric project includes road improvements to these primary access routes consisting of repairs, re-grading, and installation of culverts to address erosion issues. The roads will all remain as unpaved, compacted gravel roads requiring 4-wheel drive vehicles.

Electrical Power will be the responsibility of the lessee. This could be achieved by installing solar panels or using generators. The Kuleana Homestead Association could decide to utilize shared common spaces located within the Subsistence Agriculture areas to develop a community solar microgrid. The installation of the new KIUC buried distribution line will provide a potential source of electrical power and will allow lessees to arrange for electrical services.

DHHL Planning System Consistency

The DEA also addresses the proposed project uses for consistency with existing plans and applicable land use policies. Previous plans related to the project area include the 2004 Kaua'i Island Plan (KIP), 2011 DHHL West Kaua'i Development Plan, and the 2014 Farm and Irrigation Plan (FIP).

The KIP found that applications for agricultural leases made up the largest type of applications, with residential awards being the most preferred. Community input from the KIP included inquiries about availability of agricultural lots. According to a community-wide survey, the majority (71%) of agriculture applicants prefer a lot that is five acres or less to use for small-scale agriculture operations or a home garden. In addition, beneficiary preference is for small pastoral lots, less than 50 acres in size. Agriculture and pastoral applicants also voiced a preference to live on their homesteads. Waimea and Kekaha-specific input included an expressed desire for agricultural, subsistence agricultural, pastoral, and residential land uses.

The development for the project area at Pu'u 'Ōpae is influenced by the DHHL Land Use Designations, which are defined in the KIP. The DHHL's KIP designates the property as General Agriculture and Special District areas. General Agriculture designations are for lands on which intensive or extensive farming or ranching is allowed. These lands may serve as an interim use until opportunities for higher and better uses become available.

The DHHL West Kaua'i Regional Plan, completed in 2011, identified Pu'u 'Ōpae as a priority tract for Subsistence Agriculture use. The vision for the priority project was to develop an Agricultural and Water Plan to restore and utilize the lands at Pu'u 'Ōpae. In 2012, the KHHA was granted a Right of Entry to begin land management and maintenance activities at Pu'u 'Ōpae. In addition, KHHA began preparing a FIP to begin implementing the West Kaua'i Regional Plan priority project goals.

Subsequent to the completion of the FIP, KHHA requested from DHHL the use of 231 acres of the 1,414 acres. License No. 816 was awarded to KHHA in October 2017 for a 20-year term. The License can be extended for an additional 5-year term, up to a total of 25 years. The KHHA's 231 acres are planned for community agriculture, food production, and educational programs to support the Kuleana Settlement.

Anticipation of a Finding of No Significant Impact

Based upon the analysis completed in the DEA, staff anticipates a finding of no significant impact for the Pu'u 'Ōpae Kuleana Homestead Settlement. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12. An analysis of the 13 criteria of significance is presented below:

1. Involve an irrevocable loss or destruction of any natural or cultural resources.

The proposed Project is not expected to adversely impact any natural or cultural resource. Technical studies have been conducted to assess the potential impact of the proposed Project on fauna and flora, as well as cultural and archaeological resources on DHHL's Pu'u 'Ōpae lands. These studies have found that the property was previously under long-term, intensive sugar cultivation, limiting the expectation of finding pre-Contact archaeological or cultural features, or significant native habitats.

Any negative impacts may be mitigated through management protocols developed with the lessees; continued coordination with the State Historic Preservation Division; and designation of valleys, gulches, and biologically promising areas as Special District.

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

The proposed Project is not expected to curtail the range of beneficial use of the environment by placing native Hawaiians on the land and by designating valleys, gulches, and areas with the potential for native habitat restoration as Special District.

3. Conflict 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.

This proposed project does not conflict with the state's long-term environmental policies or goals and guidelines. Potential adverse impacts are associated with short-term construction activities that will be mitigated through compliance with regulatory guidelines and use of best management practices. In the long term, the Project conserves natural resources by protecting potentially sensitive environments on the property and provides an opportunity for native Hawaiians to improve their quality of life through agricultural subsistence.

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

The proposed project will be beneficial to the economy and social welfare of the state by providing opportunities for native Hawaiian beneficiaries to obtain homestead leases at \$1.00/year for 99-years, and to receive other programmatic supports that increase crop production and build capacity for homesteaders to engage in subsistence agricultural activities and reside on their lots. The lessees provide an additional customer base for the existing commercial businesses within Kekaha Village and other nearby towns.

5. Substantially affects public health.

The proposed project will have short-term construction-related impacts on noise and air quality, but they will be mitigated by compliance with Department of Health (DOH) regulations. Long-term impacts on public health will be mitigated through wastewater disposal accommodated by composting toilets or individual wastewater disposal systems, and by valleys and gulches protected as conservation-designated Special District areas.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities.

The Project will increase the population of West Kaua'i. However, all of the lessees will be required to pay property taxes on their lot, which will contribute toward public facilities and services.

Traffic improvements will be necessary and DHHL will work with the State DOT and County Department of Public Works to determine the appropriate mitigation necessary. Wastewater will be managed through composting toilets or DOH-approved individual wastewater systems so there will be no impact on public wastewater treatment facilities. Similarly, water will be supplied by individual catchment systems, so that the current County water system will not be impacted.

7. Involves a substantial degradation of environmental quality.

Construction activities will cause some impacts to air quality, noise, and traffic in the area of the project, but these are temporary in nature and will be mitigated by best management practices in accordance with State and County regulations. Furthermore, roughly 50 percent of the project site will be dedicated to conservation uses in order to protect ecosystems and drainageways.

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

The proposed Project is not expected to have a significant negative cumulative effect upon the environment. Rather, the project will reestablish farming on the property, which was previously in intensive large-scale sugar cultivation. This project does not commit DHHL or others to additional actions.

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

There are no known threatened or endangered species or associated habitats on or near the property. Valley and gulch lands located throughout the property, which have the potential for native plant habitat restoration, are proposed for conservation within the Special District Areas. Additionally, best practices will be carried out to protect against potential impacts to the Hawaiian hoary bat, Hawaiian hawk, and seabirds that may fly over the property.

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

Construction activities will cause some impacts to air quality, noise, and drainageways in the area of the project, but these are temporary in nature, will follow appropriate regulations, and will be mitigated by best management practices in accordance with DOH and County of Hawai'i guidance. After construction, the Project is not expected to have a detrimental impact on air and water quality or noise levels.

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

The Project is not located in an environmentally sensitive area. It is located outside of the flood plain, tsunami zone, beach area, geologically hazardous land, estuary and coastal water.

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

The site is not located in an area that has been identified as a scenic view plane or area of natural beauty by the County or State and it contains no significant geographical points, such as pu'u. The area was previously under intensive sugar cultivation and is proposed for subsistence agriculture. Lessees may choose to build a house on their lot but will be restricted to single family homes.

13. Require substantial energy consumption.

The new agricultural activities and homes will not immediately increase energy consumption. The potential exists for lessees to connect to the KIUC distribution line at a future time; however, the Project is not anticipated to require substantial energy requirements when compared with other similar projects.

NEXT STEPS FOR EA COMPLETION

The following is a list of anticipated next steps and milestones in the completion of the EA.

- DEA anticipated to be published in the May 8, 2020 OEQC bi-monthly bulletin
- 30-day public comment period on the DEA ends June 8, 2020;
- Revise DEA per public comments and complete Final Environmental Assessment (FEA) (June 2020);
- Present FEA to HHC; HHC issues Finding of No Significant Impact (FONSI) declaration for the project (July 2020);
- HHC FONSI declaration for the project and FEA submitted to OEQC for publication in OEQC bi-monthly bulletin. (August 2020).

NEXT STEPS FOR OVERALL PROJECT IMPLEMENTATION

In addition to the completion of the FEA and HHC declaration of FONSI for the project in accordance with HRS Chapter 343 and HAR 11-200, the following actions will need to be implemented:

- State Historic Preservation Division - ensure compliance with historic preservation laws
- Topographic survey, staking of lots, and recordation of metes and bounds
- Coordinate with various State and County agencies: State Department of Transportation - traffic mitigation and access points to the Project site
- Roadway improvements by KIUC
- Reservoir and irrigation improvements by KIUC
- DOH- wastewater disposal compliance
- Waitlist applicant orientation and award offerings
- Convene gatherings in which future lessees discuss formation of a Kuleana Homestead Association and create community covenants, conditions, and restrictions (CC&Rs) building codes, and permit processes
- U.S. Department of Agriculture - rural development loans

Recommendation

None. For Information Only.

Exhibit B
Puu Opae Kuleana Settlement Plan Final
Environmental Assessment Report

Please go to website:

<https://dhhhl.hawaii.gov/po/puu-opae-special-area-kuleana-homestead-development-waimea-kauai/>

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 21, 2020

To: Chairman and Members, Hawaiian Homes Commission

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

Subject: Amend the Kaua'i Island Plan to apply Subsistence Agriculture, Supplemental Agriculture, Pastoral Homestead, Community Use, and Special District Land Use Designations to Pu'u 'Ōpae, Waimea, Kaua'i TMK (4) 1-2-002:023 (por.)

RECOMMENDED ACTIONS

That the Hawaiian Homes Commission (HHC) approve an amendment to the Kaua'i Island plan (KIP) (2004) to apply Subsistence Agriculture, Supplemental Agriculture, Pastoral Homestead, Community Use, and Special District Land Use Designations to Pu'u 'Ōpae, Waimea, Kaua'i TMK (4) 1-2-002:023 (por.).

DISCUSSION

The land use designations for Pu'u 'Ōpae, approximately 1,414 acres in the KIP requires revision. This approval would amend land use designations from the existing General Agriculture, Residential, and Special District designations to Subsistence Agriculture, Supplemental Agriculture, Pastoral homestead, Community Use, and Special District Land Use Designations as articulated in the Pu'u 'Ōpae Kuleana Settlement Plan.

The HHC has been briefed on various components of the planning efforts in Pu'u 'Ōpae, Kaua'i twice times previously:

- August 2018, Update on Pu'u 'Ōpae Special Area Master Plan;
- April 2020, Pu'u 'Ōpae Kuleana Settlement Plan Draft Environmental Assessment (For HHC information);

Kaua'i Island Plan, (adopted 2004)

The island plans (Tier 2 of the Planning System) were developed to have a long-term perspective and accomplish the following:

- Implement comprehensive General Plan goals and objectives
- Establish land use designations to encourage orderly social, physical, and economic development.
- Identify priority areas for homestead development.

DHHL lands on Kaua'i are located in seven regions: Waimea, Kekaha, Hanapēpē, Wailua, Kapa'a, Anahola/Kamalomalo'o, Moloa'a. The area of proposed revision to the land use designation is located within Waimea. As described in the Kaua'i Island Plan, the 1,400 acre Pu'u 'Ōpae Kuleana Settlement Plan area is within the larger 15,000 acre Waimea tract. The KIP currently states that the Waimea tract was not designated as a priority area for homestead development because of high cost of infrastructure development associated with "traditional" residential homesteads.

Kuleana Settlement Plan for Pu'u 'Ōpae

Subsequently, a Kuleana Settlement Plan was initiated for the Pu'u 'Ōpae area, the details of which are discussed in HHC agenda Item G-2. The Kuleana Settlement Plan was designed to provide opportunities for beneficiaries to manage their lands and deliver homestead lots at a faster rate by awarding raw, undeveloped land.

DHHL engaged in a robust environmental, cultural, anthropogenic, and socio-economic review of the proposed Kuleana Settlement Plan for DHHL's 1,414 acres in Pu'u 'Ōpae as part of the State of Hawai'i's environmental review process. DHHL beneficiaries had multiple opportunities for input during the development of the Settlement Plan and Environmental Assessment.

Land use changes were identified during the beneficiary consultation and planning process for Pu'u 'Ōpae. As such, a revision of the existing land uses identified in the Kaua'i Island Plan is required.

Recommended Land Use Revisions to Amend Kaua'i Island Plan

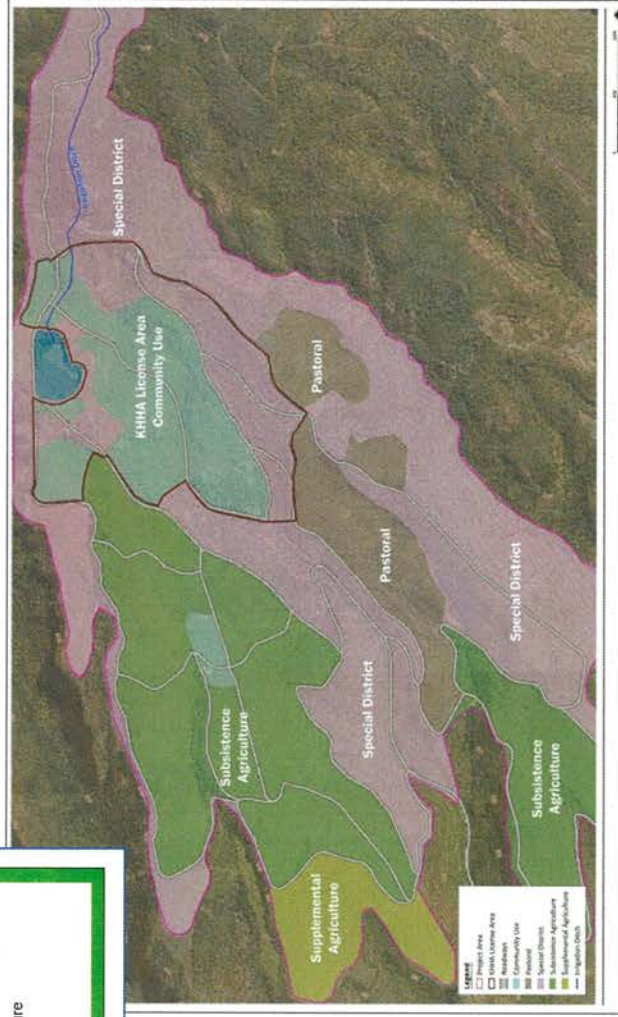
DHHL is recommending amending the Kaua'i Island Plan land use designation for approximately 1,414 acres of 15,000 acres of land in Waimea, to align with proposed lands uses developed during the Pu'u 'Ōpae Kuleana Homestead Settlement Plan. The land use designation revision will allow DHHL to pursue the development of Kuleana agricultural and pastoral homesteads and allow the Kekaha Hawaiian Homestead Association to move forward with its plans for the community use area in which it has a license from DHHL for.

The proposed land use designation changes to the KIP are described Table G2-3, *Proposed land use designations for Pu'u 'Ōpae* below and Figure G2.4 *Comparison of Existing and Proposed Land Uses*.

Table 1: *Proposed land use designations for Pu'u 'Ōpae*

Land Use Designation	Kaua'i Island Plan (2004) Acres	Proposed Hawai'i Island Plan Amendment Acres
Residential Homestead	709	0
Subsistence Agriculture	0	387
Pastoral Homestead	0	110
Supplemental Agriculture	0	63
Community Use	0	152
General Agriculture	184	0
Special District	521	702
Total	1,414	1,414

Figure G2. 4 Comparison of
Existing and Proposed Land Uses



Interim amendments to DHHL Island Plan Land Use Designations must be approved by the HHC as the HHC has exclusive land use authority over Hawaiian Home Lands per the Hawaiian Homes Commission Act, as amended. Per DHHL administrative rules 10-4-54:

"Between comprehensive updates, tier 1 and tier 2 plans may be amended upon beneficiary consultation appropriate to the plan as set forth in section 10-4-60, and a majority vote by the commission."

Beneficiary consultation efforts undertaken include:

- October 23, 2017 -- Meeting with Kekaha and West Kaua'i beneficiaries;
- November 15, 2018 -- Beneficiary Consultation Meeting #1 with Kaua'i Island Agricultural Waitlist beneficiaries.
- August 8, 2019 -- Beneficiary Consultation Meeting #2 with Kaua'i Island Agricultural Waitlist beneficiaries
- February 6, 2020 - Beneficiary Consultation Meeting #3 Kaua'i Island Agricultural Waitlist beneficiaries.

Meeting notes from these beneficiary consultation meetings can be found in Exhibit A. In summary, the proposed land uses were proposed by beneficiaries during the initial Pu'u 'Ōpae Kuleana Homestead Settlement Plan meetings and validated by beneficiaries at the last consultation meeting in February of 2020.

Recommendation

DHHL staff respectfully requests approval as recommended.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 20, 2020

To: Chairman and Members, Hawaiian Homes Commission

Thru: Peter "Kahana" Albinio Jr., Acting Land Management Division Administrator
Andrew Choy, Acting Planning Program Manager *AC*
Stewart Matsunaga, Acting Land Development Division Administrator *SM*

From: Linda Chinn, Land Agent V
Pearlyn Fukuba, Planner V *plf*
Darrell Ing, Real Estate Development Specialist *DI*

Subject: Notice of Availability of Surplus Real Property Former National Oceanic and Atmospheric Administration National Weather Service Pacific Tsunami Warning Center 'Ewa Beach, O'ahu, TMK (1) 9-001-001 (por.)

For Information Only

BACKGROUND INFORMATION/SUMMARY

The Department of Hawaiian Home Lands (DHHL) has received a Notice of Availability from the General Services Administration (GSA), dated March 19, 2020, regarding the availability of surplus government real estate in 'Ewa Beach, O'ahu. The surplus property is being offered to the DHHL as provided by the Hawaiian Homelands Recovery Act, Public Law 104-42 (HHLRA) that authorizes the transfer of non-ceded federal property to the DHHL. See Exhibit A.

The DHHL is conducting due diligence actions to investigate the property's potential to fulfill the department's mandate to develop and deliver homesteads to beneficiaries. The approximately 80-acre property previously served as the campus for the National Oceanic Atmospheric Administration, National Weather Service, Pacific Tsunami Warning Center (PTWC).

The DHHL is expected to respond to the GSA's Notice of Availability by August 31, 2020. Therefore, this information item is intended to brief the Hawaiian Homes Commission (HHC) on the status of the due diligence process and to garner feedback from the HHC in preparation of a fuller discussion and decision-making action at the HHC's August 2020 meeting.

DISCUSSION

HHLRA Authorities:

The DHHL would be able to accept conveyance of the property through the HHLRA, which was passed by the U.S. Congress and signed into law by President Clinton on November 2, 1995. The act serves as a means to restore and make whole the Hawaiian home lands trust.

The HHLRA authorizes the conveyance of certain non-ceded federal fee land in Hawai'i to DHHL in exchange for the federal government's continued use of Hawaiian home lands at Lualualei and Waimānalo on O'ahu, and Kalaupapa on Moloka'i. The HHLRA further provides for the settlement of claims arising from the lost use, or foregone rent, for past use of these lands by federal agencies.

Any federal lands that are transferred to DHHL are available for development for the benefit of native Hawaiians, such as homesteads, community and income uses. The land will assume the status of available lands. A portion of the land, reserved for the lost use of compensation, may also be sold.

Before any land is transferred to the DHHL, the federal property must complete the process of: (1) being declared as excess to federal needs; (2) environmental cleanup pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, P.L. 96-510); and (3) completion of surveys and legal documents.

Amount Due to the DHHL:

The HHLRA acknowledges that a total of 1,486 acres of Hawaiian home lands with a 1998 value of \$75 to \$80 million continue to be used by federal agencies. A subsequent credit of \$16.9 million for use of the Waipahū Federal Communications Commission Monitor Station property (Waipahū FCC) was also added into the calculation. Therefore, the total amount due to the DHHL increased to a total of \$92 to \$97 million.

1. Of the total HHLRA amount, about \$50 million comes from the land exchange value; consequently, land acquired under this portion become HHCA available land and cannot be sold, only exchanged.
2. About \$24 to \$29 million is land provided to compensate for foregone rent for past use of Hawaiian home lands. These lands, which must be identified upfront, are trust assets, but not HHLCA available land and can be sold.

There have been federal land conveyances to the DHHL since the HHLRA was signed. To date, 843 acres with a value of \$24 to \$33 million has been transferred to the DHHL. See Exhibit B. Therefore, a balance of about \$24 to \$33 million in 1998 land value is still due to DHHL.

HHLRA: Amount Due to the DHHL		1998 LAND VALUES (\$MILLIONS)		
	ACRES	LOW	MIDDLE	HIGH
DHHL Claims	1,486	\$74.900	\$77.700	\$80.500
Waipahū FCC Credit		+16.900	+16.900	+16.900
Total Due DHHL		\$91.800	\$94.600	\$97.400
Less: Federal Land Transfers to DHHL	843	-58.280	-65.395	-72.490
Balance Due DHHL		\$33.520	\$29.205	\$24.010

DHHL Priorities:

As noted in past HHC meetings, the DHHL's longest waiting list has consistently been the O'ahu Residential List. At the January 2020 HCC meeting, DHHL staff reported that there are 9,832 homestead applications for the island. However, the existing amount of O'ahu acreage within the DHHL's current land holdings is relatively small and is approximately three percent (3%) of DHHL's total land inventory. In essence, O'ahu has the most beneficiaries waiting for homesteads and the least amount of land.

The need to pursue homestead development is flagged as the highest priority in the O'ahu Island Plan (OIP). The OIP, adopted July 2014, also notes that Kapolei and Waimānalo are the two priority areas for residential development. It is also a development priority to obtain lands where offsite infrastructure: (1) is already in place; (2) is under development; and (3) requires limited resources to connect to existing infrastructure.

Due Diligence Considerations for Land Acquisition:

The OIP cautions that some lands that were previously acquired through the HHLRA ended up providing limited homesteading or revenue generation potential. Therefore, it is recommended that any future potential land acquisition follow a review process that allows for lands to be rejected if those federal surplus lands have limited potential for homesteading or revenue generation. Conditions that are conducive for homesteading or revenue generation could include the following:

1. A homestead density can be achieved that is consistent with current DHHL Residential or Subsistence Agriculture developments, if acquisition is pursued for homestead purposes.
2. Estimated off-site infrastructure costs are comparable to the average cost for current DHHL developments.
3. Slopes are less than 25 percent
4. Lands have not been identified as critical habitats or floodways.

Property Identification and Address:	Former PTWC ‘Ewa Beach Campus 91-270 Fort Weaver Road ‘Ewa Beach, Hawai‘i 96706
PTWC Former Use	Served as the national and international warning center for tsunamis that pose a Pacific-wide threat.
Land and Improvements:	The approximately 80-acre parcel is improved with seven (7) buildings, including housing, office and storage space.
USGS-retained property:	The PTWC 80-acre property is currently a part of a larger 175-acre property. The neighboring 95-acre is occupied by the United States Geological Survey’s (USGS) magnetic observatory. The USGS will access its property from time-to-time via a non-exclusive easement and served via a utility easement for electricity with the offered surplus property.

DHHL Due Diligence Actions to Date:

After receiving the GSA’s notice, the department immediately began to pursue an investigation of the property. The DHHL due diligence team consists of administrators and professional staff from the Land Development Division, Land Management Division, and the Planning Office and technical consultants to assist with the diligence studies.

DHHL staff, U.S. Department of the Interior Office of Native Hawaiian Relations staff and consultants conducted a site visit on June 3, 2020. Although the PTWS vacated the premises in 2015, the property appears to be well maintained and the building structures are in fair condition. Federal contractors provide daily maintenance and security services for the property. A review of the security log shows that there is a low incidence rate of trespassing, vandalism or dumping at the site. The primary ongoing security issue is a private garden that is encroaching over the property line.

Further due diligence studies are currently being conducted of the property. Diligence studies can be categorized into these four potential issue areas:

- (1) Property title and boundary issues;
- (2) Environmental hazard considerations;
- (3) Development potential and constraints;
- (4) Interim cost to maintain and manage the property prior to development.

The below chart highlights the ongoing due diligence actions that will help to identify the potential benefits and liabilities, and the uncertainties and studies that are needed to evaluate the property’s potential benefits and risks to the trust.

DHHL Due Diligence Matrix

Category	Uncertainties	Action Needed	Findings To Date
Property Title & Boundaries	Location of boundaries, easements, encroachments, and deed restrictions.	1) Title Report 2) Surveyor's Report	1) GSA provided. See Exhibit C. 2) GSA provided. See Exhibit D.
	Subdivision of the current 175-acre.	GSA action	The GSA will subdivide the property into the 1) PTWC-surplus property and the 2) USGS-retained property.
Environmental Considerations	Onsite presence of contaminants/hazardous materials.	1) Phase I Environmental Site Assessment (ESA) 2) Hazardous Materials Survey (HMS)	EnviroServices and Training, LLC: 1) Phase I ESA is expected by July 31, 2020. 2) HMS is expected by July 31, 2020.
	Presence of other hazardous anomalies such as UXO.	Magnetometer, topography and aerial imagery survey.	Dudek: Report is expected by August 15, 2020.
	Impact of sea level rise (SLR.)	Obtain SLR map.	Map indicates SLR could impact southern portion of the parcel. However, map is a guide, versus an absolute prediction. See Exhibit E.
	Tsunami inundation zone (TIZ).	Obtain TIZ map.	Map indicates southern portion of the parcel is in the TIZ. Consider potential impact when designing the layout. See Exhibit F.
Development Potential and Constraints	Presence of historic properties	State Historic Preservation Office determination (SHPD)	SHPD letter, dated October 23, 2018, determined that there are no historic properties affected. See Exhibit A, SHPD letter.

Category	Uncertainties	Action Needed	Findings To Date
	Potential number of single-family and multi-family residential lots that can be developed .	Conduct evaluation and analyses for future development: A. Development within constraints of the existing infrastructure.	Bowers + Kubota: Analysis and designs expected by early-mid August 2020.
	Current infrastructure capacity	B. Maximum development with infrastructure improvement(s).	
	Impact of the USGS Magnetic Observatory	Determine if easements for access and utilities will impact future DHHL development.	GSA is amenable to the DHHL providing alternatives for easements. It is subject to USGS review and approval
		Confirm USGS's intent to install a perimeter fence around their property.	USGS intends to install fencing around their parcel. Design/construction/funding to be determined.
Interim Cost(s) to maintain the property for an unknown amount of time before DHHL development can occur	Existing cost(s) for security, maintenance, utilities	Obtain copies of monthly bills and contracts. Obtain copies of security incidence logs.	Current average monthly costs: 1) Landscaping, pest control and security patrols \$9,857/mth; 2) Electricity \$2,000/mth; 3) Water/Sewer \$4,500/mth Cost-sharing with the USGS for their proportionate share has been requested.

NEXT STEPS

The GSA's Notice of Availability required the DHHL to provide written notice of the department's interest to acquire the property within 60-days of the date of the letter. It

was further clarified that the GSA should allow a minimum of 90-days for the DHHL's response, which would of made the due date on June 19, 2020.

However, on June 4, 2020, the DHHL requested that the due date be extended to August 31, 2020, due to the challenges of doing business during the Covic-19 pandemic, the amount of due diligence required and the need to present relevant information to the HHC at its scheduled meeting dates. On June 5, 2020, the GSA sent correspondence that acknowledged the department's good faith efforts, property and title due diligence actions and ongoing coordination with GSA staff. The DHHL's extension request was approved.

The expected next steps for the surplus property offer are:

- 1) HHC Meeting - August 17 and 18, 2020:
 - DHHL staff will present its due diligence findings and recommendations to the HHC
- 2) August 31, 2020:
 - Deadline for the DHHL to notify the GSA of its intent to accept the entire property, accept a portion of the property, or reject the property offer based on the HHC's decision on the August 2020 HHC meeting;
- 3) Should the DHHL intends to accept the surplus property offer:
 - GSA and the DHHL will conduct a property appraisal (6 to 9 months);
- 4) Within 30 days after the appraisal is completed:
 - DHHL may accept or reject the property
- 5) If the DHHL accepts the surplus property:
 - Conveyance documents are completed and executed. (Timeframe TBD)



GSA Pacific Rim Region

SENT BY ELECTRONIC MAIL dhhl.icro@hawaii.gov

March 19, 2020

Mr. William J. Aila, Jr.
Chair, Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawai'i, 96805

SUBJECT: Notice of Availability of Surplus Real Property
Former National Oceanic and Atmospheric Administration (NOAA)
National Weather Service (NWS) Pacific Tsunami Warning Center (PTWC)
Ewa Beach, HI

Dear Mr. Aila:

The property described on the following pages has been determined Surplus Government real property, and is hereby offered to the Department of Hawaiian Home Lands (DHHL). Provisions contained in the Hawaiian Homelands Recovery Act (Public Law 104-42) authorize transfer of non-ceded federal property to DHHL.

The existing Memorandum of Agreement (MOA) dated August 31, 1998 signed by the Secretary of the Interior provides for conveyances of surplus federal real property to DHHL against the current outstanding credit. Accordingly, the U.S. General Services Administration (GSA) is providing this notice of availability to DHHL under Section 2 (a) (ii) of the MOA.

You are requested to provide written notice to this office at the following address and david.haase@gsa.gov not later than sixty (60) days after the date of this letter in the event your agency is interested in acquiring this property:

U.S. General Services Administration
Real Property Utilization and Disposal Division (9PZ)
50 United Nations Plaza, Suite 4345
San Francisco, CA 94102
Attn: David Haase

Please include a DHHL point of contact for future communication and discussions. I can be reached at 415-522-3426. Thanks in advance for a reply to this availability notice.

Sincerely,

A handwritten signature in blue ink that reads "David Haase".

David Haase
Director, Real Property Utilization and Disposal (9PZ)

cc: Andrew Choy, DHHL
Kaiini (Kimo) Kaloi, U.S. Department of the Interior

U.S. General Services Administration
50 United Nation Plaza
San Francisco, CA 94102-4912
www.gsa.gov



NOTICE OF AVAILABILITY OF SURPLUS REAL PROPERTY

- 1. GSA Control Number:** 9-C-HI-0820
- 2. Property Identification:** Former NOAA NWS PTWC Ewa Beach HI Campus
- 3. Property Address:** 91-270 Ft. Weaver Road
Ewa Beach, HI 96706
- 4. Name of Holding Agency:** NOAA's National Weather Service (NWS)
1845 Wasp Blvd., Bldg. 176
Honolulu, Hawaii 96818
- 5. Custodian:** Richard Von Wittkamp
Realty Specialist
7600 Sand Point Way
Seattle, WA 98115
206-526-4400
- 6. Land and Improvements:** The \pm 80 acre surplus parcel is improved with 7 buildings, including housing, office and storage described in Exhibit B.
- 7. Retained Parcel:** The United States Geological Survey (USGS) will continue to occupy its Magnetic Observatory on the adjacent retained Federal Property, which will be accessed from time to time via a non-exclusive easement over the surplus parcel and served via a utility easement for electricity to USGS's equipment. Additional easements may need to be reserved to serve the retained parcel.
- 8. Utilities:** Utilities are in the area and accessible to the property.
- 9. Environmental Data:** The reporting agency has determined, based upon a complete search of agency files, that there is no evidence to indicate that hazardous substance activity took place on the

property during or prior to Federal ownership. Therefore, all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken prior to the report of excess.

The anticipated Quitclaim deed will include the applicable Deed Notices and Covenants detailed herein including Hazardous Substance Activity, CERCLA Covenant, Notice of the Possible Presence of Lead Based Paint, Asbestos Covenant, Presence of Mold, Coastal Zone Notice and Covenant, and an As-Is Where-Is Provision

10. Historical Data:

The property is not listed or eligible for listing per the Hawaii Historic Preservation Office correspondence of 10-23-2018 attached as Exhibit D.

11. Endangered Species:

The property is not located within an area of known, listed, threatened, and/or endangered species and/or critical habitat protected by the Federal Endangered Species Act (16 USC §1531, et. seq.)

12. Holding Agency Use:

Employee housing, office

13. Continuing Use:

Vacant

14. GSA Representative:

Andrew Schwartz, Realty Specialist
Phone: 253-931-7556 Fax: 253-931-7554
E-mail: andrew.schwartz@gsa.gov

Exhibits

- A. Maps
- B. Improvements
- C. Applicable deed notices and covenants
- D. State of Hawaii DLNR SHPO Letter

EXHIBIT A MAPS

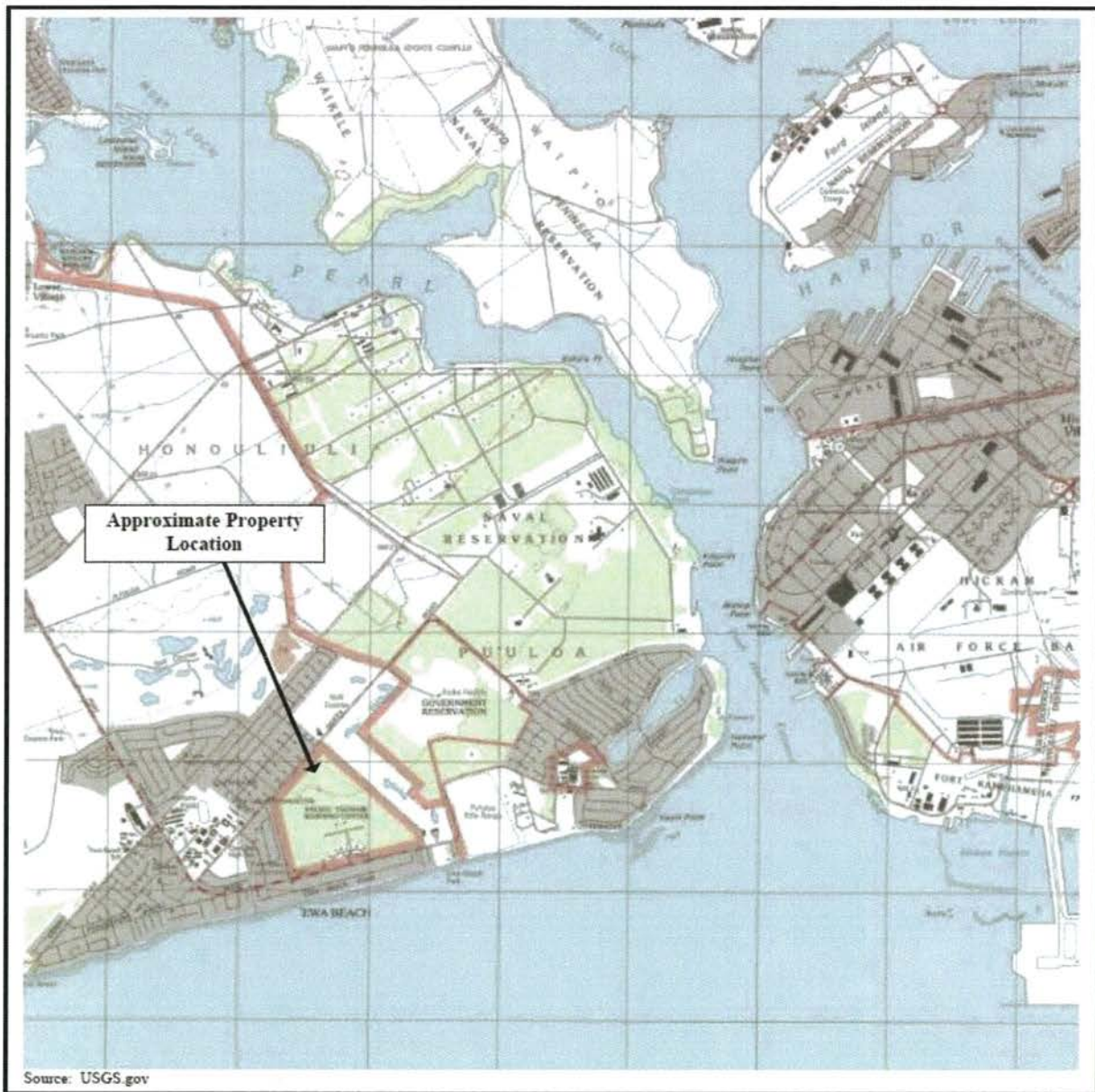




EXHIBIT B IMPROVEMENTS

<u>Building</u>	<u>Built</u>	<u>Size (s.f.)</u>
1 Employee Housing #1 (<i>renovated in 1999</i>)	1961	1,899
2 Employee Housing #2 (<i>renovated in 1999</i>)	1961	1,899
3 Employee Housing #3 (<i>renovated in 1999</i>)	1961	1,899
4 Employee Housing #4 (<i>renovated in 1999</i>)	1961	1,899
5 Main Office Building (<i>renovated in 1995</i>)	1961	1,603
6 Employee Housing #5	1998	2,560
7 Modular Annex (doublewide trailer)	2005	1,440

Four of the five houses located on the disposal parcel were constructed circa 1961 (renovated in 1999), one was constructed circa 1998 and vary from $\pm 1,900$ to 2,560 square feet. All have similar floor plans, including a living room, kitchen, three bedrooms, two bathrooms, lanai, and attached garage. The construction materials used in the four 1961 era residences include drywall, wood, concrete and tile-covered walls; wood, metal and glass doors; canec and drywall ceilings; wood, carpeted, tile-covered and concrete floors; cove-base molding; wood cabinets; ceiling fans; forced air conditioning; fluorescent incandescent and mercury vapor exterior lighting; smoke alarms; and wood siding, fascia and soffits. Solar-powered watered heating units were also present on the roof of each residence. Construction materials used in the 1998 era residence included wood, glass and vinyl doors; tiled carpeting and concrete flooring; drywall ceilings; drywall and concrete walls; wood cabinets; fluorescent lighting and wood soffits

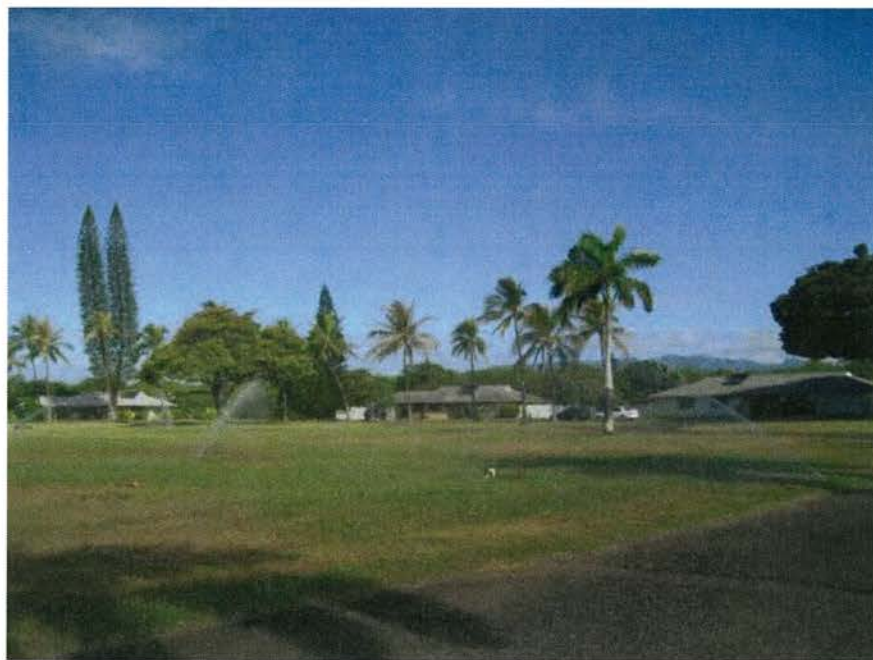
The main office building, which was constructed in 1961, is $\pm 1,600$ square feet, and consists of a reception area, six offices, two restrooms, a monitor room and a server room. The construction materials used in the main office building included concrete and drywall walls; wood and metal doors; metal windows; linoleum flooring; suspended tile ceilings; fluorescent lighting; wood cabinets and wood soffits

The modular office annex building, which was constructed in 2005, is $\pm 1,440$ square feet, and consists of a conference room, six offices, a restroom, a porch and a wheelchair ramp. Construction materials used in the modular office annex building include vinyl and wood walls; metal ceilings; metal and wood doors; carpeting, linoleum and wood flooring; fluorescent lighting and wood soffits.

There is also a small, ± 64 square foot, building located approximately 70 feet from the southeast corner of the subject property, consisting of concrete walls, a wood and concrete floor, and a metal roof, which may have, at one time, been utilized as a possible well house.



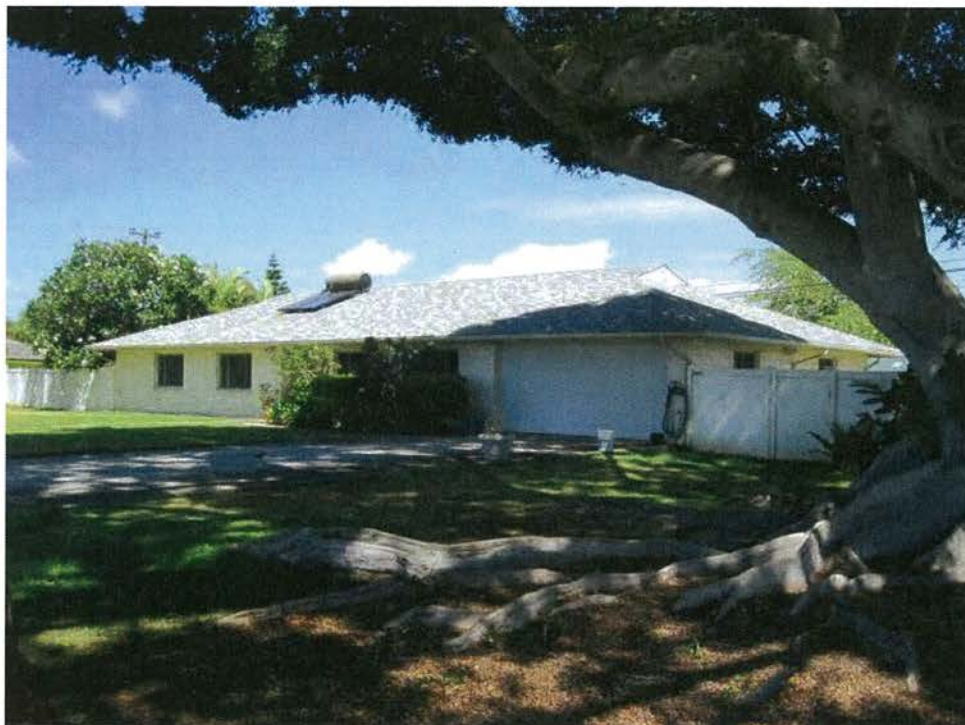
Disposal Parcel Entrance



Surplus Housing



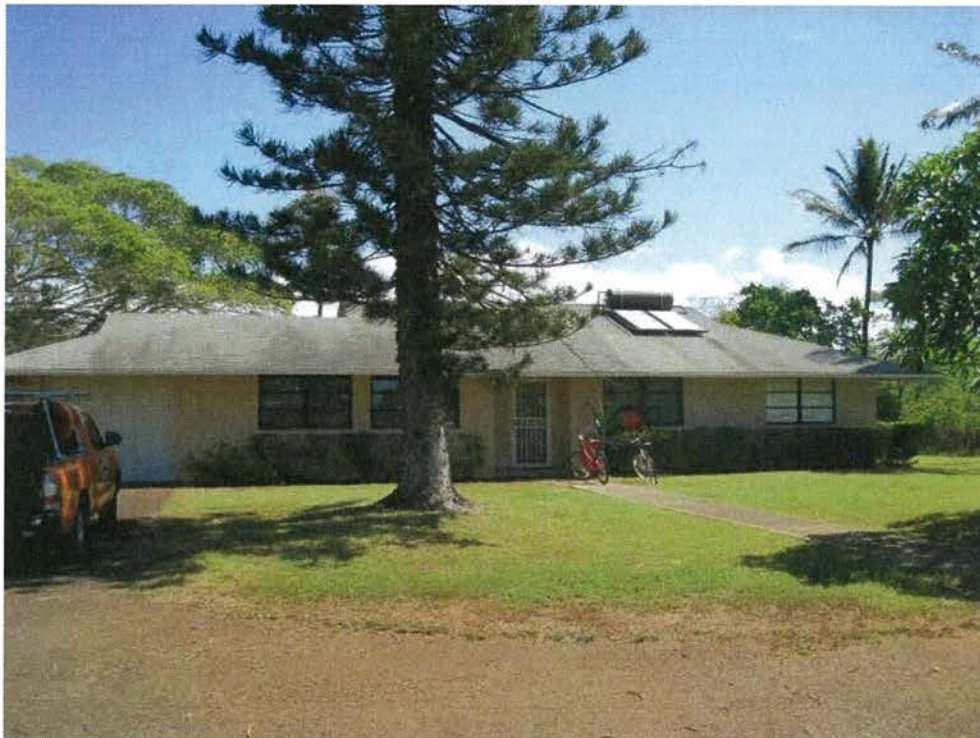
House 1



House 2



House 3



House 4

EXHIBIT C - APPLICABLE DEED NOTICES AND COVENANTS

HAZARDOUS SUBSTANCE ACTIVITY

(A) NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

(B) CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

- 1) This covenant shall not apply:
 - (a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR
 - (b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
 - (iii) in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).
- (2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance;
and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the **Grantee**, its successor(s) or assign(s), or any party in possession.

(C) ACCESS. **Grantor** reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right to use available utilities at reasonable cost to **Grantor**. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

NOTICE OF THE POSSIBLE PRESENCE OF LEAD-BASED PAINT

The GRANTEE, in accepting this Deed, acknowledges that:

- (1) the GRANTOR has disclosed to the GRANTEE the presence of any known lead-based paint, or any known lead-based paint hazards, regarding the Property;
- (2) the GRANTOR provided the GRANTEE with any lead hazard evaluation report(s) available to the GRANTOR;
- (3) the GRANTOR provided to the GRANTEE a lead hazard information pamphlet t, as prescribed by the Administrator of the U.S. Environmental Protection Agency under section 406 of the Toxic Substances Control Act; and
- (4) the GRANTOR provided the GRANTEE with a period of at least ten (10) days to conduct a risk assessment or inspection for the presence of lead-based paint hazards before the GRANTEE became obligated under a contract to purchase the Property.

GRANTOR assumes no liability for damages for property damage, personal injury, illness, disability, or death, to GRANTEE, its successors or assigns, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal,

handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with lead-based paint on the Property described in this deed, whether GRANTEE, and its successors or assigns, have properly warned or failed to properly warn the individual(s) injured.

GRANTEE, its successors and assigns, covenant and agree that in their use and occupancy of the Property they will comply with all existing Federal, state, local, and any other applicable laws regarding lead-based paint and lead-based paint hazards, such as 24 C.F.R. Part 35 and 40 C.F.R. Part 745, as well as any said laws promulgated in the future.

GRANTEE, its successors and assigns, covenant and agree, that with respect to any improvement located on the Property that is defined as "target housing" by 24 C.F.R. Part 35 and constructed prior to 1978, lead-based paint hazards will be disclosed to potential occupants in accordance with Title X (Residential Lead-based Paint Hazard Reduction Act, 42 U.S.C. §§ 4851-4856) before any use of such improvement as a residential dwelling.

GRANTEE, its successors and assigns, further covenant and agree, that with respect to any improvement located on the Property that is defined as "target housing" by 24 C.F.R. Part 35 and constructed prior to 1960, GRANTEE, its successors and assigns, will not occupy such improvement, or allow or cause such improvement to be occupied, unless and until the GRANTOR concurs in writing that all lead-based paint hazards have been abated.

GRANTEE, its successors and assigns, hereby further covenant and agree that any future transfer or conveyance of the Property shall include these covenants unless and until the GRANTOR concurs in writing that all lead-based paint hazards have been abated.

GRANTOR'S concurrence that all lead-based paint hazards have been abated shall not be unreasonably withheld if the GRANTEE, its successors or assigns, at no cost to GRANTOR, demonstrates that all lead-based paint hazards have been abated in accordance with all applicable laws and regulations and at least the following requirements:

- (1) before commencement of on-site preparation activities for abatement, GRANTEE makes current any risk assessment provided by the GRANTOR if more than 12 months have elapsed since the risk assessment was prepared or, in the absence of a risk assessment provided by the GRANTOR, makes a lead-based paint hazard risk assessment;
- (2) following abatement activities, GRANTEE obtains a clearance examination, in accordance with applicable regulations, and conducted by a person certified to perform risk assessments or lead-based paint inspections, which examination must show that the clearance samples meet the standards set forth in 24 C.F.R. Part 35 Subpart R;
- (3) following abatement activities, GRANTEE obtains a clearance report, in accordance with applicable regulations, prepared by a person certified to perform risk assessments or lead-based paint inspections pursuant to 40 C.F.R. § 745.227; and

- (4) GRANTEE provides GRANTOR with copies of any and all clearance examination(s) and clearance report(s).

GRANTEE, its successors and assigns, further agree to indemnify, defend and hold harmless the GRANTOR from any and all loss, judgment, claims, demands, expenses or damages, of whatever nature which might arise or be made against the United States of America, due to, or relating to, the presence of lead-based paint hazards on the Property, any related abatement activities, or the disposal of any material from an abatement process.

These covenants shall remain and run with the land in perpetuity and shall be enforceable by the GRANTOR, the State or Commonwealth in which the Property is located, or both. The GRANTOR hereby reserves to itself and to the State or Commonwealth in which the Property is located, and their respective officials, agents, employees, contractors, and subcontractors, an easement for ingress to, egress from, and access to the Property in, on, over, through, and across the Property to verify compliance with these covenants by the GRANTEE, its successors and assigns.

ASBESTOS COVENANT

Notice of the Potential Presence of Asbestos

The Grantee is advised that the Property may contain asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

Grantee is invited, urged, and cautioned to inspect the Property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto prior to conveyance. The Grantor will assist Grantee in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Grantee shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards or concerns.

No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any bidder (offeror) to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.

The description of the Property set forth in this conveyance document and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the Property or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of

sale, or any claim by the Purchaser against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.

The Grantor assumes no liability for damages for personal injury, illness, disability or death, to the Grantee, or to the Grantee's successors, assigns, employees, invitees, licensees, or any other person subject to Grantee's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this conveyance, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

The Grantee further agrees that in its use and occupancy of the Property it will comply with all Federal, state, and local laws relating to asbestos.

PRESENCE OF MOLD

The Grantee is notified that various forms of mold are present at various locations in the subject building on the Property. Results of the Property's Environmental Compliance Due Diligence Activities Report have been made available to Grantee. Molds and mold growth may create toxins that can cause adverse health reactions to some humans after exposure, and which falls within the CERCLA "Limitations on Response" standards at 42 U.S.C. 9604 (a)(3). The Federal and State government have not set Standards or Threshold Limit Values for airborne concentrations of mold or mold spores.

Information provided to the grantee with respect to the Property is based on the best information available to the U.S. General Services Administration and is believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other Federal agency, will not constitute grounds for liability for damages by the Government for personal injury, illness, disability, or death, to the Grantee, its successors, assigns, employees, invitees, or any other person subject to the Grantee's control or direction.

COASTAL ZONE NOTICE AND COVENANT

Grantee covenants and agrees that Grantee was advised that the Property is located within the coastal zone of the State of Hawaii. Activities contemplated for the Property by Grantee, his successors and assigns are subject to any and all Federal, State and municipal laws, rules and ordinances, including but not limited to the Hawaii Coastal Zone Management Program, governing land use in the coastal zone of Hawaii.

AS-IS, WHERE-IS PROVISION

Grantee agrees and acknowledges that Grantor is selling the property strictly on an "as is, where is", with all faults basis, without warranty, express or implied, with any and all latent and patent defects. Grantee acknowledges that Grantor has made the property available for inspection by Grantee and Grantee's representatives. Grantee has inspected, or will have inspected prior to closing, the physical condition of the property to the extent felt necessary by Grantee, including all improvements thereon, and accepts title to the same "as is" in its existing physical condition.

Grantee acknowledges that it is not relying upon any representation, warranty statement or other assertion of the United States of America, as Grantor, including its agencies or any official, agent representative or employee of the foregoing, with respect to the property's conditions. except as set forth in the contract, Grantee is relying solely and wholly on Grantee's own examination of the property, is fully satisfied with the property, and accepts any liabilities or costs arising in connection with the condition of the property, including, but not limited to any costs or liabilities pertaining to any environmental condition on the property. Except as set forth in Section c, below, the United States of America and its agencies disclaim any and all express or implied warranties and specifically make no warranties of title, habitability, merchantability, suitability, fitness for any purpose, or any other warranty whatsoever. Grantee is put on notice that any prior grant and/or encumbrance may be of record and Grantee is advised to examine all public records available regarding the property.

No employee or agent of Grantor is authorized to make any representation or warranty as to the quality or condition of the property, merchantability, suitability or fitness of the property for any use whatsoever, known or unknown to Grantor, or compliance with any environmental protection, pollution or land use laws, rules, regulations, orders, or requirements including, but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance. In no event shall Grantor be responsible or liable for latent or patent defects or faults, if any, in the property or for remedying or repairing the same including, without limitation, defects related to asbestos or asbestos containing materials, lead, lead-based paint, underground storage tanks, mold, radon or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, utilities or other improvements shown on any plat of the property.

Nothing in this "as is, where is" provision will be construed to modify or negate the Grantor's obligation under the CERCLA covenant or any other statutory obligations.

Exhibit D State of Hawaii DLNR SHPO Letter

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

W. ROY HARDY
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

October 23, 2018

IN REPLY REFER TO:
LOG: 2018.02473
DOC: 1810KN16
Architecture

Jane Lehman, Regional HPO
U.S. General Services Administration
Pacific Rim Region
50 United Nations Plaza
San Francisco, CA 94102
via: jane.lehman@gsa.gov

Dear Ms. Lehman:

**RE: NHPA Section 106 Historic Preservation Review
National Weather Station - Request for Concurrence
91-270 Fort Weaver Road 'Ewa Beach, HI 96706
Pu'uloa Ahupua'a, 'Ewa District, Island of O'ahu
TMK: (1)-9-9-005:010**

Thank you for the opportunity to comment on this request from the U.S. General Services Administration (GSA) Pacific Rim Region for concurrence with GSA's determination of "no historic properties affected" for the proposed project to dispose the National Weather Station, Pacific Tsunami Warning Center (PTWC) site at 'Ewa Beach. The National Oceanic and Atmospheric Administration (NOAA) currently owns the property and reported the PTWC as excess property to GSA. GSA understands that the property will be transferred to either U.S. Fish and Wildlife Service (USFWS) or U.S. Geological Survey (USGS), who also currently use the facility. GSA has determined that this project is an undertaking per 36 CFR 800.16(y) and that the Area of Potential Effects (APE) includes the property boundaries.

GSA has identified and evaluated the potential historic properties. The property consists of fifteen (15) buildings and structures, including five single-family residential (employee) housing units, a main office building, an office annex building, an electronics shop, a residence trailer, and six small storage buildings. In addition to these fifteen buildings and structures, the property includes a small shed and antenna farm.

The buildings lack distinctive features or style and are not a noteworthy embodiment of a type of architecture. Although the buildings are work of a well-known local architect, Guy Rothwell, these buildings are not considered to be among his more notable or influential projects and do not rise to the level of being considered significant under any of the four criteria to be eligible for inclusion in the National Register of Historic Places.

Per 36 CFR 800.4, there are no historic properties present and therefore the State Historic Preservation Officer (SHPO) concurs with GSA's effect determination of "**no historic properties affected**".

J. Lehman
10/23/18

Please contact Kaiwi Yoon, Architecture Branch Chief at (808) 692-8032, or at Kaiwi.N.Yoon@hawaii.gov for questions regarding architectural resources or this letter.

Mahalo,

Alan Downer

Alan Downer, PhD.
Deputy State Historic Preservation Officer
Administrator, State Historic Preservation Division

cc: suzanne.case@hawaii.gov

**COMPARISON OF 1998 MARKET VALUES
DHHL CLAIMS VS FEDERAL LANDS
UNDER HAWAIIAN HOME LANDS RECOVERY ACT OF 1995 (PL 104-42)**

PROPERTY	ACRES	1998 LAND VALUES (\$ MILLIONS)			COMMENTS
		LOW	MIDDLE	HIGH	
DHHL CLAIMS					
Lualualei Exchange Value	1,480	\$49.200	\$49.200	\$49.200	
Lualualei Compensation		18.800	19.600	20.400	
Section 208 Compensation		5.140	6.935	8.730	
Section 203 Exchange Value	6	1.210	1.380	1.550	Waimanalo and Kalaupapa
Section 203 Compensation		0.570	0.590	0.610	
TOTAL (Rounded)	1,486	\$74.900	\$77.700	\$80.500	
FEDERAL LANDS	ACRES TO DHHL				DATE OF LAND TRANSFER TO DHHL
Barbers Point NAS	555	\$38.010	\$42.915	\$47.820	Transferred in 2003 and 2008
USN Ewa Drum Site, Waiawa	56	14.600	15.600	16.600	Transferred in 1999 and 2009
USN Halawa Laundry Site	0	0	0	0	3 acres not available for transfer
GSA Waipahu Monitor Station	0	0	0	0	Replaced with \$16.9M Credit
GSA Manana Marine Site	20	1.520	1.675	1.830	Transferred in 1999
GSA Upolu Point, N. Kohala	38	0.950	1.005	1.060	Transferred in 2000
GSA Haiku Station	147	3.200	4.200	5.200	Transferred in 2000 (Less 20 acre landfill)
Lualualei Buffer Zone Area	27	na	na	na	Land values not available
TOTAL (Rounded)	843	\$58.280	\$65.395	\$72.490	
TOTAL LAND VALUES					
DHHL CLAIMS		\$74.900	\$77.700	\$80.500	
OUTSTANDING CREDITS		16.900	16.900	16.900	For loss of GSA Waipahu Monitor Station
TOTAL DUE TO DHHL		\$91.800	\$94.600	\$97.400	
LESS: TOTAL FEDERAL LANDS TRANSFERRED TO DHHL		-58.280	-65.395	-72.490	
BALANCE DUE DHHL		\$33.520	\$29.205	\$24.010	

CLAIMS HHLRA VS FEDERAL REV 07-11-20

STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

UNITED STATES OF AMERICA,
As Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of June 15, 2020 at 8:00 a.m.

Inquiries concerning this report should be directed to:

Title Officer - Elva N. Furuya; Office: (808) 533-5816

Email: efuruya@tghawaii.com

Please reference Title Order No. 202022114.

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.
Tax Key: (1) 9-1-001-001 Area Assessed: 701.5288 acs.
Tax Classification: IMPROVED RESIDENTIAL
Street Address: 91-1281 N ROAD, EWA BEACH, HAWAII
2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
5. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Puuloa, Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 784-A-2-A, area 174.1270 acres, more or less, as shown on Map [236](#), filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 242 of the United States of America.

Being land(s) described in Transfer Certificate of Title No. 78,117 issued to UNITED STATES OF AMERICA.

END OF SCHEDULE C

SCHEDULE D

CONDITIONS AND STIPULATIONS

1. This Status Report (which term shall include any revisions thereto) is a report of the record title only, based solely upon an abstract and examination of the Indices described in Schedule A as of the date of the Report. No responsibility is assumed for (a) matters which may affect the title but either were not disclosed or were incorrectly disclosed in said indices at the date hereof; or (b) matters created, suffered, assumed, or agreed to by Purchaser; or (c) matters not shown herein but actually know to Purchaser. Title Guaranty of Hawaii, Inc. (the "Company") makes no representation as to the legal effect, validity or priority of matters shown or referred to herein.
2. If the Report is incorrect in any respect, the responsibility of the Company shall be limited to the resulting actual loss, including any attorney's fees and legal costs, but in no event shall exceed the lesser of \$3,500 or two times the amount paid for the Report. Upon payment of any loss hereunder, the Company shall be subrogated to all rights the Purchaser may have against any person or property as a result of such loss.
3. If the Purchaser of this Report shall suffer an actual loss by reason of the incorrectness of the Report, the Purchaser shall promptly notify the Company in writing. After receipt of such notice, the Company shall be allowed a reasonable time in which to investigate the claim. At its sole option, the Company may litigate the validity of the claim, negotiate a settlement or pay to Purchaser the amount the Company is obligated to pay under this Report. The Company's responsibility hereunder constitutes indemnity only and nothing herein shall obligate the Company to assume the defense of the Purchaser with respect to any claim made hereunder.
4. This report is the entire contract between the Purchaser and the Company and any claim by Purchaser against the Company, arising hereunder, shall be enforceable only in accordance with the provisions herein.
5. Notice required to be given the Company shall include the Order Number of this Report and shall be addressed to Title Guaranty of Hawaii, Inc., P.O. Box 3084, Honolulu, HI 96802, Attention: Legal Department.

DESCRIPTION OF
HONOLULU OBSERVATORY

LOT 784-A-2-A-2 (PENDING, LAND COURT APPLICATION 242)

ALL that certain piece or parcel of land being a portion Lot 784-A-2-A, as shown on Map 236 of Land Court Application 242.

Situate at Puuloa, Ewa, Oahu, Hawaii.

Beginning at the southwest corner of this parcel of land the same being the northwest corner of Lot 784-A-2-B, as shown on Map 236, further being the southeast corner of Lot 1562, as shown on Map 192, Land Court Application 242 and thence running by azimuths measured clockwise from true South:

1. 166° 30' 444.99 feet along Lots 1562, 1430 and 1431, Land Court Application 242;
2. 256° 30' 1,505.44 feet along Lot 784-A-2-A-1 (Pending) being the
 remainder Lot 784-A-2-A Land Court Application
 242;
3. 346° 30' 21.00 feet along Lot 784-A-2-A-1(Pending) being the remainder
 Lot 784-A-2-A, Land Court Application 242;
4. 256° 30' 617.00 feet along Lot 784-A-2-A-1(Pending) being the remainder
 Lot 784-A-2-A, Land Court Application 242;
5. 166° 30' 1,226.00 feet along Lot 784-A-2-A-1(Pending) being the remainder
 Lot 784-A-2-A, Land Court Application 242;
6. 131° 07' 1,513.00 feet along Lot 784-A-2-A-1(Pending) being the remainder
 Lot 784-A-2-A, Land Court Application 242;
7. 221° 07' 400.00 feet along Lot 784-A-4-A Land Court Application 242;
8. 311° 07' 3,342.83 feet along Lot 784-A-3-B-2, Land Court Application 242;
9. 346° 30' 449.75 feet along Lots 784-A-3-A-1 and 784-A-3-A-2, Land Court
 Application 242;
10. 76° 30' 2,874.34 feet along Fort Weaver Road;

11. 166° 30' 60.00 feet along Lot 784-A-2-B, Land Court Application 242;
12. 76° 30' 633.77 feet along Lot 784-A-2-B, Land Court Application 242 to the point of beginning and containing an area of 80.081 acres.

SUBJECT, HOWEVER TO, Easement A (for Access and Utility Purposes). Said easement being more particularly bounded and described as follows:

Beginning at the northeast corner of this easement, the direct azimuth and distance from the southeast corner of Lot 784-A-2-A-1 (Pending) the same being the west corner of Lot 784-A-2-A-2 (Pending) to the point of beginning being 76° 30' 422.54 feet and thence running by azimuths measured clockwise from true South:

1. 346° 30' 483.99 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;
2. 76° 30' 138.95 feet along Fort Weaver Road;
3. 166° 30' 183.00 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;

Thence along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242 on a curve to the left with a radius of 55.00 feet, the chord azimuth and distance being

4. 130° 55' 64.01 feet;
5. 95° 20' 26.79 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;

Thence along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242 on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being

6. 130° 55' 58.19 feet;
7. 166° 30' 94.34 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;
8. 256° 30' 134.94 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;
9. 166° 30' 98.62 feet along remainder Lot 784-A-2-A-2 (Pending) Land Court Application 242;

10. 256° 30'

100.46 feet along Lot 784-A-2-A-1 (Pending) Land Court Application
242 to the point of beginning containing an area of 77,641
square feet.

Honolulu, Hawaii
July 7, 2020



WALTER P. THOMPSON, INC.

By: John R. K. Akina
Licensed Professional
Land Surveyor 16252
Exp. 4/30/22

Exhibit E





[illegible]

State of Hawaii

Department of Hawaiian Home Lands

July 20 - 21, 2020

To: Chair and Members, Hawaiian Homes Commission

Through: Andrew H. Choy, Acting Planning Program Manager 
Hokulei Lindsey, HHL Rules Officer ^{Hokulei Lindsey}
Stewart Matsunaga, Acting Administrator,
Land Development Division
Paula Aila, Administrator, Contacts and Awards
Division
Juan Garcia, Administrator, Homestead Services
Division 

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

Subject: For Information Only - Homesteads with Declarations of
Covenants, Conditions and Restrictions

RECOMMENDED MOTION/ACTION

None. For information only.

BACKGROUND

The purpose of this submittal is to provide the Hawaiian Homes Commission (HHC) an overview of the Department of Hawaiian Home Lands (DHHL) experiences with developing master-planned communities with Declarations of Covenants, Conditions and Restrictions or "DCCRs" and organizing homesteads under the Planned Community Association law, Hawaii Revised Statutes Chapter (HRS) 421J. This submittal was prepared in response to a request from the HHC at its regularly scheduled meeting held on June 16, 2020.

Who are the "DCCR Homesteads"?

- Statewide, there are eighteen (18) DCCR Homesteads.
- All, except two (2), are residential homesteads. Waiāhole on O'ahu has both residential and agriculture homestead lots and Kahikinui on Maui is a pastoral homestead.
- Total of 2,309 lessees, which represents 23% of all lessees.

- Only the island of Moloka'i does not have a DCCR homestead.
- 6 of the 18 came with DCCRs when DHHL acquired the property from Hawaii Housing Finance and Development Corporation (HHFDC).
- 1 DCCR homestead is a Kuleana homestead (Kahikinui).

Established in the mid-1990s, Princess Kahanu Estates (PKE) in Nānākuli was the first homestead development that DHHL placed DCCRs on the land. The DCCR, which is a set of rules, is attached to each individual homestead lease. Since then, DHHL developed eleven (11) more homesteads with DCCRs and acquired lots in six (6) other development projects, where DCCRs were placed on the land by other parties. See Table 1 for a complete listing of DCCR homesteads.

TABLE 1.
DCCR Homesteads
No. of Lessees (as of 6/30/20)

O'AHU	MAUI	KAUA'I	HAWAI'I
Kalāwahine 90	Kahikinui** 75	Pi'ilani Mai Ke Kai+ 64	Discovery Harbor *+ 2
Kānehili+ 373	Leiali'i *+ 104		La'i 'Ōpua *+ 284
Kaupe'a * 326	Waiehu Kou 2 109		Lālāmilo+ 30
Kaupuni 19	Waiehu Kou 3 114		
Kumuhau- Kaka'ina+ 76	Waiehu Kou 4 97		
Malu'ōhai * 226			
Princess Kahanu Estates 271	LĀNA'I+ 33 DCCR status unknown		
Waiāhole *^ 16	MOLOKA'I 0		
TOTALS 1,397	532	64	316

Notes:

- * 6 properties (**in bold**) came with DCCRs
- ** 1 DHHL Kuleana homestead (pastoral)
- ^ Mix of DHHL Residential (18) and Agriculture (2) homestead lots
- + Additional homestead lots still under development or to be awarded

The idea to move in the direction of master-planned communities was to emulate the HHFDC and other developments happening in Hawaii at the time. Also, DHHL's objective included providing opportunity for lessees to self-govern and self-manage their homestead communities and reduce reliance on DHHL and other government agencies. Key features of using the Planned Community Association model are: (1) the homestead

community has a clear and distinct set of geographic boundaries;
(2) all lessees are automatically members of the association;
(3) lessees each have a vote to elect the association board; and
(4) lessees are in control to manage the aesthetics of the home exterior, community rules or DCCRs, and common areas.

What exactly are DCCRs?

DCCRs are a set of rules specific to a given development project. The rules are intended to keep the community and lots in it clean, well maintained and safe. The idea is that with these types of rules in place, the community becomes a more desirable place to live and property values are maintained for the long term. Based on market analysis and studies of potential buyers, the developer initially prepares the DCCRs. The DCCRs may or may not be recorded with the Bureau of Conveyances.

What's a Planned Community Association?

Any community in Hawaii with DCCRs may be organized as a nonprofit un-incorporated or incorporated entity. Most communities organized under HRS Chapter 421J Planned Community Association law, are governed by DCCRs and organized as Hawaii nonprofit corporations (under HRS 414D Nonprofit Corporation Act). Unlike other community associations and nonprofits where the community organizes itself around an issue, need, problem or opportunity, in a Planned Community, the developer creates the association as part of the development process, prepares and records the governing documents (DCCRs, Articles of Incorporation or Charter, Bylaws, policies), and serves as the first board, until owners occupy the units. Once the developer transitions the association to the community and all units are sold, the developer's role in the community ceases. The association then manages and enforces the DCCRs and may amend its governing documents, as provided.

These homeowner associations or HOAs are called "Planned Community Associations" and have three basic, defining characteristics:

- Membership is mandatory and automatic for all owners.
- Certain documents bind all owners to be governed by the association. These documents require mutual obligations to be performed by the owner and the community.
- Mandatory lien-based economic charges or assessments are levied on each owner in order to operate the association and maintain common areas.

Under HRS 421J, there are three basic types of planned community associations:

- Planned community
This is the most common type of community association and includes master-planned communities; planned residential developments; townhouse developments; single-family home developments. DHHL has a total of eighteen (18) properties with DCCRs; sixteen (16) have associations.
- Condominium
This is the second most common type of community association. The condominium is a unique form of ownership where the owner typically owns the air space, but not the physical boundaries of the unit or the land underneath. The owner also holds a shared interest in the common area. Currently, DHHL does not have these.
- Cooperative
This is the least common type of community association. A corporation owns the building or other property that makes up the cooperative. An owner owns a shared interest in the corporation and exclusive right to occupy or "rent" a specific portion of the cooperative - usually called an apartment. Currently, DHHL does not have these.

TABLE 2.
List of Planned Community Associations

DCCR Homestead area	Name of Association	Common areas
O'AHU		
Kalāwahine	Kalawahine Streamside Association^	None
Kānehili	Kānehili Community Association**	Park
Kaupe'a#	Villages of Kapolei Association (VOKA)**	E komo mai sign Maintained by VOKA
Kaupuni*	Kaupuni Village Community Association^	Community center
Kumuhau-Kakaina	Kumuhau Subdivision and Kaka'ina Subdivision Community Association	None
Malu'ōhai#	Villages of Kapolei Assoc.**	E komo mai sign Maintained by VOKA
Princess Kahanu Estates	Princess Kahanu Estates Association*	Community center; boat yard
Waiahole	None	Unknown
MAUI		
Kahikinui	Ka 'Ohana O Kahikinui, Inc.*	Forest Reserve Community center
Leiali'i	Villages of Leiali'i Phase 1A Association **	Community garden
Waiehu Kou 2	Waiehu Kou Residence Lots Phase II Association, Inc.**	None
Waiehu Kou 3	Waiehu Kou Phase 3 Association, Inc.**	None
Waiehu Kou 4	Waiehu Kou Phase 4 Association, Inc.^	None
LĀNA'I	Ha'uoi o Lana'i Hawaiian Homestead Community Association Incorporated^	None
MOLOKA'I	None	N/A
KAUA'I		
Pi'ilani Mai Ke Kai	Pi'ilani Mai Ke Kai Community Association^	None
HAWAI'I		
Discovery Harbor	Unknown	Unknown
La'i 'Ōpua	Villages of Laiopua Association**	Community Center located in Kaniohale Village 3
Lālāmilo	Lālāmilo Residence Lots Association ^	None

Notes:

- * Has Federal IRS 501c3 status
- ** Has property management company
- ^ DCCA administratively dissolved, but may not be completely terminated.

- # These homesteads each have another association: Kaupe'a Homestead Association and Malu'ohai Residents' Association, respectively. However, these are not Planned Community Associations (HRS 421J).

DISCUSSION

Is the Planned Community Association model a good fit for homesteads?

The department was initially drawn to the Planned Community model for some of its attractive features: creation of a geographic-based community association; membership is mandatory; homeowners self-manage the community; and property value is maintained in the long term. Planned Communities can and do work well in fee simple developments. However, there are key differences to note between Planned Communities on Hawaiian Home Lands and private development, which raises the question, Is the Planned Community Association model a good fit for homesteads? And, should HHC and DHHL continue using this model? See Table 3.

TABLE 3
KEY DIFFERENCES

	Private Development	DHHL Development
Land	Fee simple	Leasehold Rarely are Planned Communities on Leasehold land.
The project development itself	Large to small scale Mix of single- and multi-family units Community facilities	Small-scale (19 to 400 units) Single-family units only, with or without facilities/common areas to manage and maintain
Role of developer	Developer initiates the project, then leaves the project when 100% units sold	As both landowner and developer, DHHL initiates the project. DHHL may partner with a developer. DHHL remains involved with the community well after construction is completed.
Home Buyer	Any member of the general public who chooses to live in a Planned Community	Buyers restricted to only HHCA Beneficiaries. Primary motivation is to obtain a homestead lot, whether it's a Planned Community or not.
Infrastructure Water, sewer, roads	Some HOAs maintain some infrastructure. Some maintained by County.	Need clarity on who maintains what – association, DHHL, County.
DCCRs	Prepared by developer based on market studies of potential buyers.	Prepared by DHHL and consultants. DHHL made an initial attempt to solicit beneficiary mana'o through the Ho'opaepae program, The Kahikinui kuleana homestead is the only exception, whereby the community prepared its own DCCRs.
Association	Developer set up the association and serves as the first board.	DHHL or its developer partner sets up the association and serves as the first board.

	Private Development	DHHL Development
	<p>No support is provided to the association, except for initial budget set-up, feasibility and cost studies to determine initial HOA dues and assessments.</p> <p>After the developer transitions the association to the homeowners, developer's role ends.</p>	<p>DHHL did not set up the initial budget, nor conducted feasibility/cost studies.</p> <p>After DHHL transitions the Association to the lessees, DHHL maintains a relationship with the lessees. Also, DHHL provides some support to the associations (board training, technical assistance, grants).</p>
Self-governing and Self-managing	Handled by association	Associations and individual lessees have both approached the department for assistance. As resources allow, DHHL has responded.

Planned Community Associations, as with other nonprofits, are run by an all-volunteer board. Some associations hire a third party, property management company to handle administrative tasks, enforce the DCCRs, including addressing delinquencies in homeowner dues, and provide professional assistance to manage and operate the association business. About half of the DCCR homestead associations have active boards, hold meetings and events, organize activities, and provide programs and services. Some have obtained resources (funds, volunteer labor, donated equipment, technical expertise) to plan and implement projects. A large part of the success of these handful of homesteads comes from strong leadership, trust, good communications, and providing meaningful activities and opportunities to keep lessees involved.

These active associations also face many of the same challenges faced by Planned Communities on fee simple land, such as the following:

- Though elected by association members, board members may not always be aligned with the general membership.
- Member apathy to participate in the association.
- Enforcing the DCCRs, neighbor-to-neighbor, including collecting association dues.

- Limited awareness by lessees of association business and activities, including limited knowledge of the association budget and what the dues pay for.

DHHL Implementation Challenges

Though the department's initial thought and purpose for developing master-planned communities and creating Planned Community Associations were admirable, several implementation challenges have surfaced. One of the biggest factors is the limited to no research and analysis early on during the conceptual phase to determine if this model is a fit for homestead, then to prepare the department to smoothly implement this initiative.

DHHL implementation challenges related to DCCRs fall under these broad categories: Enforcement, Declining association membership participation, Management of community facilities, and Inconsistencies with DHHL programmatic implementation and supports.

Enforcement

In fee simple properties, DCCR enforcement is strictly handled by the HOA, then, if not resolved, the HOA can take action against the homeowner through the courts system. The landowner and developer are typically not parties to the dispute.

On Hawaiian Home Lands, DHHL has a relationship with each individual lessee via the homestead lease. In 2006, one association testified before the Hawaiian Home Commission seeking assistance with enforcement of the DCCRs. Several other associations joined in. For the next two years, DHHL and the associations collaborated and crafted a homestead community-based solution to enforce the DCCRs and collections of dues, called Kānāwai.

- The term Kānāwai was used to refer to the requirements of the konohiki system in which individual families were responsible for proper use of their tracts of land.
- The Kānāwai Enforcement Procedures outlined the steps associations and DHHL would follow to enforce the DCCRs.
- These procedures did not constitute official administrative rules nor were adopted by HHC.

Kalāwahine case

Around the same time as the Kānāwai Enforcement Procedures were being developed, members of the Kalāwahine association filed a petition seeking a declaratory ruling that DCCRs were void

because the administrative rules required by the Hawaiian Homes Commission Act (HHCA) Section 207.5 were not in place when the DCCRs were incorporated into the Kalāwahine leases. In 2015, the Hawaii Intermediate Court of Appeals found that administrative rules were required before DHHL could incorporate DCCRs into the homestead leases issued to Kalāwahine lessees but that because the Kalāwahine DCCRs were also incorporated into the sales contract with the developer, the DCCRs remained enforceable by the association. In 2019, DHHL promulgated Hawaii Administrative Rules Chapter 10-7 relating to Planned Communities, Multi-Family Complexes, and Rental Housing as required by the HHCA Section 207.5. See Exhibit A.

Declining association membership participation

In fee simple developments, associations almost never decline. It is simply not in the interest of the homeowners who invested, bought into, and chose to live in a Planned Community. Associations have evolved and become more sophisticated, including establishing an association of associations for mentoring, training, support and networking. In DCCR homesteads, at least six (6) associations are inactive and are administratively dissolved. It is unclear as to DHHL's role and obligation, if any, to organize the community, revive and support the Planned Community Associations.

Management of common areas and community facilities

In fee simple developments, when the developer transitions the association to the community, it is clear as to the property boundaries, common areas, community facilities and amenities to be managed by the association. An overall association budget is prepared as well as feasibility studies and reserve studies to project the costs to operate the association and maintain the property and facilities. The studies also help determine the HOA dues and assessments.

DCCR homestead development projects have been mixed. More than half of DHHL properties have no common areas, facilities nor amenities. In the other homesteads, DHHL constructed the community facilities, thus lessening the burden on the community. However, the association faced many challenges in operating and maintaining these community facilities such as, setting affordable rental rates for lessees; obtaining affordable liability and property insurance; less than adequate size of the facility to serve lessees and their families; and balancing affordability of homeowner dues and assessments with rising costs to maintain the facility. At least one homestead

has opened up its facility to rent to the general public from outside the homestead.

Below is a list of the homesteads with community facilities to manage.

- Princess Kahanu Estates, Nānākuli (271 lessees). DHHL built a community center facility, with a small office/board room, and a boat yard. The boat yard was intended as a revenue-generating activity for the community. The community center was not sized for the full build out of the 271 lots and families nor is there adequate parking; thus making it challenging for rentals for large gatherings. The association made a business decision to expand the facility as well as to renovate and has secured initial funding. Initially, the boat yard was exclusively rented by beneficiaries. With hard economic times, today, the association now accepts rentals from non-beneficiaries.
- Villages of La'i 'Ōpua, Kona (400+ lessees at full build out). DHHL built a community center facility in Kaniohale (Lai Opua Village 3). This community center also was not sized for the full build out of Village 3, let alone to serve the surrounding villages. However, given the small size relative to the eventual large customer base, the community center operations seems sustainable.
- Kaupuni, Wai'anae (19 lessees). DHHL built a community center facility in this NAHASDA-funded development project. Though lessees intended to mālama the facility with volunteers, the administrative burden (ie insurance) and operational costs (ie water, electricity, etc.) were unmanageable for this 19 unit subdivision.
- Leiali'i (30+ lessees), Maui. The association took the initiative to secure a small parcel to start a community garden. The project was successful so the association approached DHHL to secure a 3-acre parcel.
- Kānehili, Kapolei (403 lessees). The association established a private park and secured the initial construction funds. It remains to be seen how this park will be managed, operated and financially supported.

Inconsistencies with programmatic implementation and supports

At the time the department drafted the DCCRs and set up the associations, DHHL relied on real estate law and creating real estate entities. There was little to no beneficiary perspective nor nonprofit technical expertise brought in to complement the real estate perspective. Initially, the associations were partially set up with the very basics of templated governing

documents, then turned over to the community with little to no orientation. With the association not completely set up, there was confusion on roles among individual lessees, the association, DHHL and the County. The most common confusion was that lessees were contacting association board members on topics from soup to nuts. There was also push back from lessees that the initial governing documents needed to be more based in culture values. Further, DHHL did not have procedures in place to transfer the dues that DHHL initially collected to each association. This hampered the boards to complete setting up the association and its administrative systems. DHHL also did not have procedures to transfer lessee contact information so the association can build up and maintain a current members list.

Today, there are procedures in place for both transferring dues held by DHHL and for transferring lessee contact information to the association. It is recommended that these procedures be revisited to be compatible with the new rules.

About 2006 - 2008, during the DHHL Undivided Interest (UI) program, DHHL conducted a community outreach program, called Ho'opaepae, to assist UI lessees to prepare themselves as homebuyers, financial literacy, and to craft their own set of community rules, or DCCRs while subdivision construction was ongoing. UI Lessees responded well to this program and appreciated the frequent communication from DHHL via newsletter and community meetings. Unfortunately, this program ran into internal coordination issues. And, the program ended when staff were re-assigned and ultimately left the agency.

Between 2009 to 2013, DHHL launched the Kūlia i ka Nu'u - Strive for Excellence program. A team of staff and consultant trainers provided a comprehensive set of training, technical assistance, networking, and conference events for all associations. DHHL also managed a robust community grants program. Given the unique needs of Planned Community Associations, these associations received additional specialized assistance. Homestead leaders also responded well to this program. The Kūlia program abruptly ended, trainer contracts were terminated and staff left the agency.

From 2012 to 2014, the department brought on board a nonprofit training organization to specifically assist the DCCR homesteads with board training, updating their governing documents, drafting policies and procedures. Networking gatherings of all the associations were organized and held at the Honolulu Airport conference center. Staff liaisons were also assigned to attend

association meetings and functions and to represent DHHL as the "Class B" member, as appropriate. Homestead leaders responded well to this assistance, then it was halted until new administrative rules could be adopted.

There continues to be confusion as to who owns and maintains what property and infrastructure in each of the DCCR homestead, such as roads - association, DHHL or County. And, it is unclear whether proper easements and licenses are in place for common property such as welcome signs and community use space.

Multiple divisions within DHHL serve the DCCR homesteads, associations and individual lessees. There needs to be clear roles and responsibilities and procedural consistency among DHHL divisions to better serve the DCCR homesteads. Below are areas needing role clarifications and procedures within DHHL as well as with the associations.

- Enforcement of lease terms and conditions, including DCCRs
- Orientation to beneficiaries interested in a Planned Community
- Orientation to a new lessee who was awarded a lease in a Planned Community
- Maintenance of common areas and vacant lots
- Maintenance of homestead infrastructure such as roads, drainage
- Training and technical assistance to the HOA, if any is to be provided

From the association perspective, the following are areas of concern:

Concern	DHHL response
Delinquencies and community violations	Addressed in the new rules
Transfer of initial dues	DHHL to transfer the dues to the associations
[DHHL] Payment of [HOA dues for] undeveloped lots	Varies by each individual CCRs To be researched
Relationship between lessee, assoc, DHHL and County	Consider developing a "cheat sheet" Call xxx entity for xxx type question
Payment of dues during period between lease cancellation and new lessee	Varies by each individual CCRs To be researched

These experiences and key differences have resulted in misconceptions by both lessee and staff of what is a Planned Community and how it is suppose to function. There continues to be confusion within DHHL and among DHHL, associations, and individual lessees as to their roles and responsibilities managing and living in a Planned Community and the role of the Counties in managing infrastructure in a Planned Community. Lastly, DHHL should consider what level of support, if any, to provide to Planned Community Associations.

MOVING FORWARD

The new Administrative Rules for Planned Communities on Hawaiian Home Lands were drafted to address many of the implementation issues described above, particularly articulating the roles of DHHL and association; enforcement procedures; and orientation for beneficiaries considering to accept an award in a Planned Community. Our immediate next step is to reach out to each existing DCCR homestead and inform them of the new rules. Secondly, to assist each homestead to take a vote within their community whether or not to opt-in and continue as a Planned Community.

Function before form

DHHL needs re-visit its goals and objectives for the Planned Community approach. For example, one of the attractive features is this concept of self-managing the homestead. In at least half of the DCCDR homesteads, this has not worked out as expected as evidenced by the absence of an active board and little to no participation by association members. There are alternatives to achieve some of the advantages of the Planned Community - such as automatic membership, house rules - through a homestead lease program or addenda, without the administrative burden of a full-fledged Planned Community Association.

DHHL analysis, programmatic framework, and organizational structure

DHHL should do further analysis and establish a programmatic framework and organizational structure so there is clarity in roles among divisions, better communication and coordination internally as well as with responding to the association and its members as well as potential lessees interested in living in a Planned Community. An evaluation of this initiative is also

needed to provide the analysis and set criteria and procedures on developing new homesteads using this Planned Community model.

DHHL Kuleana homestead

In the DHHL Kuleana homestead program, DHHL to determine if the Planned Community approach is appropriate. There is one existing Kuleana homestead that is a Planned Community (Kahikinui) and there are three (3) future Kuleana homesteads in the planning and environmental studies phase. As noted above, there are alternatives to explore to achieve some of the advantages of the Planned Community model - such as automatic membership, house rules - through a homestead lease or addenda, without the administrative burden of a full-fledged Planned Community Association.

Long term: Programmatic framework for any new DHHL initiative

Lastly, as with any DHHL programmatic initiative, DHHL needs to consider applying a programmatic framework involving the following steps:

- Involve community throughout the process
- Concept phase: Research, Cost/Benefit Analysis to the Trust, Beneficiary Affordability, Due Diligence
- Policy formulation and approval by HHC
- Develop procedures and assign Divisions to be responsible for specific kuleana
- Implement and invest adequate resources (budget, staff, expertise)
- Monitor, Evaluate, Adjust

RECOMMENDATION

None. For information only.

EXHIBIT A

DEPARTMENT OF HAWAIIAN HOME LANDS

Adoption of Chapter 10-7
Hawaii Administrative Rules

[AUG 17 2019]

SUMMARY

Chapter 10-7, Hawaii Administrative Rules,
entitled "Planned Communities, Multi-Family Complexes,
and Rental Housing", is adopted.

HAWAII ADMINISTRATIVE RULES

TITLE 10

DEPARTMENT OF HAWAIIAN HOME LANDS

CHAPTER 10-7

PLANNED COMMUNITIES, MULTI-FAMILY COMPLEXES, AND
RENTAL HOUSING

Subchapter 1 General Provisions

- \$10-7-1 Definitions
- \$10-7-2 Applicability of chapter
- \$10-7-3 Method of disposition
- \$10-7-4 Native Hawaiian cultural values
- \$10-7-5 Interpretation
- \$\$10-7-6 to 10-7-9 (Reserved)

Subchapter 2 The Declaration

- \$10-7-10 Establishment of the declaration
- \$10-7-11 Supplemental provisions of the declaration
- \$\$10-7-12 to 10-7-15 (Reserved)

Subchapter 3 The Association

- \$10-7-16 Establishment of the association
- \$10-7-17 Period of declarant control
- \$10-7-18 Membership
- \$10-7-19 Voting
- \$10-7-20 Vacant lots
- \$10-7-21 Unoccupied units
- \$10-7-22 Budget

§§10-7-23 to 10-7-25 (Reserved)

Subchapter 4 Obligations of the Lessee

§10-7-26 Planned community education
§10-7-27 Association membership
§10-7-28 Payment of assessments
§10-7-29 Alteration of the unit prohibited
§§10-7-30 to 10-7-34 (Reserved)

Subchapter 5 Enforcement of Governing Documents

§10-7-35 Compliance required
§10-7-36 Enforcement
§10-7-37 Civil action
§§10-7-38 to 10-7-40 (Reserved)

Subchapter 6 Rental Housing

§10-7-41 Rental housing offers
§10-7-42 Kupuna housing
§10-7-43 Rental agreement controlling
§10-7-44 Successorship
§10-7-45 Vacant units
§10-7-46 Conversion to lessee

SUBCHAPTER 1

GENERAL PROVISIONS

§10-7-1 Definitions. As used in this chapter and any k^ān^āwai or governing documents unless otherwise required by the context:

"Assessments" means funds collected by an association from association members to operate and manage the association, maintain property within the planned community or multi-family complex for the common use or benefit of association members, or provide services to association members.

"Association" means a nonprofit, incorporated, or unincorporated organization made up of all of the lessees within a Hawaiian home lands planned community or multi-family complex existing pursuant to covenants running with the land. In certain circumstances, the department may be part of the association.

"Board of directors" or "board" means the governing board or other body, regardless of name, designated in the governing documents to act on behalf of the association.

"Declarant" means the department or any person or entity to which the department has assigned any or all of the rights and obligations of the declarant set forth in the governing documents.

"Declaration" means any recorded instrument, however denominated, that creates a Hawaiian home lands planned community or multi-family complex, including any amendments to the instrument.

"Developer" means a person or entity who is contracted by the department to undertake development of a planned community or multi-family complex for, or in partnership with, the department.

"Governing documents" means the articles of incorporation or other document creating the association, the bylaws of the association, the declaration or similar organizational documents and any exhibits thereto, any rules related to use of common areas, architectural control, maintenance of units, restrictions on the use of units, or payment of money as regular assessment or otherwise in connection with the provisions, maintenance, or services for the benefit of some or all of the units, the owners, or occupants of the units or common areas, as well as any amendments made to the foregoing documents.

"Lot" means any plot of land designated as a lot upon any recorded subdivision map of the development property and upon which a dwelling unit could be or has been constructed in accordance with all relevant Hawaii law. Lot shall not include the common areas.

"Member" means the lessee of a lot under a residential lease from the department, or anyone included in the definition of a member under

the governing documents.

"Multi-family complex" means a residential development on Hawaiian home lands that is subject to chapter 514A and 514B, HRS, as applicable, insofar as it does not conflict with this title and the act.

"Planned community" means a residential development on Hawaiian home lands that is subject to chapter 421J, HRS, insofar as it does not conflict with this title and the act.

"Property management company" means a person or entity that is contracted by the department or the developer to enter in to rental agreements with renters and undertake daily operations and management of a Hawaiian home lands rental housing development.

"Record" or "recorded" means to record in the bureau of conveyances in accordance with chapter 502, HRS, or to register in the land court in accordance with chapter 501, HRS, as appropriate.

"Rental agreement" means all written agreements, between a renter and the property management company or department, or both, which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit and premises, and may include an option to purchase.

"Rental housing development" means a Hawaiian home lands housing development, which may be comprised of single family lots or multi-family housing complex, or both, for which rental agreements govern the terms and conditions of use and occupancy of the units. A rental housing development shall be managed by a property management company.

"Renter" means a native Hawaiian who occupies a dwelling unit for dwelling purposes under a rental agreement as part of a Hawaiian home lands rental housing development.

"Unit" or "dwelling unit" means any portion of property, as improved, intended for use and occupancy as a residence within a planned community or multi-family complex. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-2 Applicability of chapter. (a) This chapter shall apply to all planned community and multi-family complex developments on Hawaiian home lands that are designated as residential use in the relevant island plan and for which the declaration is recorded after the effective date of this chapter.

(b) This chapter may apply to an association for which the declaration was recorded before the effective date of this chapter if adopted by a majority vote of the association. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-3 Method of disposition. (a) The department may award residential leases under the authority of this chapter.

(b) Any combination, or all of the department, the developer, and the property management company may enter into contracts of sale or rental agreements with native Hawaiians as verified by the department. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-4 Native Hawaiian cultural values. (a) The governing documents shall take in to account and embody native Hawaiian cultural values as appropriate for the location, development, and lessees.

(b) General parameters and guidelines shall be developed by the department through beneficiary consultation. The finalized document shall be approved by the commission and included in the declaration. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-5 Interpretation This chapter and any governing documents subject hereto shall be implemented and interpreted within the spirit of the act, including to promote native Hawaiian values and sense of place in the best interest of the lessees, renters, and residents living in planned communities, multi-family complexes, or rental housing developments on Hawaiian home lands. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-7 to 10-7-9 (Reserved)

SUBCHAPTER 2

THE DECLARATION

- §10-7-10 Establishment of the declaration.** (a) The declarant shall cause the declaration to be drafted according to the following:
- (1) The declaration shall be in conformity with all relevant Hawaii law; and
 - (2) The declaration shall include the document developed under subsection 10-7-4(b) and accordingly take in to account and embody native Hawaiian cultural values as appropriate for the location and development.
- (b) Upon approval of the declaration by the commission, the declarant shall record the declaration. The declaration shall be recorded prior to the execution of any lease or sales contract.
- (c) The declaration shall inhere in the land and shall bind subsequent lessees. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

\$10-7-11 Supplemental provisions of the declaration. The declarant is authorized to adopt supplemental provisions in accordance with this chapter to implement and carry out the purposes of this chapter; provided that any of the supplemental provisions adopted shall not conflict with the act and this title. [Eff **AUG 17 2019**] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

§§10-7-13 to 10-7-15 (Reserved)

SUBCHAPTER 3

THE ASSOCIATION

\$10-7-16 Establishment of the association. The declarant shall establish the association not later than the date upon which the first unit in the planned community or a multi-family complex is ready for occupancy. [Eff **AUG 17 2019**] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-17 Period of declarant control. (a) As appropriate for the development and when provided in the declaration, the declarant may maintain a class B membership in the association for a fixed period while units are being awarded and first occupied. This period shall be known as the period of declarant control and shall terminate not later than the time at which all units or lots have been transferred to lessees.

(b) During the period of declarant control, the declarant may appoint and remove the members of the board.

(c) Not later than four months before the termination of any period of declarant control, the members shall elect a board of directors as provided in the governing documents. The declarant and the department shall coordinate with the newly member-elected board to transition from declarant control in a transparent manner that ensures the member-elected board is equipped and prepared to govern the association. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-18 Membership. The association may be made up of lessees and the declarant, and divided in to two membership classes.

- (1) Lessees shall maintain a class A membership.
- (2) The declarant may maintain a class B membership for a fixed period. Class B membership shall terminate and may convert to a class A membership not later than the time at which the period of declarant control terminates. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-19 Voting. Class A membership and class B membership shall have voting powers as set by the declarant in the declaration, provided each class A member shall have one vote and, during the period of declarant control, class B membership shall have a greater number of votes per lot or unit than class A membership. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-20 Vacant lots. (a) Assessments rates shall be set after the lots have been designed and

plotted, number of lots in the development are finalized, and preliminary budget determined. Lots intended to be vacant due to engineering constraints or health and safety concerns shall not be included in calculating the pro-rata assessment amounts. If a lot becomes unsuitable for a residence, assessments shall be recalculated to exclude the unsuitable lot.

(b) Assessments due on vacant lots that are awarded as owner-builder or self-help are the responsibility of the lessee upon the signing of the lease. [Eff **AUG 17 2019**] (Auth: HHC Act \$222)
(Imp: HHC Act \$207.5)

\$10-7-21 Unoccupied units. (a) The department shall use all due diligence to fill developed units that become unoccupied. The department shall not be responsible for assessments due on those units unless the assessments lost due to the number of empty units threatens the viability of the association.

(b) An association with unoccupied units shall report annually to the department regarding income and projected economic viability. If economic viability is threatened, the association may request payment of future assessments from the department until the empty units are filled. Such request is subject to approval by the commission. If approved, amounts due shall accrue from the date of receipt by the department, as indicated on the date and time stamp, of the request from the association. [Eff **AUG 17 2019**] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-22 Budget. Each association shall adopt a budget and rate schedule, according to the governing documents, and submit the budget and rate schedule to the department between June 1 and June 30 of each year. [Eff **AUG 17 2019**] (Auth: HHC Act \$222)
(Imp: HHC Act \$207.5)

\$§10-7-23 to 10-7-25 (Reserved)

SUBCHAPTER 4

OBLIGATIONS OF THE LESSEE

§10-7-26 Planned community education. (a) To facilitate informed decision-making by residential applicants, before award letters are mailed, the department shall notify the appropriate applicant field of a mandatory planned community orientation. This orientation shall provide an overview of rights, responsibilities, obligations, and benefits of planned community living, as well as possible consequences for non-compliance. If there is an existing association, that association shall participate in the orientation.

(b) Prior to signing a lease, the future lessee of a new planned community shall attend a planned community education training program approved by the department, which shall include training specific to the development regarding member and association obligations and rights, and community planning and governance.

(c) The association shall develop and conduct an orientation for lessees, transferees, and successors moving into an existing planned community. The department shall notify the association of lease transfers and successorships to facilitate the orientation process conducted by the association.

[Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-27 Association membership. (a) Upon signing the lease, the lessee shall become a member of the association. By signing the lease, lessee also agrees to abide by the governing documents.

(b) Lessees shall ensure that members of their family who reside with the lessee, and guests and invitees of such lessee, observe and perform the provisions regarding use and occupancy set forth in the governing documents. [Eff **AUG 17 2019**]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-28 Payment of assessments. The lessee shall pay assessments to the association in accordance with the governing documents. [Eff **AUG 17 2019**]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-29 Alteration of the unit prohibited. The lessee shall not construct or alter any improvements on the property except in accordance with the governing documents and with written approval of the department under section 10-3-34. [Eff **AUG 17 2019**]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-30 to 10-7-34 (Reserved)

SUBCHAPTER 5

ENFORCEMENT OF GOVERNING DOCUMENTS

§10-7-35 Compliance required. The association, all lessees, and other persons lawfully in possession and control of any property interest shall comply with the bylaws, any rules lawfully adopted by the

association, and any covenant, condition, and restriction set forth in any recorded document to which they are subject. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-36 Enforcement. (a) The declaration shall include a formal process for the association to enforce the governing documents, including collection of delinquent assessments and any lease violations.

(b) The association shall adopt a collection policy with formal procedures whereby the lessee shall have the opportunity to settle amounts owed the association, including but not limited to delinquent assessments, penalties, late fees, and associated costs, before private legal action to collect the debt is taken under the authority of the association and section 10-7-37.

(c) If collection of the debt is unsuccessful through private legal action under the authority of the association and section 10-7-37, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. The decision and order of a contested case hearing may direct the department to assume the outstanding debt on the unit, including but not limited to delinquent assessments, penalties, late fees, and associated costs.

(d) The association shall adopt formal procedures for the enforcement of lease violations other than delinquent assessments whereby the lessee shall have at least 90 days to cure the violation. If the lessee fails to cure the violation within the time provided, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-37 Civil action. Any violation is grounds

for the association, any lessee, or lawful interest holder to commence a civil action for damages, injunctive relief, or both, and an award of court costs and reasonable attorney's fees in both types of action. The department shall not be party to any civil suit related to the violation of or noncompliance with the bylaws, any rules lawfully adopted by the association, or any covenant, condition, and restriction set forth in any recorded document. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-38 to 10-7-40 (Reserved)

SUBCHAPTER 6

RENTAL HOUSING

§10-7-41 Rental housing offers. (a) If rental housing is available, the department and the property management company shall coordinate to offer the rental housing to native Hawaiians. Project-specific parameters shall be provided to the applicant pool as soon as practicable.

- (1) The department shall notify residential applicants on the respective area or island wide waiting lists of the rental housing opportunity.
- (2) The department shall provide the property management company with the list of native Hawaiians, who replied to the notice in paragraph (1), in rank order according to the appropriate waiting list.
- (3) The property management company shall identify qualified potential renters from the list based upon the rental program

- parameters and notify the department.
- (4) The department shall verify the application status of those native Hawaiians identified by the property management company as qualified for the rental program. Upon verification, the department or the property management company, or both, shall make the rental housing offers. [Eff **AUG 17 2019**]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-42 Kupuna housing. (a) A native Hawaiian, fifty-five years or older may be eligible for kupuna housing. If kupuna housing is available, the department shall notify native Hawaiians that would meet the age requirement for the kupuna housing development. The department and the property management company shall then proceed under section 10-7-41, as applicable.

(b) If a lessee accepts a kupuna housing offer, the lessee shall immediately occupy the kupuna housing unit and, within six months, either transfer or surrender his or her lease. Upon accepting a kupuna housing offer, the lessee becomes a renter and a previous lessee under section 10-3-23.

(c) If the list compiled under subsection (a) has been exhausted and units are still available, the property management company may accept as renters native Hawaiians that are not applicants on a waitlist, lessees, or previous lessees if the potential renter is:

- (1) Verified by the department as eligible for Hawaiian home lands under the act; and
- (2) Qualified for the kupuna housing development by the property management company.

(d) The renter's spouse may reside in the unit with the renter. An additional occupant, including an adopted minor or a legal caregiver, may also reside

with the renter in the unit as allowed by applicable state or federal law. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-43 Rental agreement controlling. The department shall review the property management company's final rental agreement. The rental agreement shall control the rights, responsibilities, and obligations, including eviction, between the renter and the property management company. The rental agreement shall comply with the Hawaii landlord and tenant code, chapter 521, HRS, and the Fair Housing Act insofar as they do not conflict with the act. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-44 Successorship. (a) If the renter is an applicant on a waitlist, a successor under section 10-3-8 may succeed to the rental agreement; provided the successor meets the rental program requirements that apply to the specific unit. If the successor does not meet the rental program requirements or refuses the unit, the successor shall succeed to the application as provided in section 10-3-8.

(b) For kupuna housing, a spouse eligible to succeed under section 209 of the act and qualified for the kupuna housing unit may succeed to the kupuna housing rental agreement. [Eff **AUG 17 2019**] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-45 Vacant units. To ensure units do not become vacant for unnecessarily long periods of time, the property management company shall request from the department, as appropriate, names of additional

potential renters. Upon such request, the department and the property management company shall proceed under section 10-7-41. If parameters of the previous offering have not changed, the department shall provide notice to the list of applicants in rank order from the application date of the last applicant previously contacted for the rental housing development. [Eff **AUG 17 2019**] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

\$10-7-46 Conversion to lessee. A renter who is an applicant on a waitlist shall remain an applicant during the rental period. The renter's application and rank on any waiting list shall be maintained without regard to his or her status as a renter. The renter shall become a lessee upon signing a lease. [Eff **AUG 17 2019**] (Auth: HHC Act \$222) (Imp: HHC Act \$207.5)

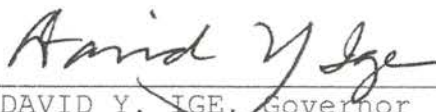
DEPARTMENT OF HAWAIIAN HOME LANDS

Chapter 10-7, Hawaii Administrative Rules, on Summary Page dated [**AUG 17 2019**], following public hearings held on February 27, 2019, and on March 6, 11, and 13, 2019, after public notice was given on January 27, 2019 in the Honolulu Star-Advertiser, The Maui News, West Hawaii Today, Hawaii Tribune-Herald, and The Garden Island.

The adoption of chapter 10-7 shall take effect ten days after filing with the Office of the Lieutenant Governor.


WILLIAM J. AILA, JR., Chairman
Hawaiian Homes Commission

APPROVED:


DAVID Y. IGE, Governor
State of Hawaii

Dated: 08-07-2019

APPROVED AS TO FORM:


Deputy Attorney General

Filed

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LIEUTENANT GOVERNOR'S
OFFICE

7-17

3341

**HAWAIIAN HOMES COMMISSION
JULY 21, 2020
TELECONFERENCE
9:30 A.M.**

**J – ITEMS
REQUESTS TO ADDRESS THE
COMMISSION**

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

From: Kanani Higbee <khigbee1037@gmail.com>

Sent: Monday, June 15, 2020 4:16 PM

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

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

To: HHC Secretary

First Name: Kanani

Last Name: Higbee

Email: [REDACTED]

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

Message:

Regarding agenda item V. (Roman numeral 5) A. Next meeting July 20, 21.

My name is Kanani Higbee. It's unclear when the meetings are for this year. Usually they are posted a year out and we can plan.

I would like to discuss how to get applicants on the land faster and more affordable. We need to swap arid DHHL land for land that is closer to lands, water access, etc. Just like how county planners and state reps, state senators, county council, mayor like to work together to get housing built fast for their constituents. They need to all come together and get homes built faster for DHHL applicants. Too many people dying on the list.

Also, we need these homes more affordable. So please work on that. All these pilot programs and for what? For show? Why do you put in the newspaper how prisoners are going to pair up with UH to build homes, but I don't see the fruits of that labor? Make more rent to own options. Not these kupuna apartments. Come on now.

Kupuna want homes for their kids and grandchildren to live in. Not pass nothing down to them. They didn't wait on the list for 40, 50 years for a kupuna home.

Please make use of Habitat for Humanity that builds homes 6 days a week. And have hundreds of volunteers coming in from the national guard, Girl Scouts of the mainland and the island community. And Habitat for Humanity even says, "If you give us the land, we will build."

Please make use of all resources to get Native Hawaiians on the land.

My family has 5 people on the waitlist, all waiting for Lahaina Leiali'i to get built already. Please hurry. Our grandpa already died on the list. And my mom is already in her 60's. My children are about grown. We have been waiting so long.

Thank you for taking the time to read this. And I hope to be able to speak for my 3 minutes as well.

With Aloha,
Kanani Higbee

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

From: Kathleen Chase <chaseroc@yahoo.com>

Sent: Wednesday, July 07, 2020 10:52 AM

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

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

To:

HHC Secretary

First Name: Kathleen

Last Name: Chase

Email:

[REDACTED]

Subject:

A Request to be on the "J" Agenda

Message:

Aloha,

I'm a Lessee, Kathleen Chase (Island of Hawaii) Requesting to waive interest, penalty and fees on a delinquent tax advancement #80324.

Asking the Commissioners to assist me in waving these fees for the following reasons:

Covid-19 Pandemic is on us, my husband and I are laid off and the future to find another job is unforeseen.

We have worked to keep our homestead farm that have also been affected by covid-19, but it is a struggle to provide food for animals (Hogs) that is no longer available, and with social alienation there is no market for pigs. As a result, no income recovery may take at least 5 years to recover.

I am working with County to reduce the assessment real estate tax to make it affordable, because now I am assessed commercial pig structure that has no pig cause of Covid-19.

I've received stimulus money from government and paid the advancement principle amount \$1778.50 check #1077 and I wrote, wish to settle this matter. Again, if commissioners can help my family and I, we will be incredibly grateful.

Kathleen Chase