



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update**

**Leadership Meeting**

**Via ZOOM**

**October 14, 2020, 6:30 P.M. – 7:30 P.M.**

**Attendance:** Kānehili

Randy Akau  
Antonio Bale

Kaupe‘a

Michelle Kauhane  
Colleen Aiwohi  
Iwalani McBrayer (connection issues)  
Uncle Lono (connection issues)

Ka‘uluokaha‘i

Kimo Palakiko (joined at 8:00 pm)

Malu‘ōhai

Homelani Schaedel

KCDC

Scott Abrigo

**DHHL:**

Pearlyn Fukuba (Planner, Project Manager)

**Townscape, Inc:**

Lillie Makaila (Project Manager)  
Sherri Hiraoka

**Meeting Purpose:** To introduce the Kapolei Regional Plan Update and planning team to the leadership of the Kapolei homestead associations and Community Development Corporation (CDC) and to ask for their assistance and guidance in preparing and planning for the update process.

**Background on Regional Plans and Process**

Please see handout “What is a Regional Plan.”

- What is the timeframe to update each Regional and Island Plans?
  - Regional Plans are generally updated every 10-20 years. The current Kapolei Regional Plan was completed in 2010.
  - Island plans are updated every 20 years
- Homestead Associations will prepare our communities ahead of time by sharing information and meeting agendas ahead of meetings.

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- Priority Projects from 2010 Kapolei Regional Plan Update  
Please see handout “2010 Kapolei Regional Plan Review and Update.”
  - Heritage Center and Community Commercial Development
  - New School Development
    - This seems to be a State-led project, as opposed to a community project.  
We should focus our priorities on projects that are led by the community.
  - Planning Charrette
    - A charrette was held in 2012 for the non-residential parcels, but the process was postponed after that.
  - Pedestrian/Bike Path
    - There has been no coordination with the O’ahu Bike Plan to date.
    - Traffic calming for all homesteads in the region might be preferable over a bike or pedestrian path.
    - There is too much traffic on Kapolei Parkway; a crosswalk is needed near Kapolei High School. A stoplight is needed near the proposed park parcel at the intersection of Kapolei Parkway and Pū’āinakō Street. DHHL is responsible for installing it. May not be needed until more houses are built in the vacant lot, but it will be needed eventually for children to get to the high school. A crosswalk is needed now at a minimum. Parks
    - Our community and children need parks and playgrounds to play. The discussion went from a regional park to a park managed by the Kānehili Homestead Association.
    - Today, the Kānehili Homestead Association has a license to manage the park and has obtained a Homestead Community Benefits agreement assistance with DeBartolo for \$500,000 to start a park for residents.
      - Came about from a survey of residents in 2014 to identify the need and priorities.
      - So far, have developed 30,000 square foot (sf) of a 4.5-acre parcel.
      - A basketball court, volleyball court, and keiki playground have been completed. A land area about 2,500 sf has been secured and the community has a plan for future improvements.
    - Kaupe’a also wanted a park in their homestead.
      - There was supposed to be a park at Kaupe’a, not just for Kānehili. Supposed to be a regional park but because of the DCCRs it ended up being in the Kānehili area.
      - At the Kaupe’a lot selection, a 9-acre lot on Hawai’i Housing Finance and Development Corporation (HHFDC) land was identified as a potential location for community use. A portion of this area was identified for use as a park. It is land-locked by DHHL. Outside of DHHL lands, it is only accessible by Kapolei Parkway.

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- DHHL previously tried to acquire the parcel but were unsuccessful.
- HHFDC put out an RFP to develop the parcel for affordable housing but the lot has no sewer capacity or access. DHHL provided a right-of-entry to HHFDC, allowing them to put forth the RFP, but there is still no sewer capacity, so it is still undeveloped. Kaupe'a would still like to acquire the parcel as a park.
- HHFDC did try to sell the parcel for \$1 million. OHA was offered the right of first refusal to acquire the parcel, but they declined.
- Priority projects from the 2010 DHHL Kapolei Regional Plan will be considered for prioritization, along with any new projects identified during this update.

**Beneficiary Consultations**

- The leadership agreed that the regional plan update process should continue and find a way to plan while accommodating COVID-19 protocols. Some organizations have reported increased participation in on-line meetings.
- The best days to hold meetings: middle of the week, Wednesday or Thursday
- Best time for meetings: 7:00 pm or 7:30 pm start
- Recommended outreach:
  - DHHL postcard mailouts. Timing of the notifications is important. Lessees need to get the notifications at least two weeks prior to the meeting.
  - Homestead Association email lists
  - Homestead Facebook pages
  - Road signs
  - Some kūpuna do not have computers, so we will need to think about how to reach out to them.
  - Homestead Associations can help with meeting reminders and encouraging lessees to participate.
  - The Kapolei Community Development Corporation (KCDC) will host a Kapolei Regional Plan Update website that has the same information as the DHHL project website: meeting announcements, meeting notes, draft materials, etc. This website will also allow for comments to be tracked.
  - DHHL will try to set up the Kapolei Regional Plan Update website the week of October 19 and will send out a notice when it is live. KCDC will coordinate with the DHHL Information and Community Relations Office. Links to both websites (DHHL and KCDC) will be on Regional Plan Update materials.
  - Each Homestead Association President and the KCDC President will serve as the contact for Regional Plan Update materials and announcements.

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- Format
  - All homesteads in the Kapolei Region will be included.
  - Three meetings to complete the plan update feels rushed.
    - Meeting #2 is supposed to cover issues, opportunities, projects, and prioritization. Is it possible to hold four meetings? Sample outline of a four-meeting format:
      - Meeting #1: Introduce Regional Plan update, discuss community vision and values and develop draft statement, discuss and summarize issues and opportunities.
      - Meeting #2: Review draft community values and vision statement, summarize issues and opportunities, discuss projects to address issues and opportunities.
      - Meeting #3: summarize project ideas, develop project writeups, prioritize projects.
      - Meeting #4: Present draft Regional Plan Update and collect comments.
    - Four meetings may cause participation fatigue. What other options can we think of?
      - Homestead can take the projects back to their Associations and identify priorities.
      - Get input online for some things, rather than at a meeting.
      - Surveys to supplement feedback solicited during meetings.
- Beneficiary Consultation #1
  - December 9, 2020
  - 7:00 pm
- Schedule: We will aim to take this update to the Hawaiian Homes Commission (HHC) at their meeting in the June/July 2021 time frame, which are typically in Kapolei. The community meeting in Kapolei is usually in February, so that will be too soon.

**Additional Discussion and Information Needed**

- It's hard to plan when we don't know where we're starting. Information that we need to get us all at the same starting point:
  - What is the acreage of land held by the Trust in Kapolei?
  - How much revenue do those lands generate for the Trust?
  - What are the community benefits derived from those lands?
  - Which parcels are under consideration for a change in disposition?
  - What lands are in the DHHL inventory and what is planned for those lands?

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- 2018 DHHL Annual Report – Kapolei region stats
  - Seven leases, 160.8 acres, brought in \$5,435,325 revenue
  - 16 licenses, 18 acres, \$361,000
  - 35 rights-of-entry (ROE), 147.7 acres, \$2.2 million
  - TOTAL leases, licenses, ROE: 326 acres, brought in ~\$8 million in 2018
- Rail, parking, Kroc Center: there is angst among the community regarding what has happened and what will happen with DHHL lands. What land was traded? For what? Was the Kroc center DHHL land that was swapped?
- Kalaeloa should be discussed in the Kapolei Regional Plan Update.
  - What is the history of the Kalaeloa lands? How did they get into the Trust? How did all of the Kapolei lands get into the Trust? Which lands were original Trust lands?
  - We need a better understanding of what is going on, relative to Kapolei. What is the disposition of those lands? What is being planned?  
\*\*\*As a note:
    - None of the Kapolei or Kalaeloa lands were original Trust lands, both were part of Federal and State settlements/exchanges.
- Ka‘uluoaokaha‘i: what is the status of this homestead? How many units have been built? What is the total number to be built? Is there a master plan? What is the timing for the buildout?
- Has a committee been selected for the DHHL General Plan update?
  - As a note: The DHHL General Plan Committee consists of Commissioners: Randy Awo - Maui, Zachary Helm - Moloka‘i, Russell Kaupu - O‘ahu and Chair William Aila.
- Planning should be bottom up! Our input should inform the Island Plan and General Plan.
- The Regional Plan should be simple and easy to understand, stripped down to the essential information on DHHL lands.
- The Regional Plan doesn’t have to be about specific places or things like individual schools; it can be about issues, like getting the City to take over the infrastructure.
- The City should take over maintenance of infrastructure. How can we get the City to take over maintenance of the streets? Both Mayoral candidates were asked about this and they both said that they are committed to accepting conveyance.
- Everything should be open for discussion. If it’s important to a beneficiary, then it should be heard.
- The meeting concluded at 8:15 P.M.