



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kapolei Regional Plan Update
Site Visit Discussion Recap
via Caravan**

October 27, 2020, 10:00 A.M. – 1:00 P.M.

Attendance: Kaupe‘a	Colleen Aiwohi Uncle Lono
Ka‘uluokaha‘i	Kimo Palakiko Matt Palakiko
Malu‘ōhai	Homelani Schaedel
KCDC	Scott Abrigo
Townscape, Inc:	Lillie Makaila (Project Manager) Sherri Hiraoka

Site Visit Purpose: To orient the planning team with the Kapolei homestead lands and to learn about community concerns regarding specific parcels.

Sites Visited or Driven Through/By

- Kapolei Heritage Center
- Kānehili Homestead
- Ho‘omaka – Commercial parcel
- Ka‘uluokaha‘i Homestead
- Varona Village Makai site
- Ka Makana Ali‘i
- Kaupe‘a Homestead
- Malu‘ōhai Homestead
- Kalaeloa Solar I & II
- Arion Energy
- Pasha Hawai‘i

DHHL KAPOLEI REGIONAL PLAN UPDATE

SITE VISIT DISCUSSION RECAP

October 27, 2020, 10:00 A.M. – 1:00 P.M.

The following is a discussion recap from the participants that attended the site visit.

Kapolei Heritage Center

Managed by the Kapolei Community Development Corporation (KCDC)

- Heritage Center: 20,000 sf Community Parcel
 - Timeline of Kapolei Heritage Center
 - 2008 KCDC created
 - 2014/2015 KCDC received State Grants-in-Aid to design and construct the Heritage Center.
 - 2016 Kapolei Heritage Center opens
 - Envisioned as a kauhale to be built in phases
 - Phase I: Classrooms and certified kitchen
 - Phase II: Great Hall (300-person capacity)
 - Phase III: Offices for KCDC and Homestead Associations, Gallery
 - Classrooms
 - Averages about 350 users per month, 16,000 users per year.
 - KCDC subsidizes use of the facilities for Homestead-affiliated groups. Types of users include: Keiki o ka 'Āina, Alu Like, 'ukulele and driving classes, community workshops and meetings, etc.
 - Certified kitchen was designed to service functions at the Great Hall and to be a business incubator.
 - It is the only commercial kitchen in Kapolei run by a community organization.
 - Pre-COVID-19, it served both long-term and short-term users.
 - It shut down due to COVID-19 and is evaluating when it will re-open.
 - The Council for Native Hawaiian Advancement (CNHA) has offices in the adjacent Hawai'i Maoli building. They and KCDC partner together on projects.
- Ho'omaka: 4.9 acre commercial parcel
 - Purpose: to generate revenue to sustain the Kapolei Heritage Center
 - KZ has a general lease to develop the property
 - Tentative tenant list: Longs Drugs, Chick-Fil-A, Hele gas station, 7-Eleven
 - KCDC to have 1,200 sf of eleemosynary space for community programming, community incubator, to lease out, or other purposes.
 - Expected to be completed in 2021-2022.
 - Did community consultation when developing the concept. Another consultation is planned for November 2020.

Kānehili Homestead

- Used a community benefits grant from Ka Makana Ali'i to build phase I of the park, adjacent to Ho'omaka.

DHHL KAPOLEI REGIONAL PLAN UPDATE

SITE VISIT DISCUSSION RECAP

October 27, 2020, 10:00 A.M. – 1:00 P.M.

- Two-acre vacant lot between the Fire Station and Ho'omaka designated for commercial use.
- The Fire Station is on DHHL land.

Ka'uluokaha'i Homestead

- Located near the East Kapolei Rail Transit Station and Kroc Community Center.
- A new middle school is under construction between the Kroc Community Center and Ka'uluokaha'i Homestead.
- The current homes on site are mostly turn-key homes. Awardees were able to select one of five options for home design that were built by Gentry Homes.
- The eastern section of the homestead includes developer-built homes, while the western-most section is mainly self-help homes.
- A new elementary school is sited on the vacant land east of the homestead.
- Keahumoa Parkway includes portions of the road that have sunken and have large bumps in the road that have yet to be repaired.
- There are cluster mailboxes located mauka of the homestead.
- Another issue is the unauthorized use of the "dead-end" roadways leading into the vacant land where the next phase of homestead development will take place. People are gathering and partying in these areas because there is space to park vehicles and hang out. Ka'uluokaha'i Homesteaders have requested that DHHL block off access to these spaces to deter unauthorized use.
- A vacant lot along Maunakapu Street adjacent to the Kroc Center and across from the Middle School development is sited to be a Special Olympics Facility.

The land where the Kroc Center sits currently was previously a part of the DHHL land trust inventory. DHHL approached the Kroc Center about partnership in the Kapolei region. Because they were not interested in opening a Kroc Community Center on site unless they owned the land fee simple, DHHL transferred the parcel to the State of Hawai'i, who then sold the land to the Kroc Center. There are no direct community benefits from the sale of this land for the DHHL trust outside of the community services provided by the Kroc Center itself. This transfer and sale of DHHL Trust lands to another entity was a cause for concern from beneficiaries and some other interested stakeholders.

Varona Village Makai site

- The Varona parcels, which include a mauka and a makai parcel, is being proposed to DHHL for exchange with the 'Ewa Drum site, near Leeward Community College.
 - The Department of the Interior is reviewing the land swap to ensure that DHHL is getting a fair deal.

DHHL KAPOLEI REGIONAL PLAN UPDATE

SITE VISIT DISCUSSION RECAP

October 27, 2020, 10:00 A.M. – 1:00 P.M.

- The City has already built their maintenance yard on the 'Ewa Drum site, even though the deal is not final.
- Varona could be the fifth homestead in Kapolei.
 - Note: the Kealakehe-La'i'ōpua Regional Plan discussed what type of homestead development the homesteaders want the new villages to be, so there is precedent for a regional plan to address new homesteads as a priority project in the plan.
- Could Varona be used for kūpuna housing?
 - It is close to facilities and amenities.
 - Possible features: smaller space, no or a small yard, single story.
 - Waimānalo has a good kūpuna housing example. Easy access, small but big enough for a beneficiary and a caregiver.
 - There should be more options for kūpuna beneficiaries, especially those who cannot afford to purchase a larger, turnkey home.

Ka Makana Ali'i

- This shopping center is approximately 67 acres and it was leased to DeBartolo Development in 2014. DeBartolo has a general lease for 65 years and pays an annual lease rent of over \$4M to the DHHL Trust.
- There is a large open "hole" on the property where soil was harvested for fill in some of the other homestead developments. DeBartolo took on the property including this large open "hole" on the site and has chosen not to fill it.

Kaupe'a Homestead

- Kaupe'a is the second residential homestead village in Kapolei after Malu'ōhai. It is a turnkey development that borders Kapolei Parkway.
- There is a large open parcel of land that sits between Kapolei High School and Kaupe'a Homestead that is currently owned by HHFDC. The Kaupe'a Homestead Association has asked for DHHL to work on adding this parcel to the DHHL land inventory so that Kaupe'a can use it for a community park and potentially other community facilities.

Malu'ōhai Homestead

- It is the only homestead that has three housing products: turnkey, self-help, and rent-to-own.
- Ho'olimalima is what the rent-to-own housing development is called. This includes 70 homes that were built and managed by the developer. Homesteaders were given a fixed rent for a period of 15 years and during that time there were

DHHL KAPOLEI REGIONAL PLAN UPDATE

SITE VISIT DISCUSSION RECAP

October 27, 2020, 10:00 A.M. – 1:00 P.M.

services made available to them to help build credit and prepare them to be able to purchase the home. At the end of the 15-year period, only two families were not able to purchase their home.

- According to DHHL records, the purchase price for each of these homes after the 15-year rental period was approximately \$75,000.

Kalaeloa Parcels

- Kalaeloa Solar I and II have solar panels installed.
- Arion Energy proposed an additional solar farm makai of Kalaeloa Solar II but pulled out before securing a lease.
- Pasha Hawai'i leases a large parcel for warehousing.
- How/why did DHHL get the Kalaeloa parcels that it did? They do not have infrastructure (electricity, water, sewer) and they are spread out and not connected. It would seem that it would have been better to select parcels that are closer to Roosevelt Avenue since they are further from the airport and industrial uses and closer to existing infrastructure.
- It will be difficult to develop any of the Kalaeloa lands for housing due to the airport noise and development restrictions around the airport. It is also not desirable to live next to heavy industrial uses and large vehicle traffic. Infrastructure development would be expensive because we'd have to pay to bring in lines over lands that do not belong to DHHL. Perhaps some of the parcels could be developed in the future after Hunt develops their residences, bringing infrastructure closer and creating adjacent residential land uses.

General Discussion

- One of the challenges that our community faces is the aircraft noise. There are aircraft going overhead all the time, disrupting our lives.
- I seek a place of worship and a place of rest in my community, and we currently do not have these spaces here.
- What is "affordable"?
 - Can we build homes that are attainable? Homes for our families, kūpuna?
 - Can DHHL look at package homes and solicit volunteer labor from the community? These homes are much cheaper than some of the housing products DHHL has offered and in some cases, is more functional and
- The homestead community is willing to help their neighbors with self-help products and have offered that help to DHHL.
- Kūalaka'i Parkway extends makai of Kapolei Parkway along the east side of Ka Makana Ali'i and is supposed to eventually connect with Renton Road/Roosevelt Avenue.

DHHL KAPOLEI REGIONAL PLAN UPDATE

SITE VISIT DISCUSSION RECAP

October 27, 2020, 10:00 A.M. – 1:00 P.M.

- All Kapolei lands were not part of the original Trust but when fully developed, will be largest homestead region on O’ahu.
- How can we use the Regional Plan to drive the Island Plan and the General Plan from the bottom up?
- Internet is a problem in Kapolei. Most homesteads have to use Sandwich Islands Communications (SIC) and their service is terrible. Would it be possible to request grants to build mobile internet vans to provide reliable service for homesteads?
 - Estimated cost: \$3,000 + a vehicle
 - Scott will check with Kamehameha Schools to see how they operate their mobile internet service.