



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Community Meeting West Hawaii

May 16, 2022



Meeting Kuleana

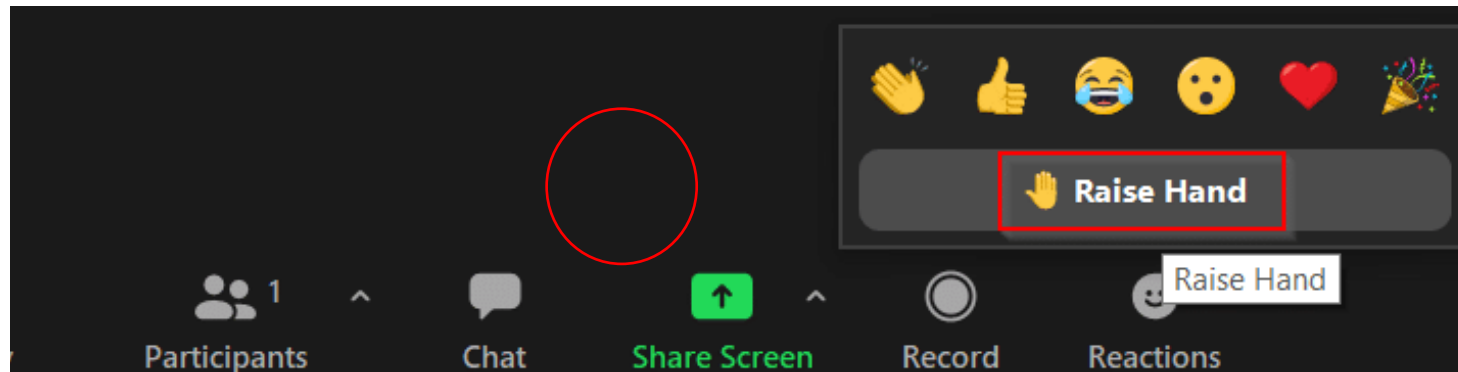
- Be respectful of the person talking – please do not interrupt
- Wait for facilitator to call on you or type your question into the chat box
- When addressing other participants, be respectful, show aloha, treat others how you would like to be treated
- Agree to disagree – accept that others may have different perspectives and opinions
- Have an open mind – take home new ideas and information
- Everyone gets a chance to ask/speak/comment, before speaking again



How to Share Your Input

During Meeting

- **Type into the “Chat” box**
- **Use “Raise Hand” to ask a question or share your mana‘o**





The Hawaiian Homes Commission Act



Prince Jonah Kūhiō Kalanianaʻole



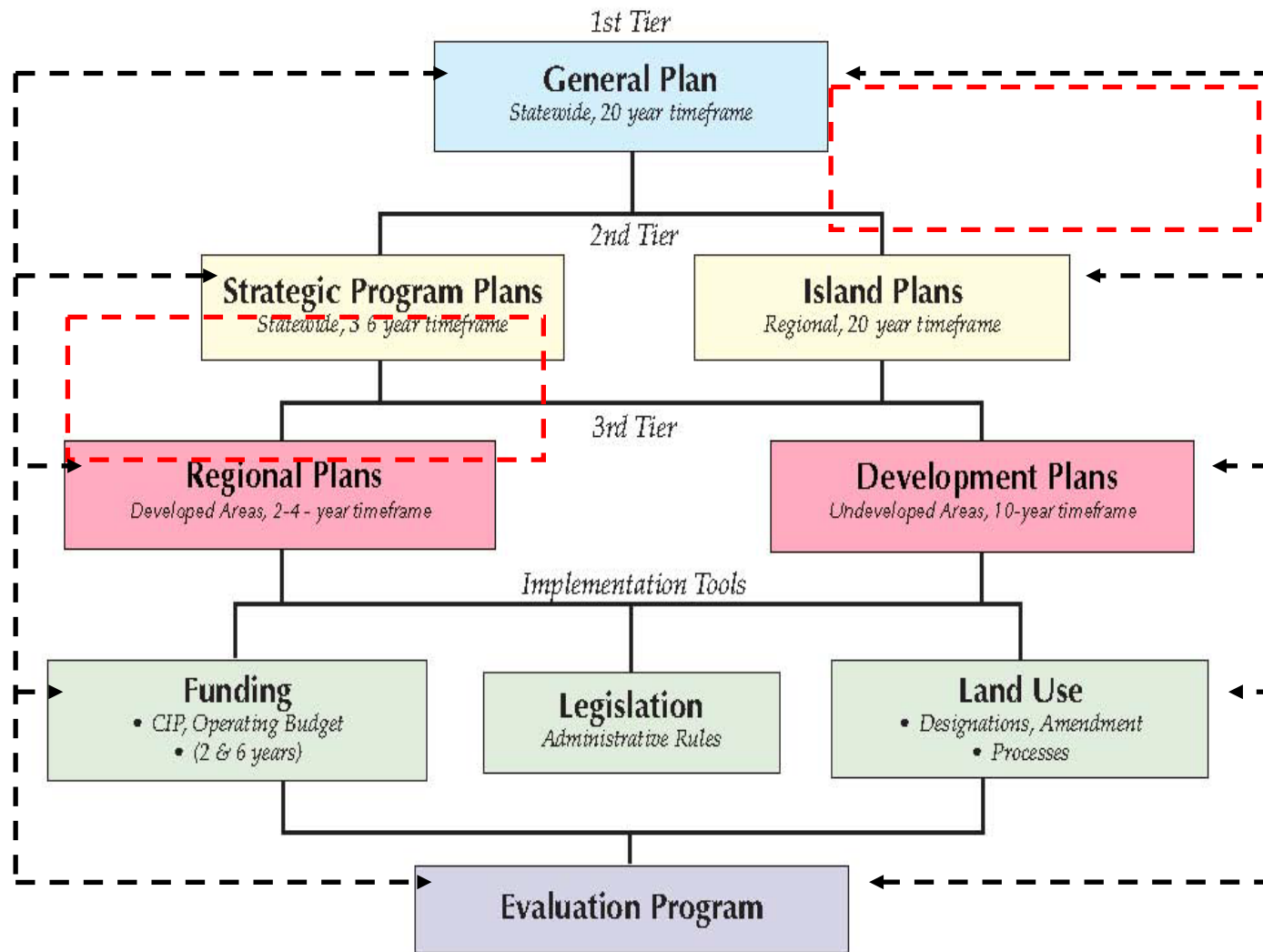
HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Planning Office Update



DHHL Planning System




DHHL Planning System




Hawai'i Island Plan

Department of Hawaiian Home Lands

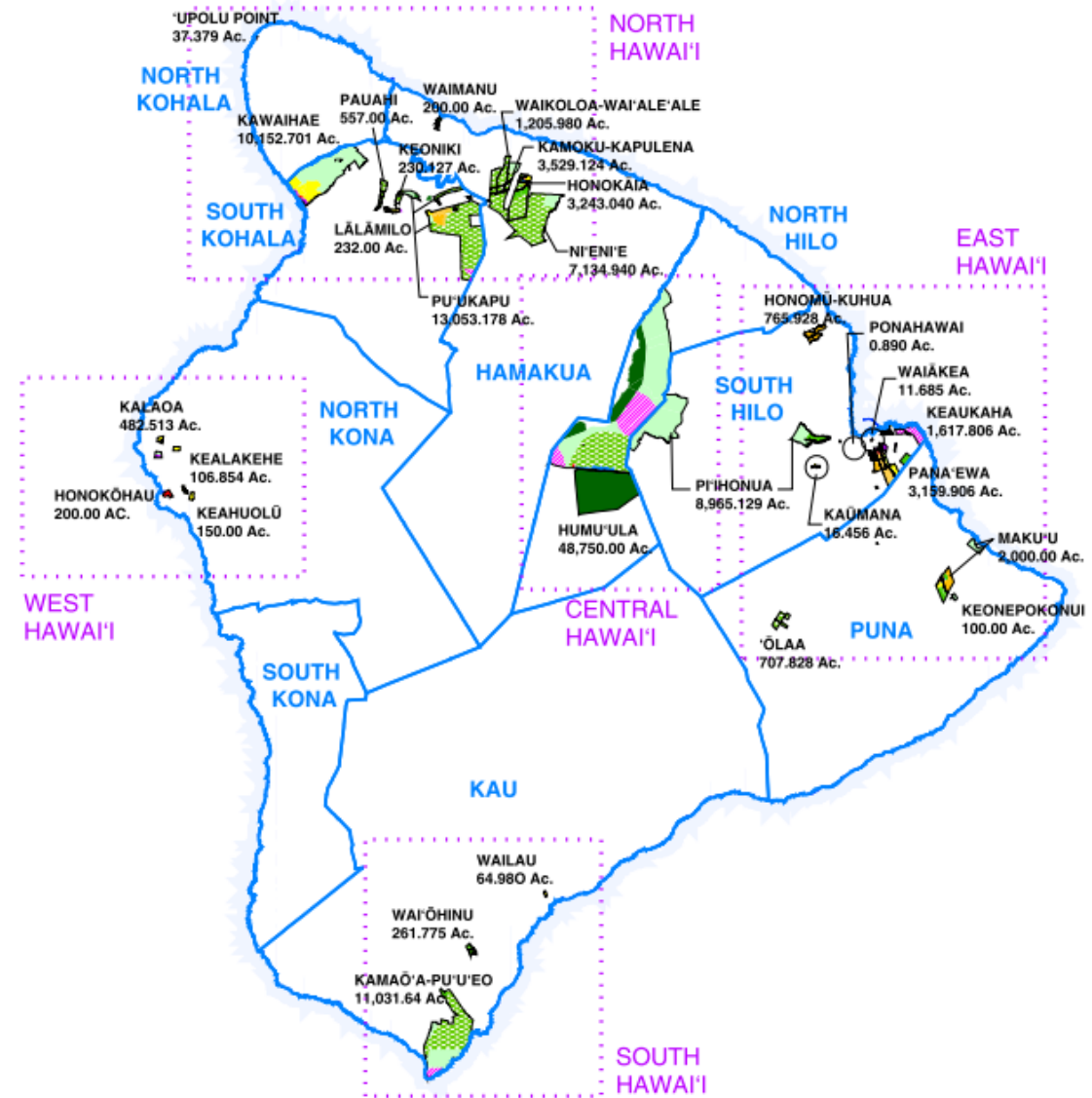
Hawai'i Island Plan



Final Report

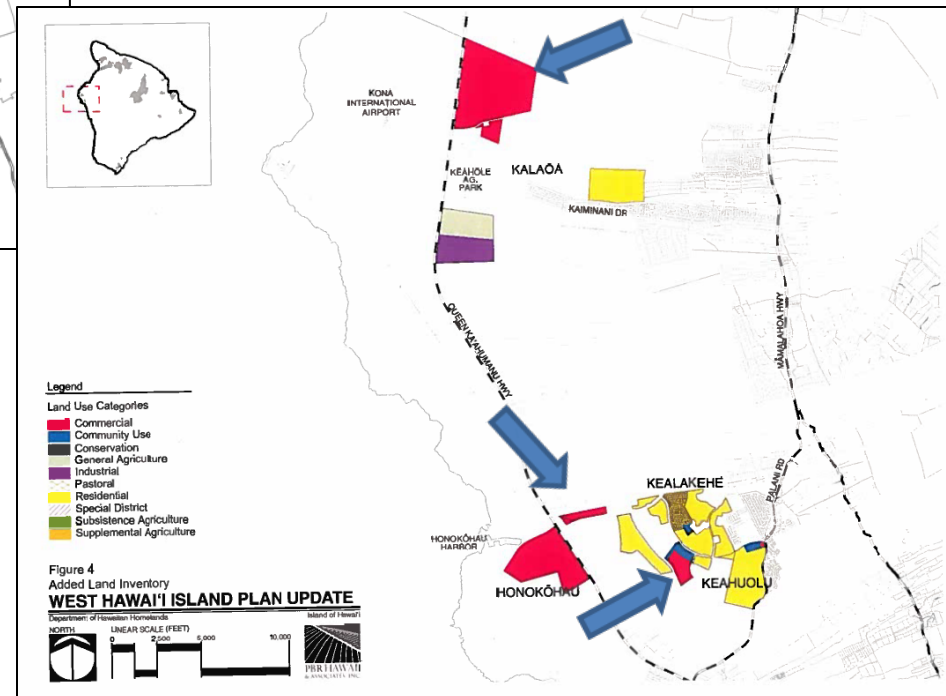
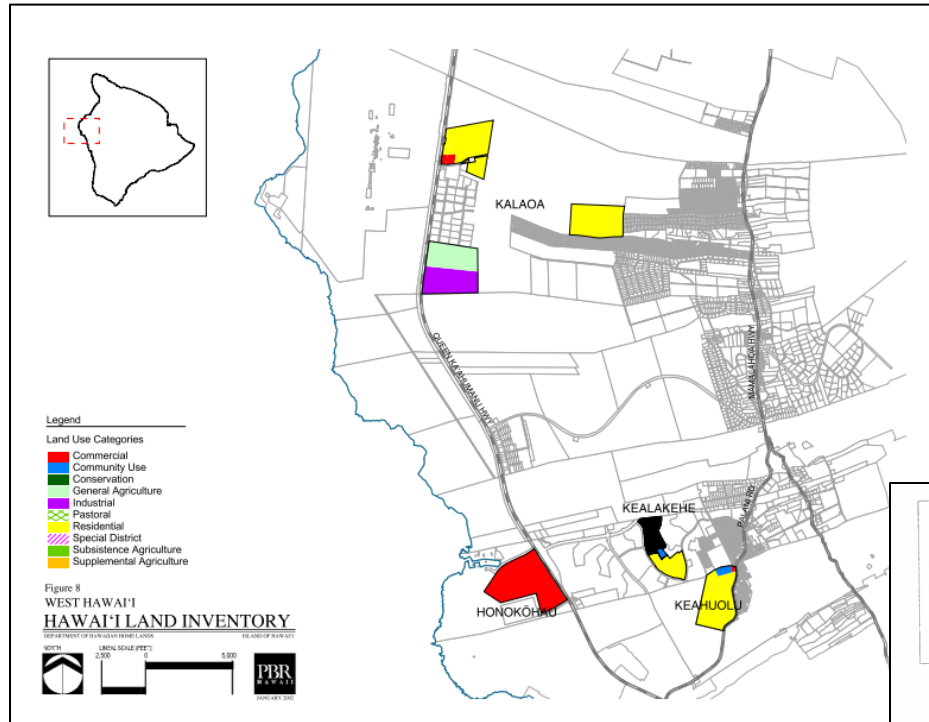


May 2002



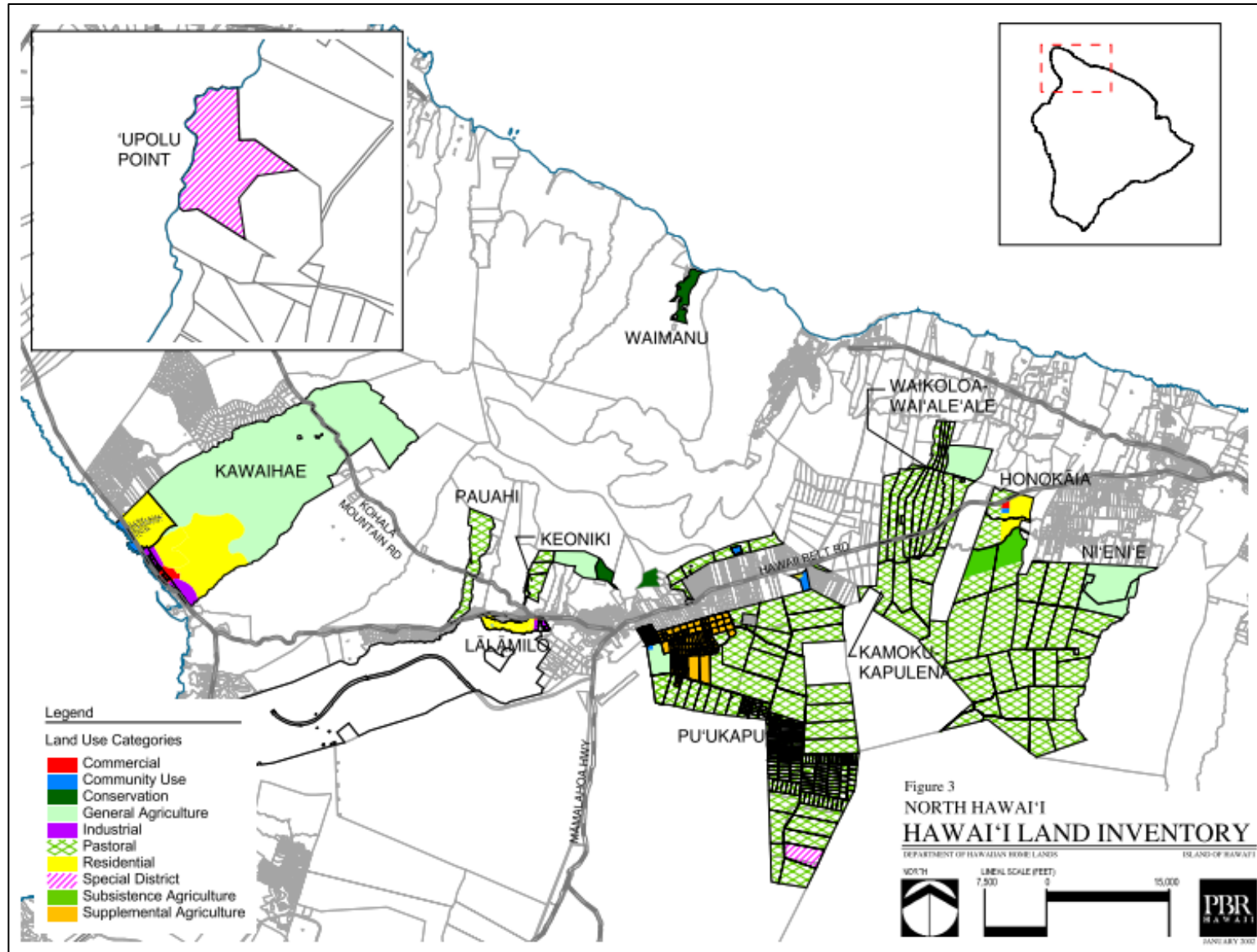


Hawai'i Island Plan





Hawai'i Island Plan





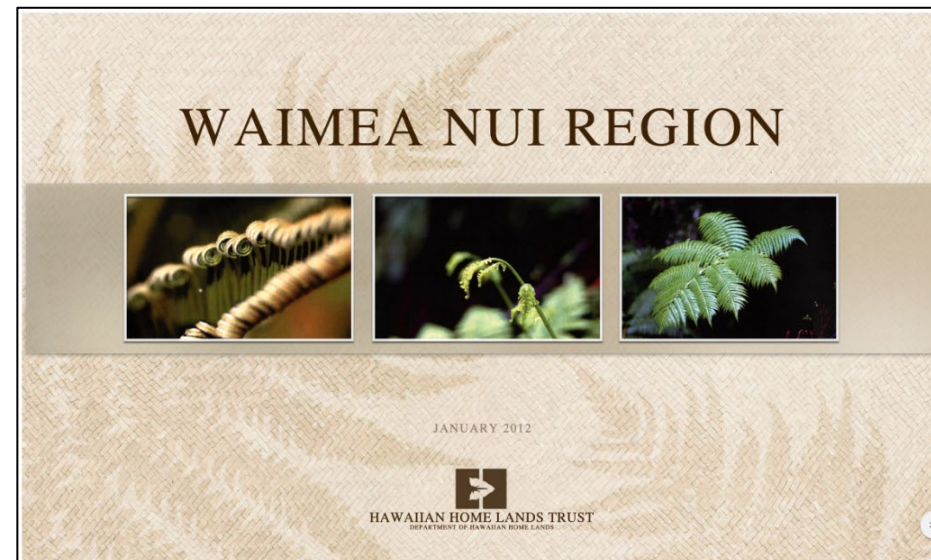
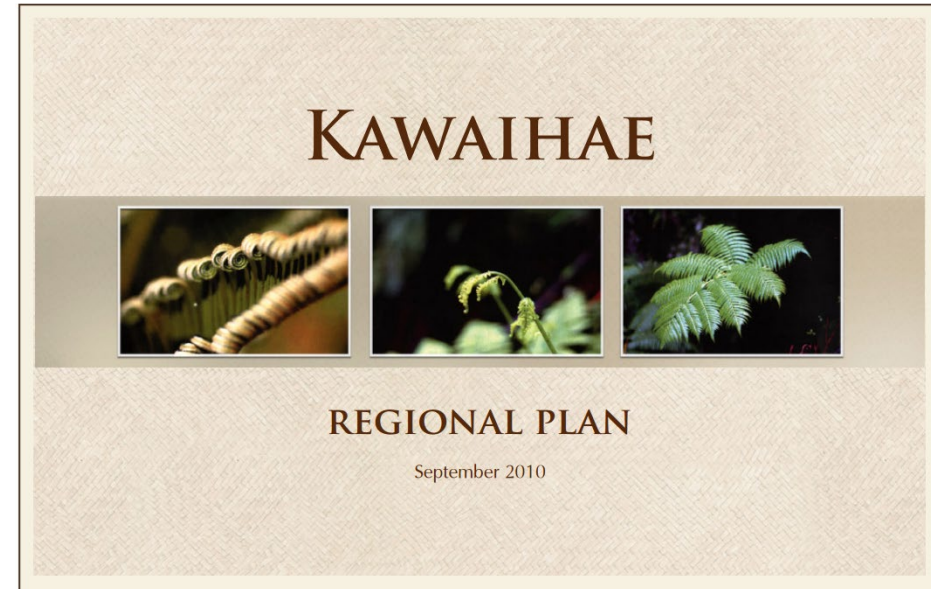
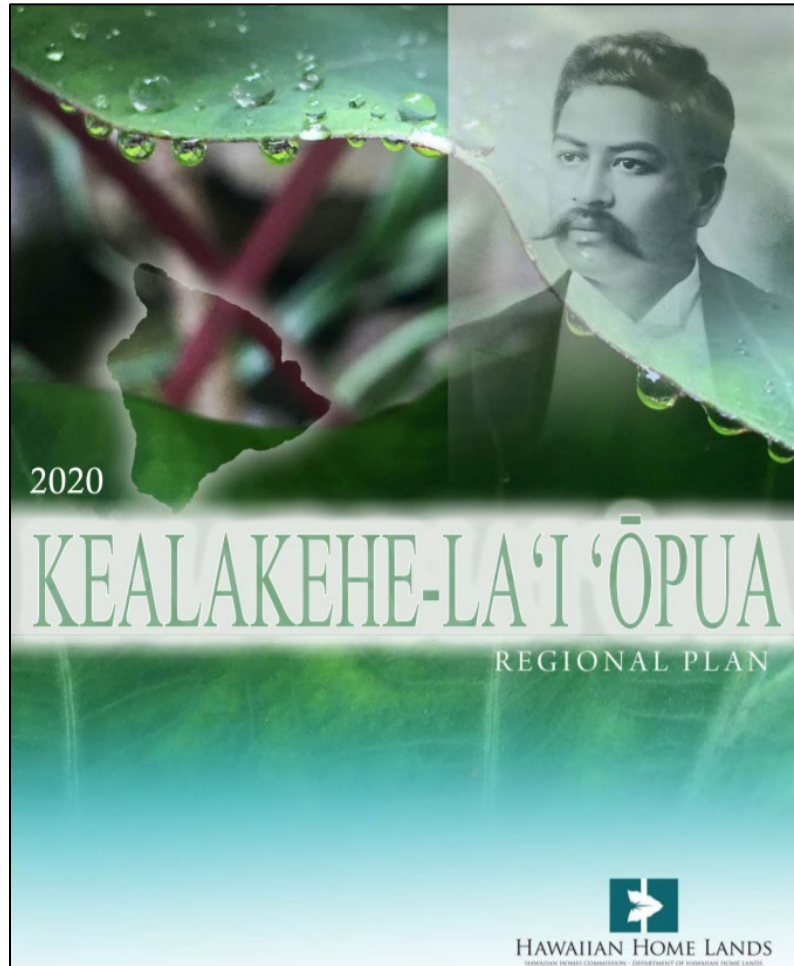
West Hawai'i Land Use Designations

Land Use Designation	Acres	Percent of Total
Residential Homestead	1,608	4.1%
Subsistence Agriculture Homestead	540	1.3%
Supplemental Agriculture Homestead	1,113	2.9%
Pastoral Homestead	24,101	62.4%
Community Use*	258*	0.6%
General Agriculture*	10,747*	27.8%
Commercial	230	0.5%
Industrial	384	0.9%
Conservation	391	1%
Special District	266	0.6%
TOTAL	38,638	100%

* Does not reflect the Land Use Designation amendment of 161 acres from General Agriculture to Community Use



West Hawai'i Regional Plans

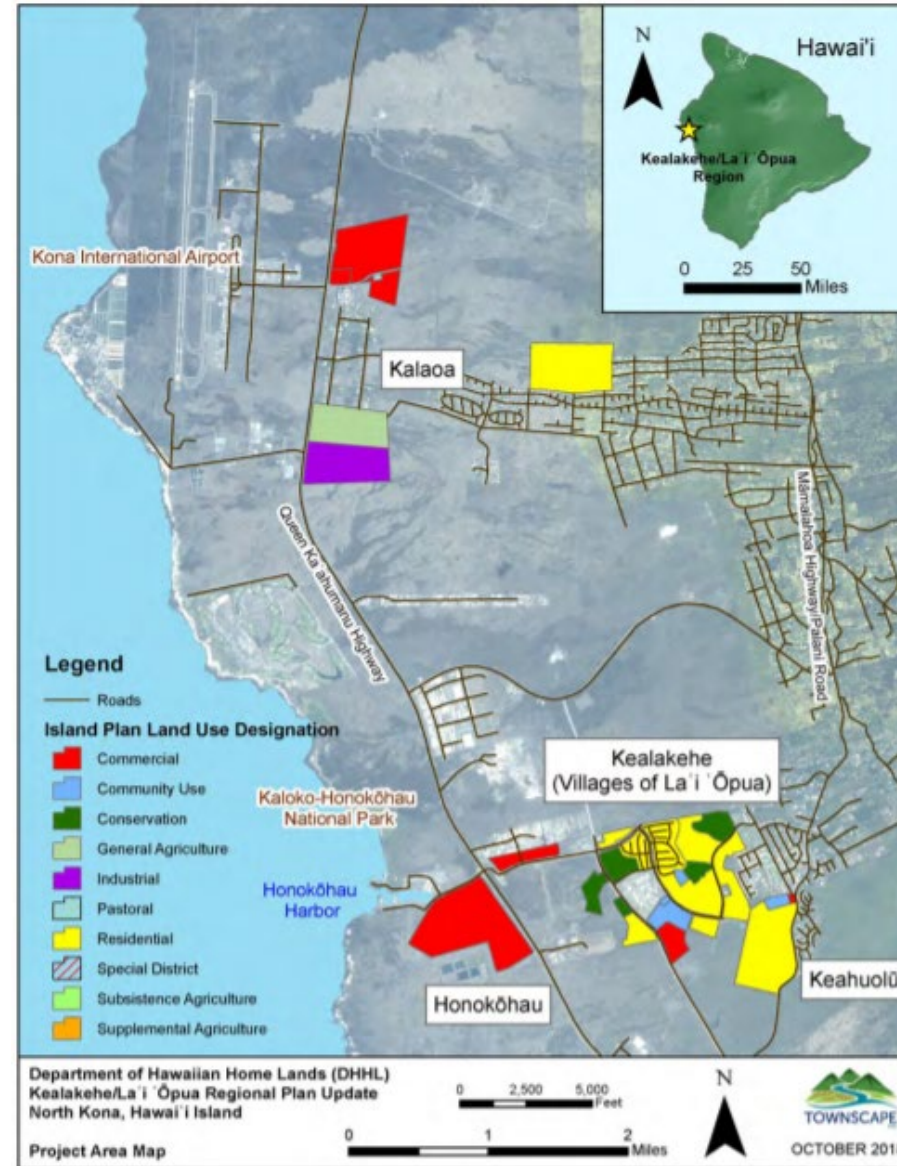




Kealakehe-La'ī 'Ōpua Regional Plan

Priority Projects:

- North Kona Water Source Development Project
- Provide homestead opportunities for beneficiaries in the “Gap Group”
- Renewable Energy Initiative
- Establish a DHHL Kona District Office
- Initiate Commercial Development of DHHL lands near Honōkohau Harbor

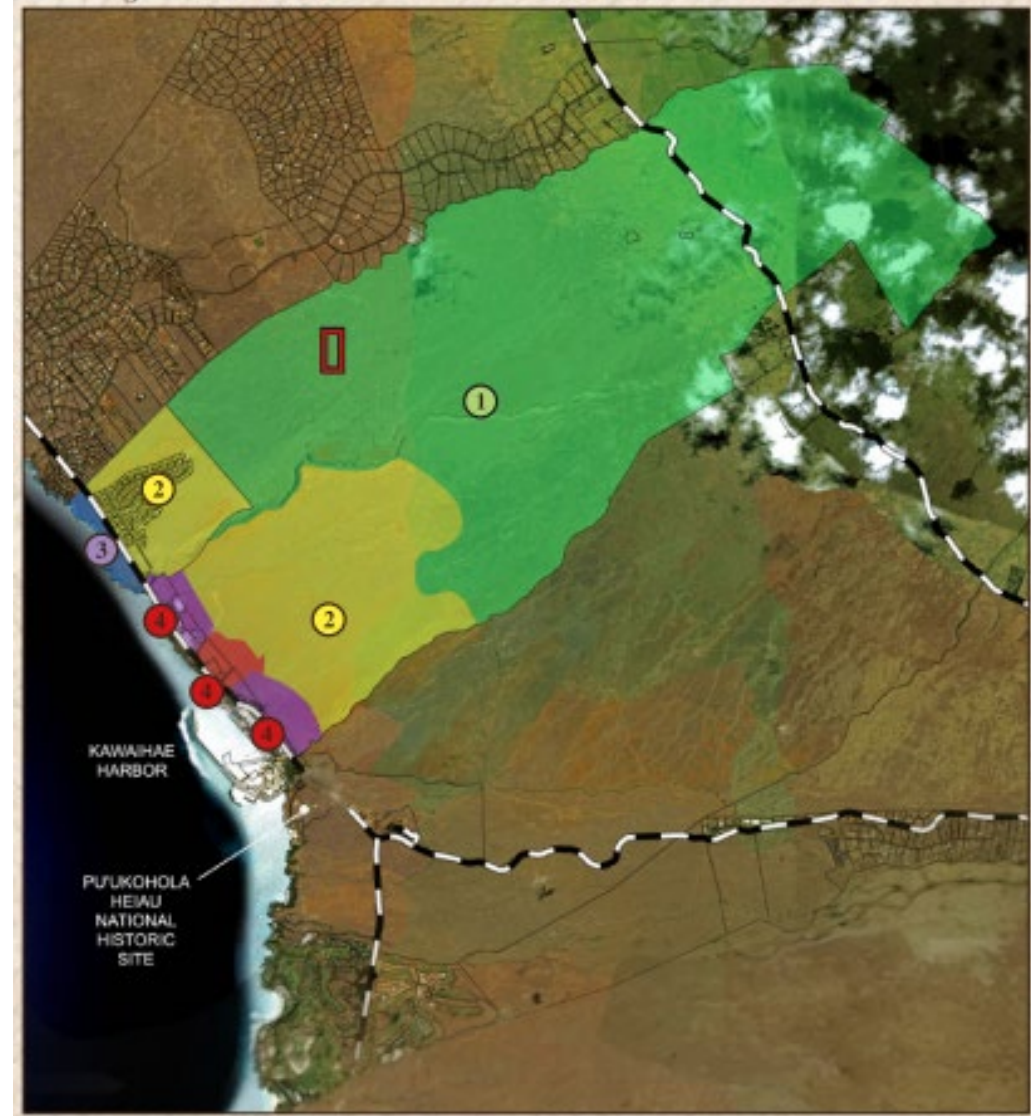




Kawaihae Regional Plan

Priority Projects:

- Kailapa Resource Center
- Kawaihae Water and Energy Research and Development
- Kawaihae Bypass Highway
- Improve Marine Water at Pelekane Bay
- Management and Maintenance of Kawaihae Reinternment Site

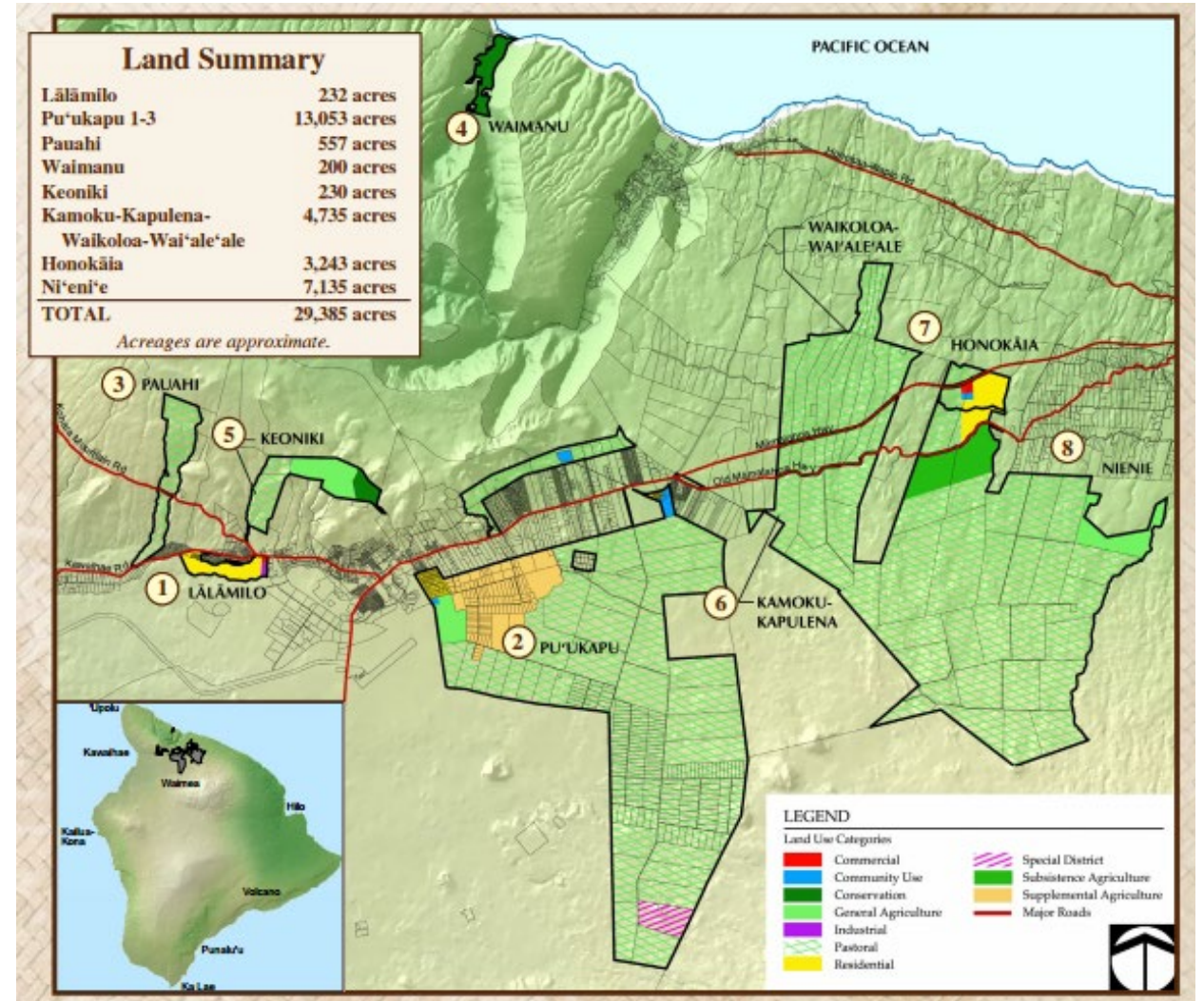




Waimea Regional Plan

Priority Projects:

- **Waimea Hawaiian Homestead Community Complex – Planning**
- **Evaluate and Revise Agriculture / Pastoral Program Waimea Nui**
- **Support / Plan Development of Affordable Homestead Alternatives in Waimea Nui**
- **Assess the Implications of Eliminating Requirement to Pay Property Taxes**
- **Assess the Implications of a Non-Standard Building Code**





Planning Initiatives

- North Kona Water Development
 - Negotiating water credit agreements;
 - Environmental Assessment and Preliminary Engineering Reports for potential new well sites in North Kona;
- Kailapa Community Association Water Committee Monthly Meetings
 - Staff have been participating in meetings



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Land Development Division
West Hawai'i
Project Updates

CURRENT DEVELOPMENT VILLAGES OF LA'I 'ŌPUA, KEALAKEHE, HAWAI'I

La'i 'Ōpua Rent with Option to Purchase (RWOTP)

- Village 4 'Akau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

La'i 'Ōpua Village 4 Hema

- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.

La'i 'Ōpua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for Offer 2022





Rent with Option to Purchase at Village 4 'Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE



Village 3 Kaniohale

60 RENTAL HOUSES UNDER CONSTRUCTION BY
IKAIKA OHANA AND COASTAL CONSTRUCTION

Rent with Option to Purchase at Village 4 'Akau

- Subdivision of 118 Residential Lots
- Infrastructure Cost: \$10,346,493.00



- Housing Developer: Ikaika Ohana
- Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- 15 year rental compliance period
- First 60 homes – Occupied early 2022
- 24 homes estimated to start in Late 2022



Rent with Option to Purchase at Village 4 'Akau



La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

125 Residential Lot Subdivision

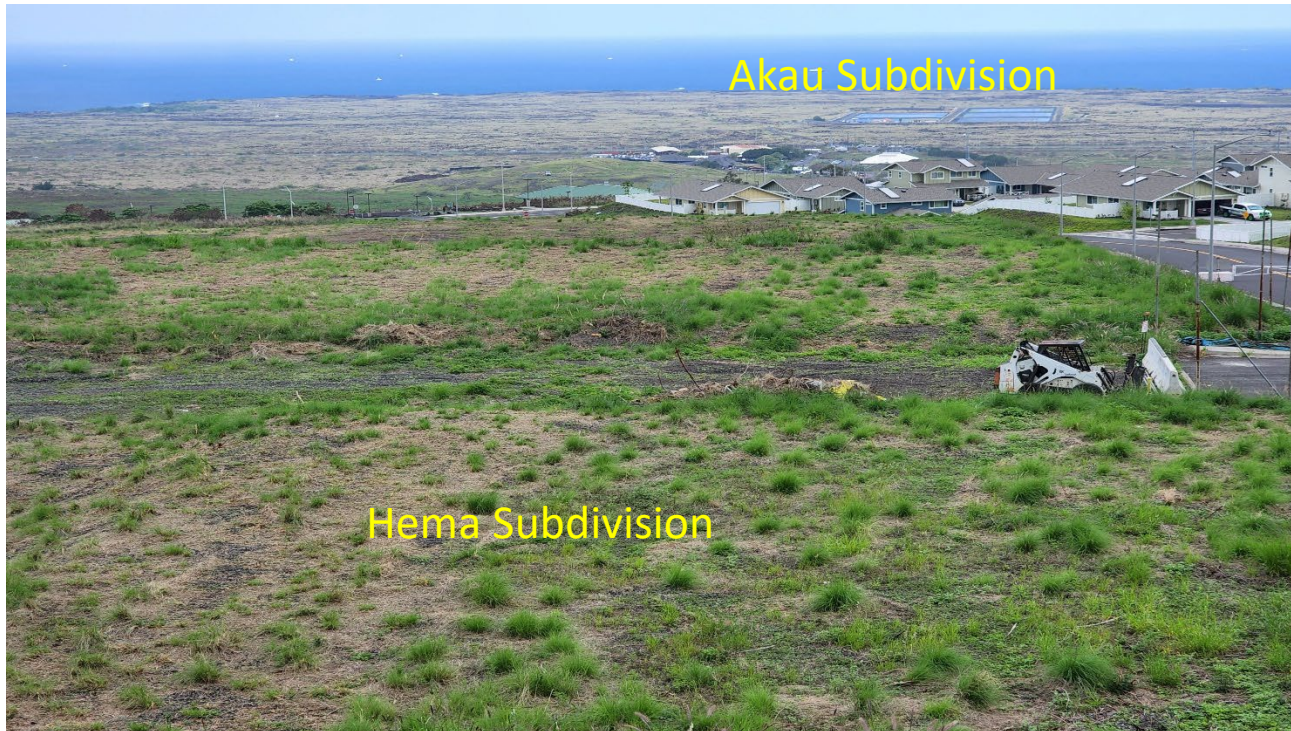
- **Scope:** Infrastructure
 - Lot grading and Construction of Roads and Utilities
- **Funding:**
 - \$2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
 - Up to \$12.2M in Legislative appropriations to fund infrastructure construction.
- **Schedule:**
 - **Advertisement for bids:** November 2020
 - **Bid Opening:** March 2021 – Low Bid: Nan, Inc. - \$13,887,249
 - **Construction Start:**
 - Blessing Ceremony – 3/23/2022
 - Notice to Proceed – 3/27/2022
 - Actual construction start - pending reapproval of plans and issuance of grading permit
 - **Completion Time of Construction:** 426 calendar days





La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

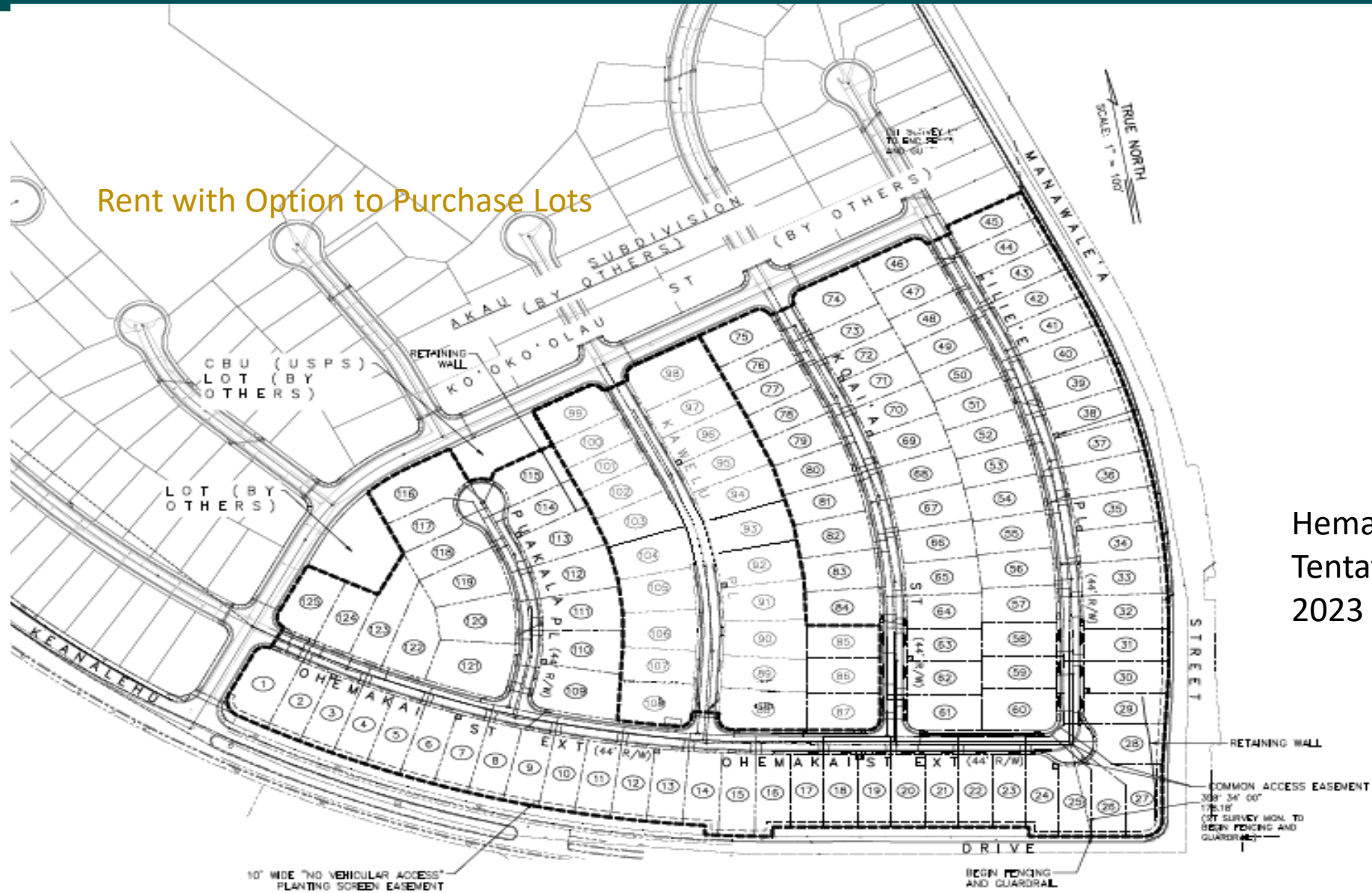
Blessing Ceremony held on
March 23, 2002



Subject to receipt of County of Hawaii permits by end of May 2022, construction completion scheduled for Summer 2023.



La'i 'Ōpua Village 4, Phase 2 - Hema Subdivision Layout



Rent with Option to Purchase Lots

Hema Subdivision
Tentative completion: Fall
2023



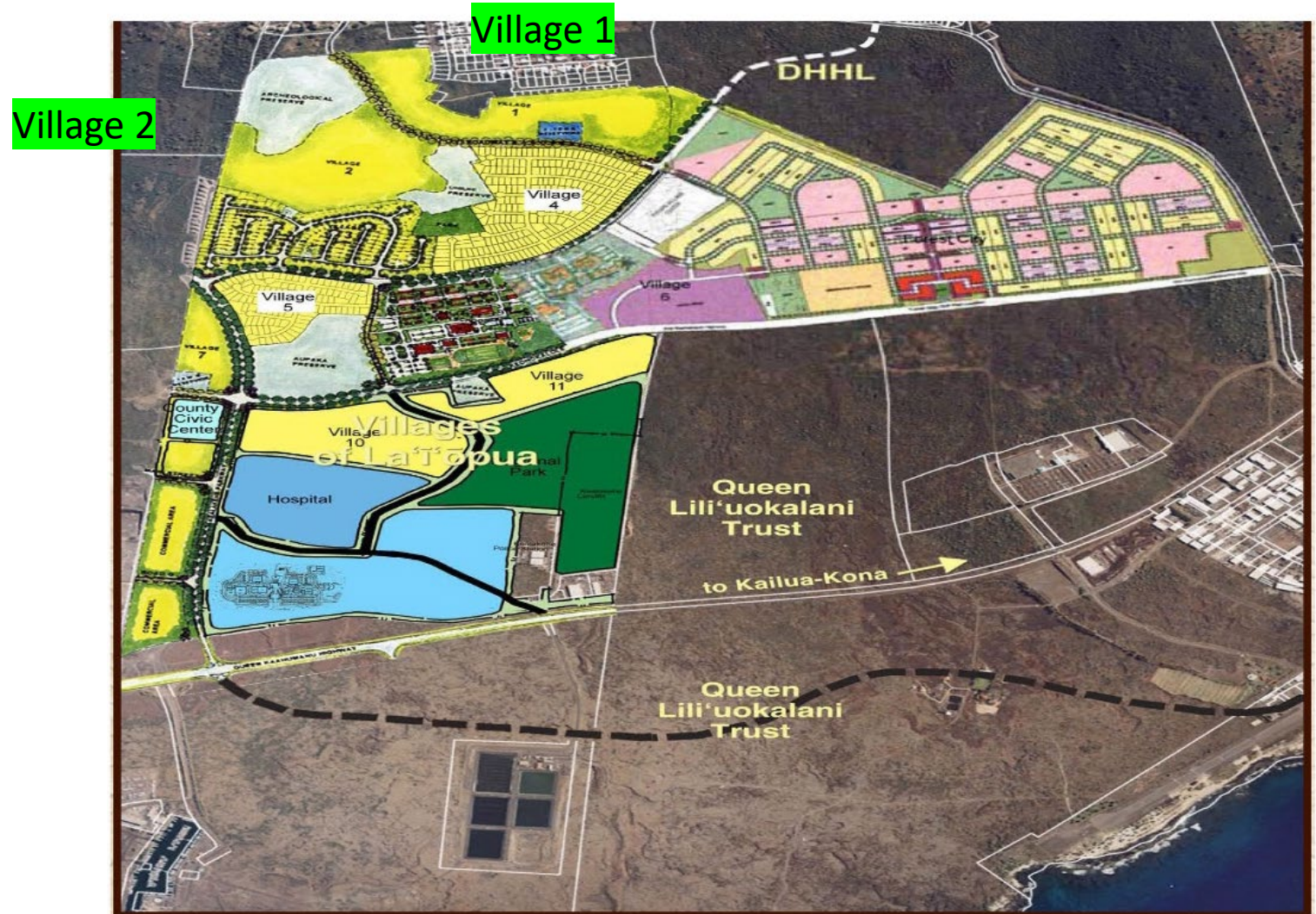
Future La'i 'Ōpua Residential Development

La'i 'Ōpua Village 2

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

La'i 'Ōpua Village 1

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots





Kūhiō Village Subdivision of Lot 7

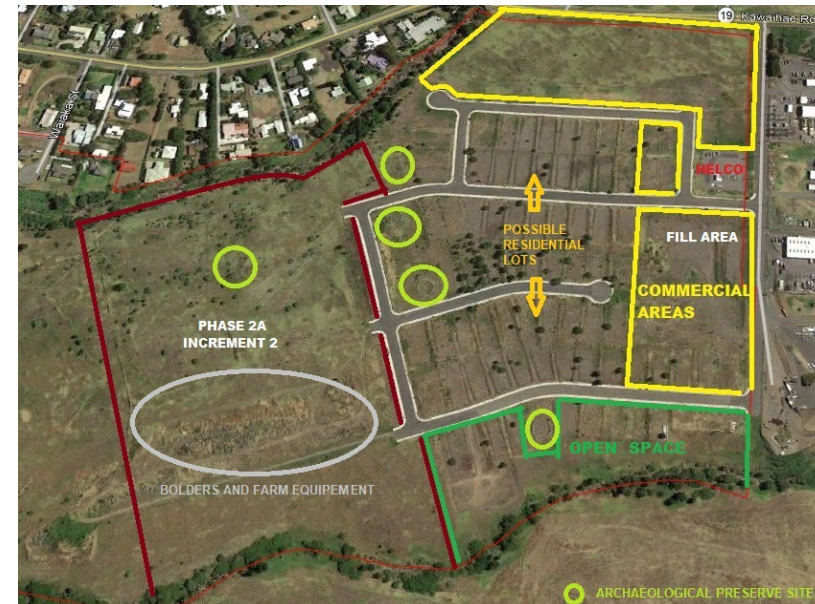
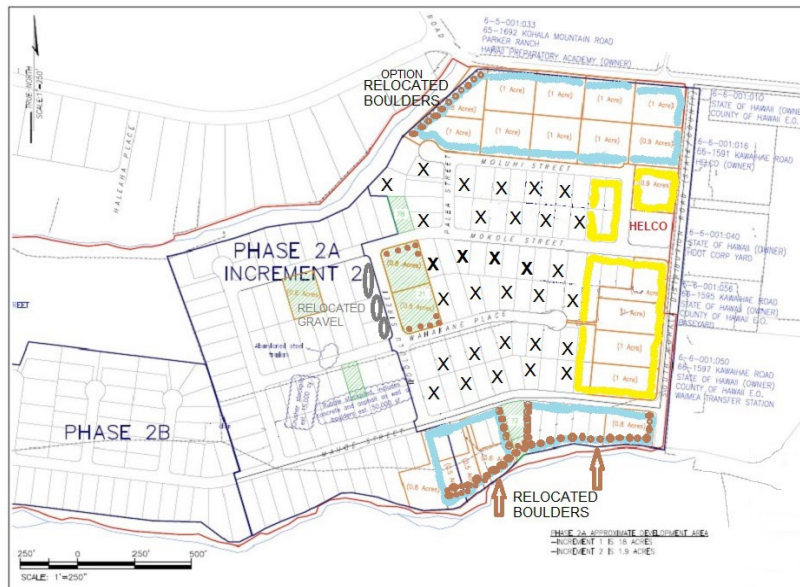
- **Scope:**
 - Subdivision of Lot 7 into Lot 7-A and 7-B
 - Installing water laterals
 - Installing new fire hydrant
- **Construction Cost:**
 - **Low Bid:** \$74,140 – Nan, Inc.
 - **Final Cost:** \$45,582
- **Schedule:**
 - Construction Completed
 - August 3 – 6, 2020
 - Final Subdivision
 - Recorded on June 10, 2021
 - Contact and Awards Division to schedule lot selection.





LALAMILO PHASE 2 – INCREMENT 1

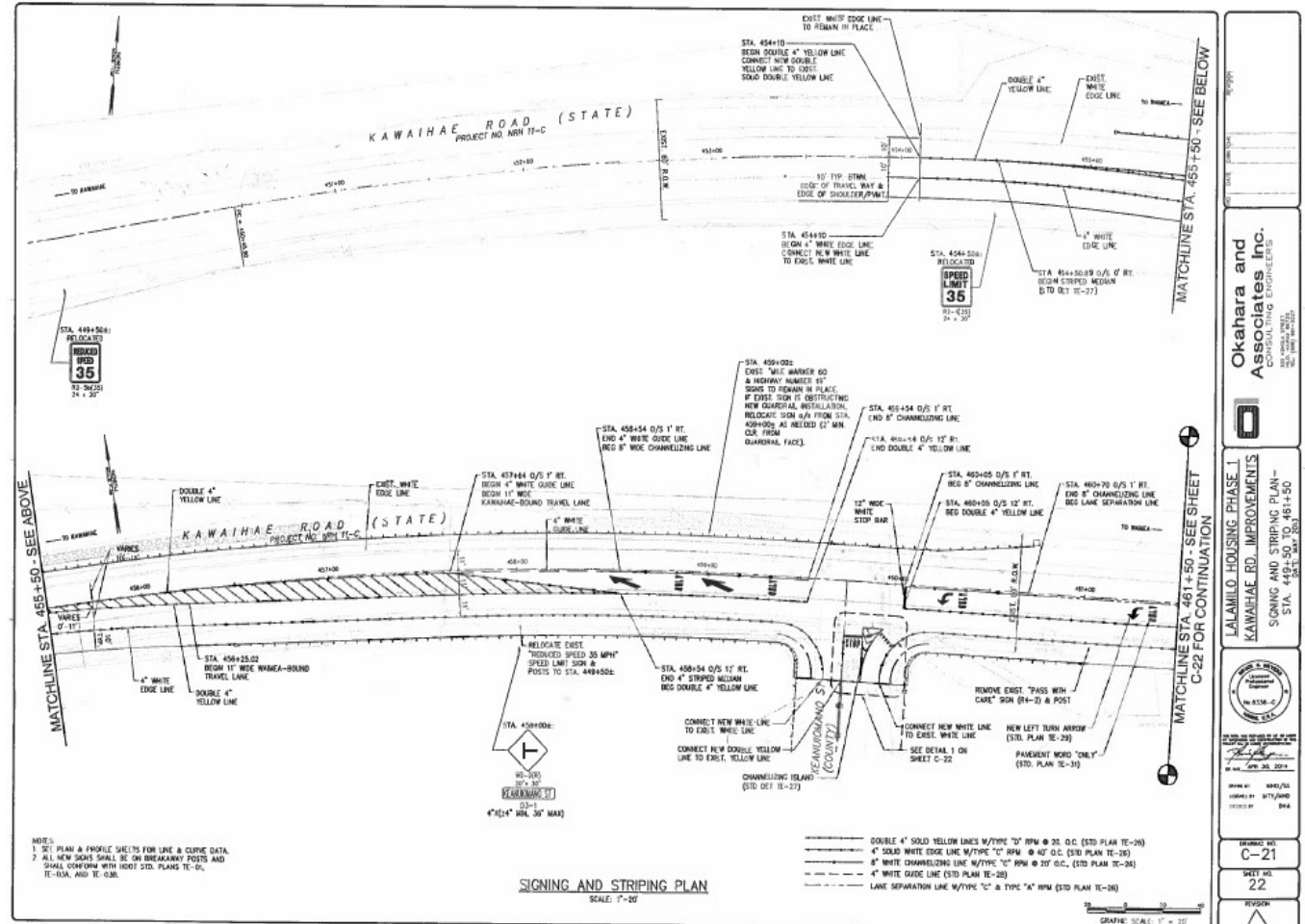
- LALAMILO SOIL TESTING COMPLETED BY ELEMENT ENVIRONMENTAL
- LAB RESULTS REVIEWED BY DOH COMMERCIAL AREA, OPEN SPACE AND RESIDENTIAL LOTS – RESULTS INDICATE NO SIGNIFICANT CONTAMINANTS
- CONTRACTOR GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2015
- NEGOTIATIONS WILL BE SCHEDULED SOON ON DELAY CLAIMS





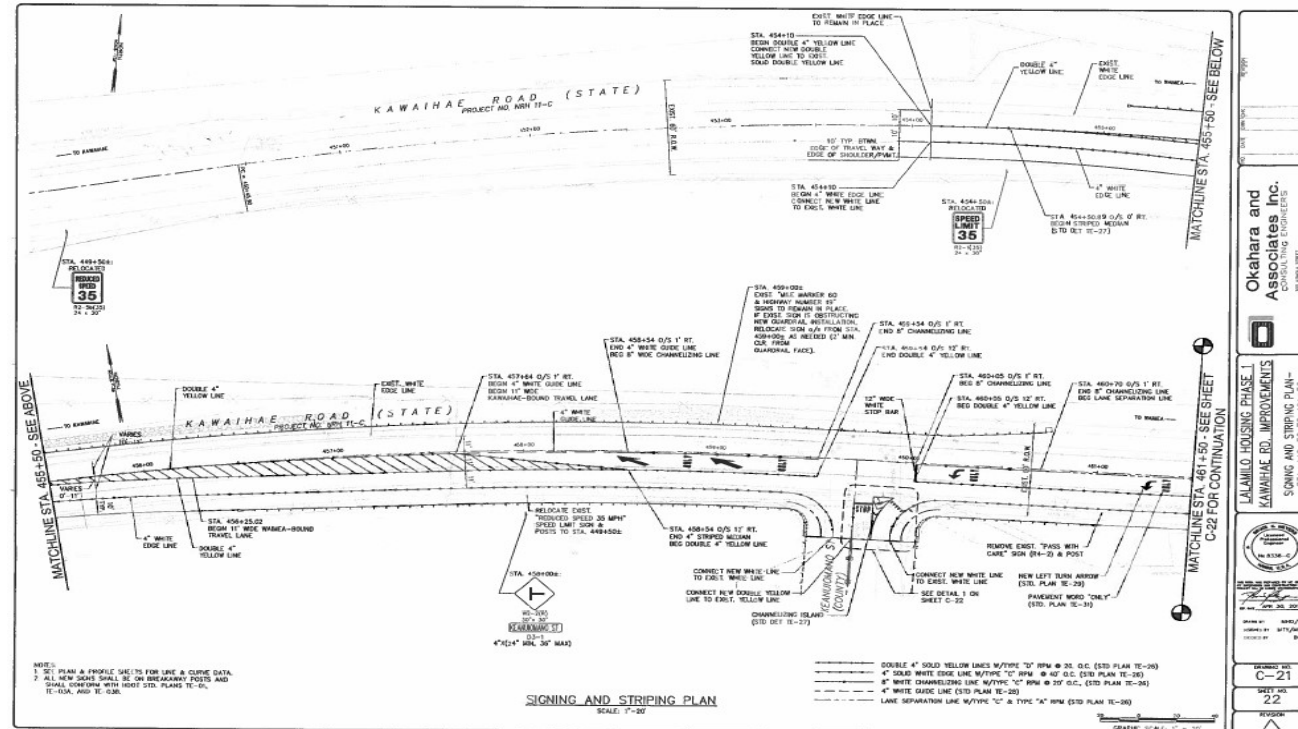
Lālāmiilo Phase 1 – Kawaihae Road

KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT



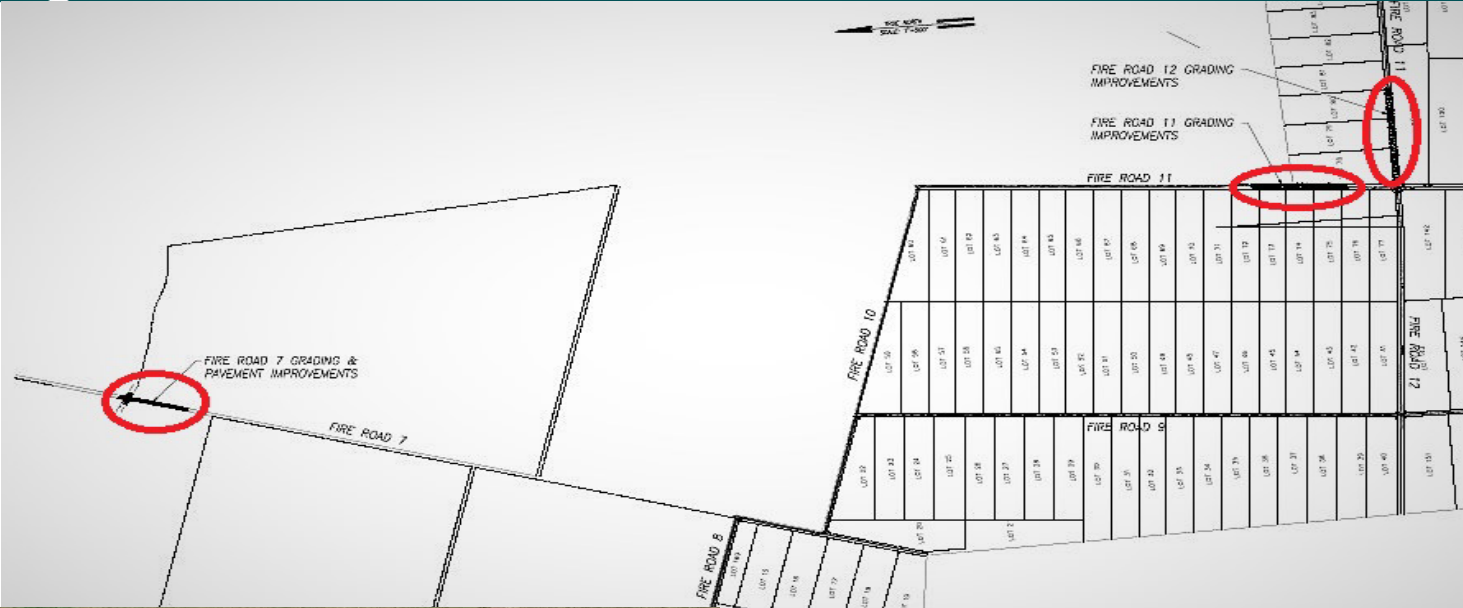
LALAMILO PHASE I - KAWAIHAE ROAD IMPROVEMENTS

- CONTRACT WITH GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2014
- RELOCATION OF HAWAIIAN TELCOM POLES BEING NEGOTIATED
- HTC HAS UNRESOLVED ISSUE WITH FIBER OPTIC LINE PURCHASED THRU SIC
- DELAY CLAIMS BY CONTRACTOR TO BE NEGOTIATED





PUUKAPU PASTORAL LOTS ADDITIONAL ROAD IMPROVEMENTS

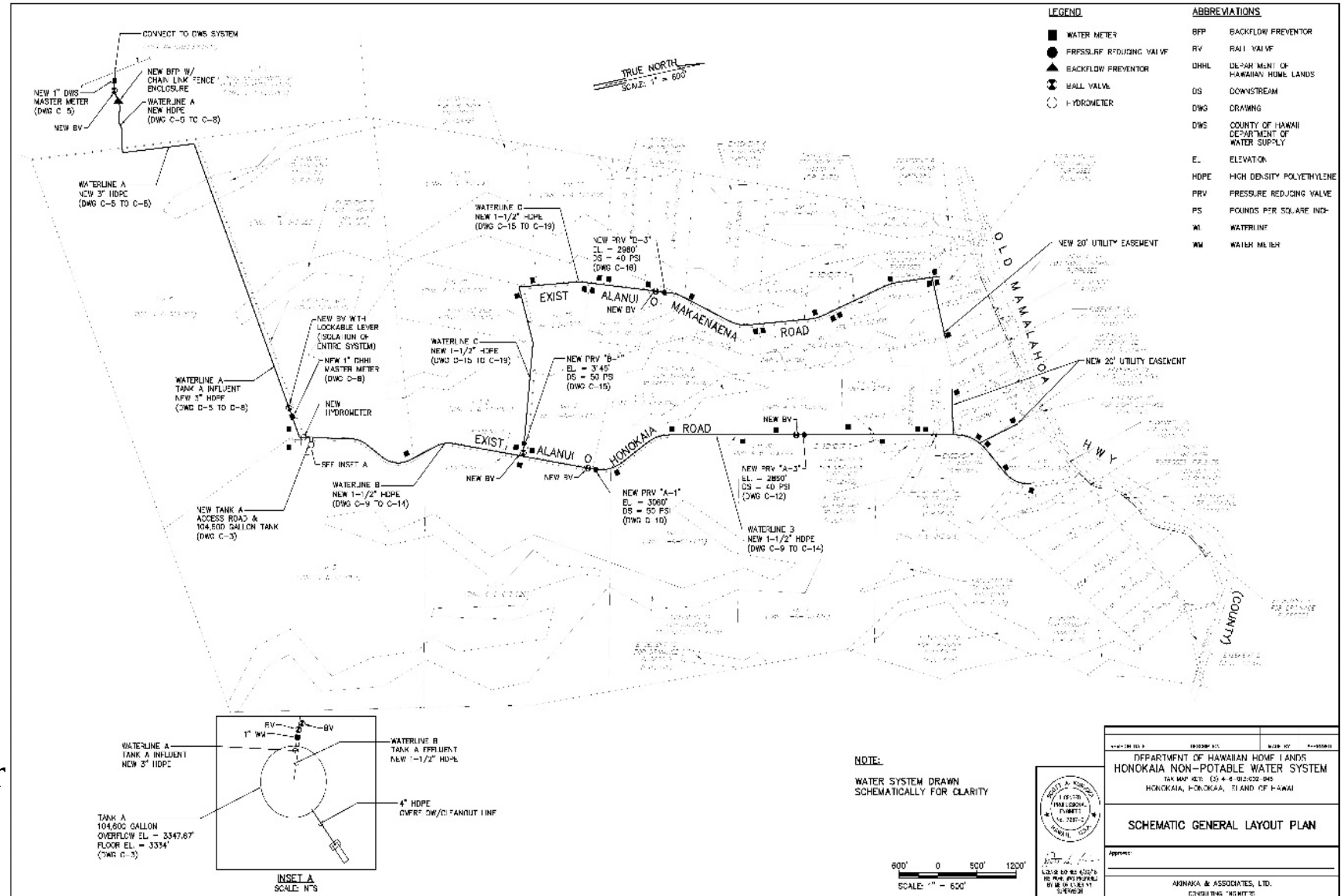


- Construction to improve line of sight and widen the narrow passage due to rock outcroppings
- Bidding in May 2022 with Bids open in June 2022
- Construction Cost Est.: \$450,000.00
- Estimated construction completion November 2022



Honokaia Non-Potable Stock Water System

- DHHL Settlement with Honokaia Ohana (Wai Ola Honokaia)
- Non-Potable stock water system to serve 42 lots.
- Wai Ola Honokaia concurs with current design
- Wai Ola Honokaia to provide updated business plan for discussion with community..
- Isemoto Contracting Co. Cost: \$1,069,756.00.
- Negotiating added scope, escalation and delays.
- DHHL responsible for major repairs over \$2,000





PU'UKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.



System Assessment by Rider, Levitt, Bucknall in process

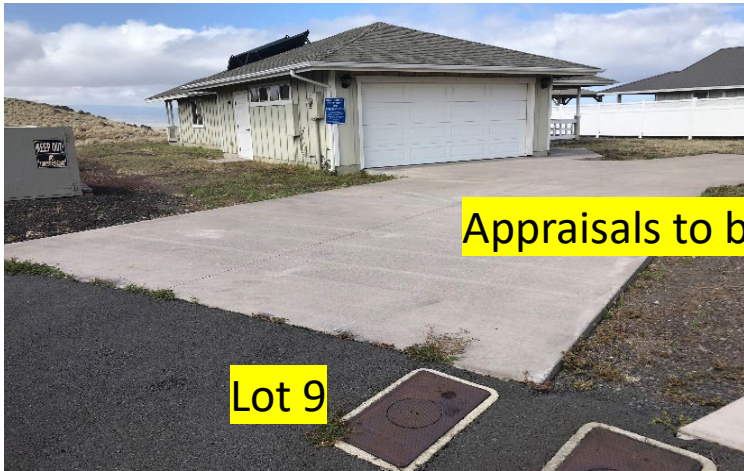
- Resolve PV setback requirements
- Tank 3 Liner replacement in progress
 - Bypass tanks completed
- Procure additional liners for other tanks.





Lālāmiilo Phase 1

STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1





Kawaihae Residential Habitat Lots

Lot 66
Under construction



Environmental requirements cleared.
Habitat & families will build homes in phases; two lots under construction.
Three financial applications pending NAHASDA review.



Lot 111



Lot 128
Under
construction



Lot 127



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Land Development Division
West Hawai'i
Project Updates

CURRENT DEVELOPMENT VILLAGES OF LA'I 'ŌPUA, KEALAKEHE, HAWAI'I

La'i 'Ōpua Rent with Option to Purchase (RWOTP)

- Village 4 'Akau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

La'i 'Ōpua Village 4 Hema

- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.

La'i 'Ōpua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for Offer 2022





Rent with Option to Purchase at Village 4 'Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE



Village 3 Kaniohale

60 RENTAL HOUSES UNDER CONSTRUCTION BY
IKAIKA OHANA AND COASTAL CONSTRUCTION

Rent with Option to Purchase at Village 4 'Akau

- Subdivision of 118 Residential Lots
- Infrastructure Cost: \$10,346,493.00



- Housing Developer: Ikaika Ohana
- Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- 15 year rental compliance period
- First 60 homes – Occupied early 2022
- 24 homes estimated to start in Late 2022



Rent with Option to Purchase at Village 4 'Akau



La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

125 Residential Lot Subdivision

- **Scope:** Infrastructure
 - Lot grading and Construction of Roads and Utilities
- **Funding:**
 - \$2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
 - Up to \$12.2M in Legislative appropriations to fund infrastructure construction.
- **Schedule:**
 - **Advertisement for bids:** November 2020
 - **Bid Opening:** March 2021 – Low Bid: Nan, Inc. - \$13,887,249
 - **Construction Start:**
 - Blessing Ceremony – 3/23/2022
 - Notice to Proceed – 3/27/2022
 - Actual construction start - pending reapproval of plans and issuance of grading permit
 - **Completion Time of Construction:** 426 calendar days





La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

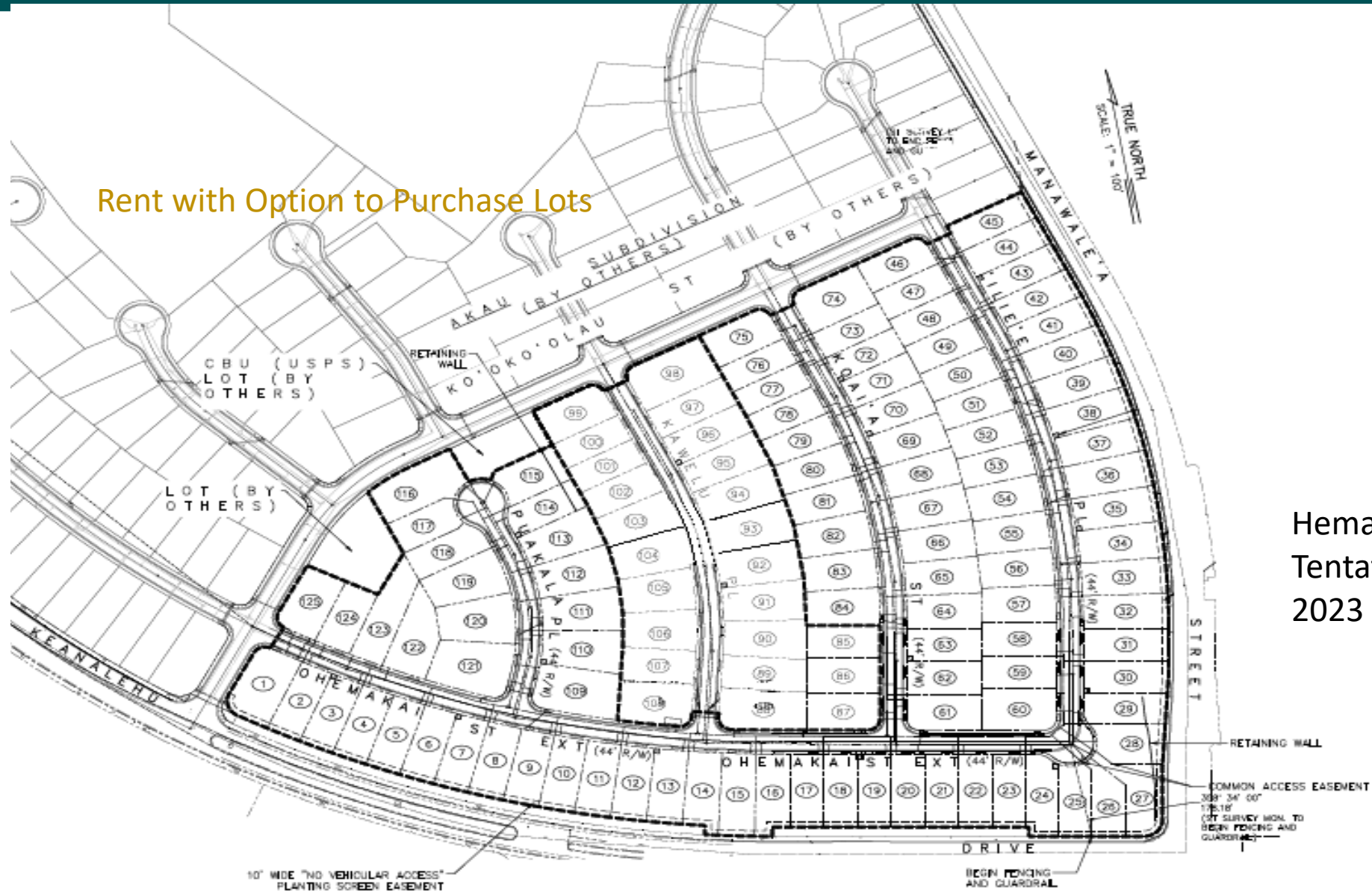
Blessing Ceremony held on
March 23, 2002



Subject to receipt of County of Hawaii permits by end of May 2022, construction completion scheduled for Summer 2023.



La'i 'Ōpua Village 4, Phase 2 - Hema Subdivision Layout



Rent with Option to Purchase Lots

Hema Subdivision
Tentative completion: Fall
2023



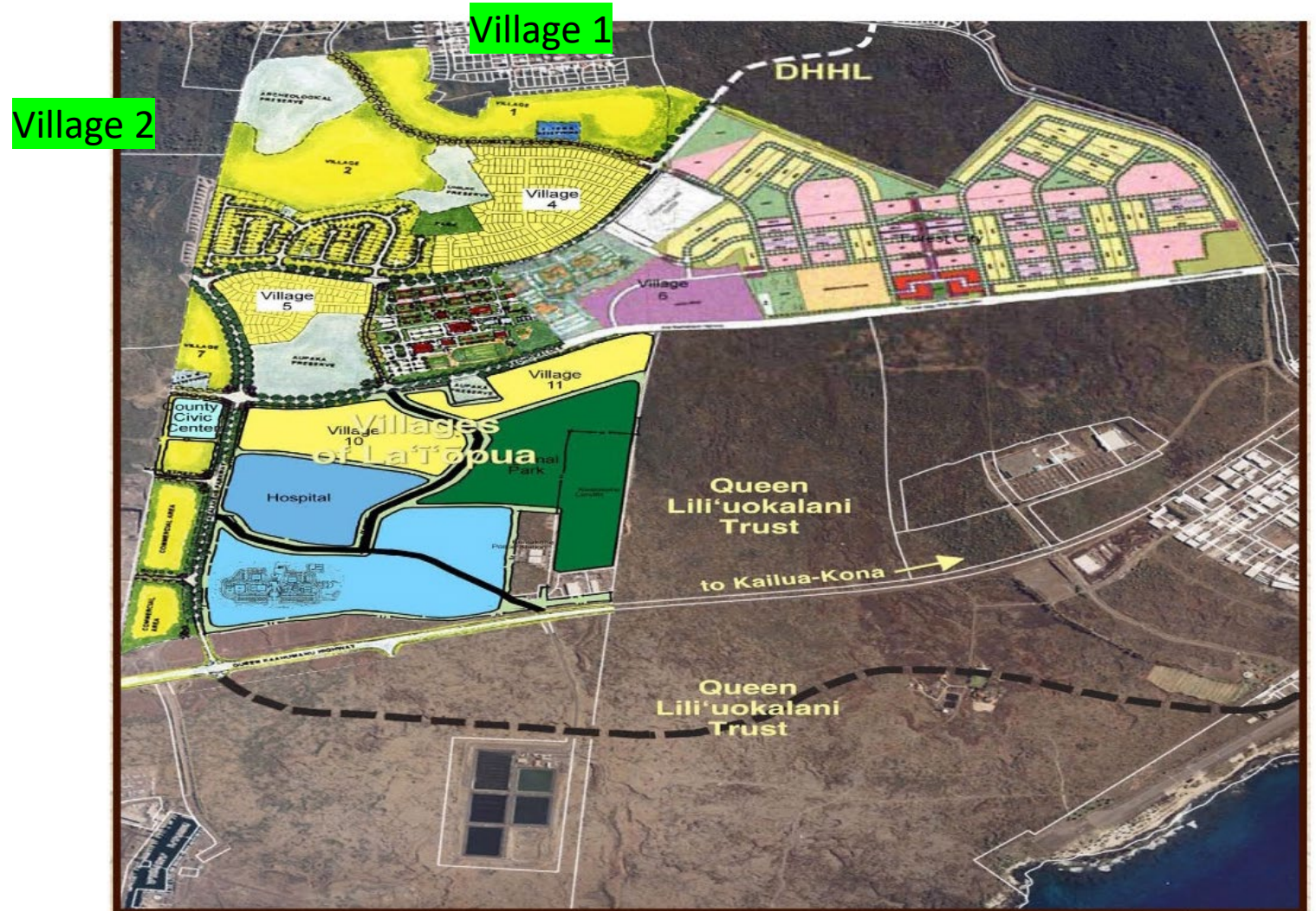
Future La'i 'Ōpua Residential Development

La'i 'Ōpua Village 2

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

La'i 'Ōpua Village 1

- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots





Kūhiō Village Subdivision of Lot 7

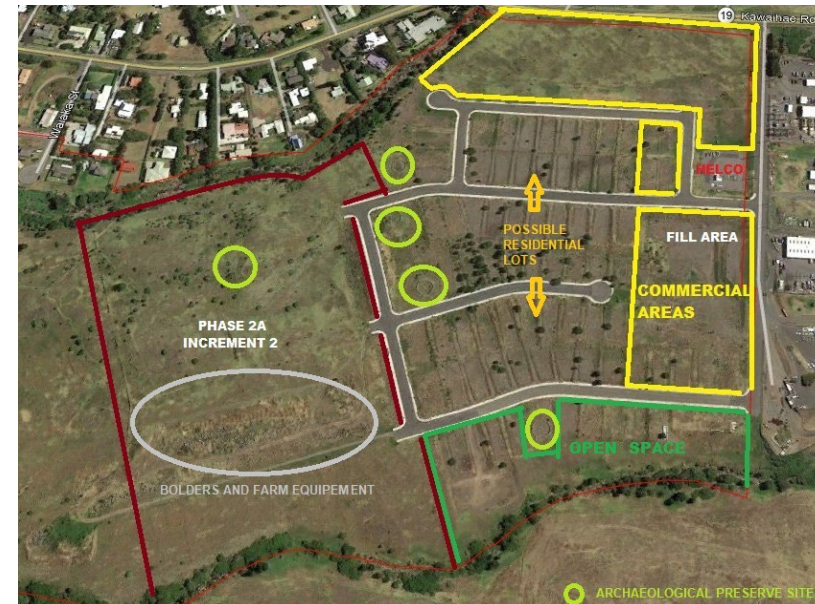
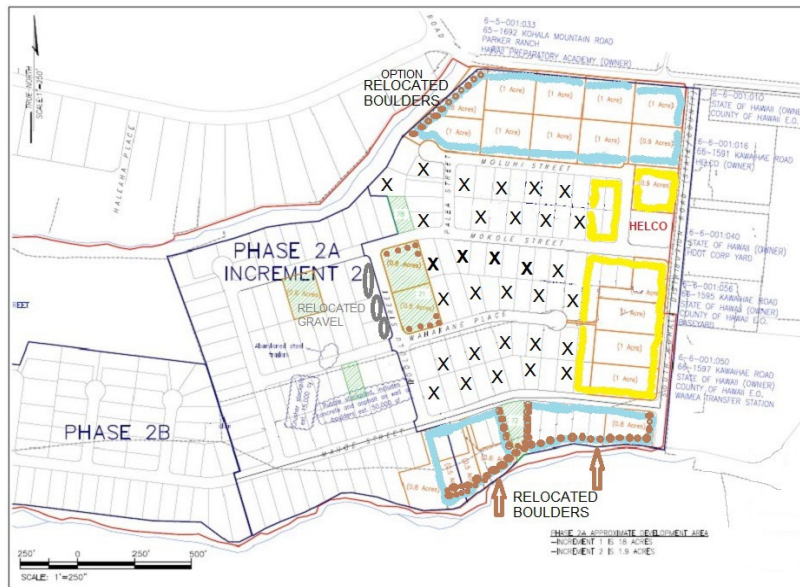
- **Scope:**
 - Subdivision of Lot 7 into Lot 7-A and 7-B
 - Installing water laterals
 - Installing new fire hydrant
- **Construction Cost:**
 - **Low Bid:** \$74,140 – Nan, Inc.
 - **Final Cost:** \$45,582
- **Schedule:**
 - Construction Completed
 - August 3 – 6, 2020
 - Final Subdivision
 - Recorded on June 10, 2021
 - Contact and Awards Division to schedule lot selection.





LALAMILO PHASE 2 – INCREMENT 1

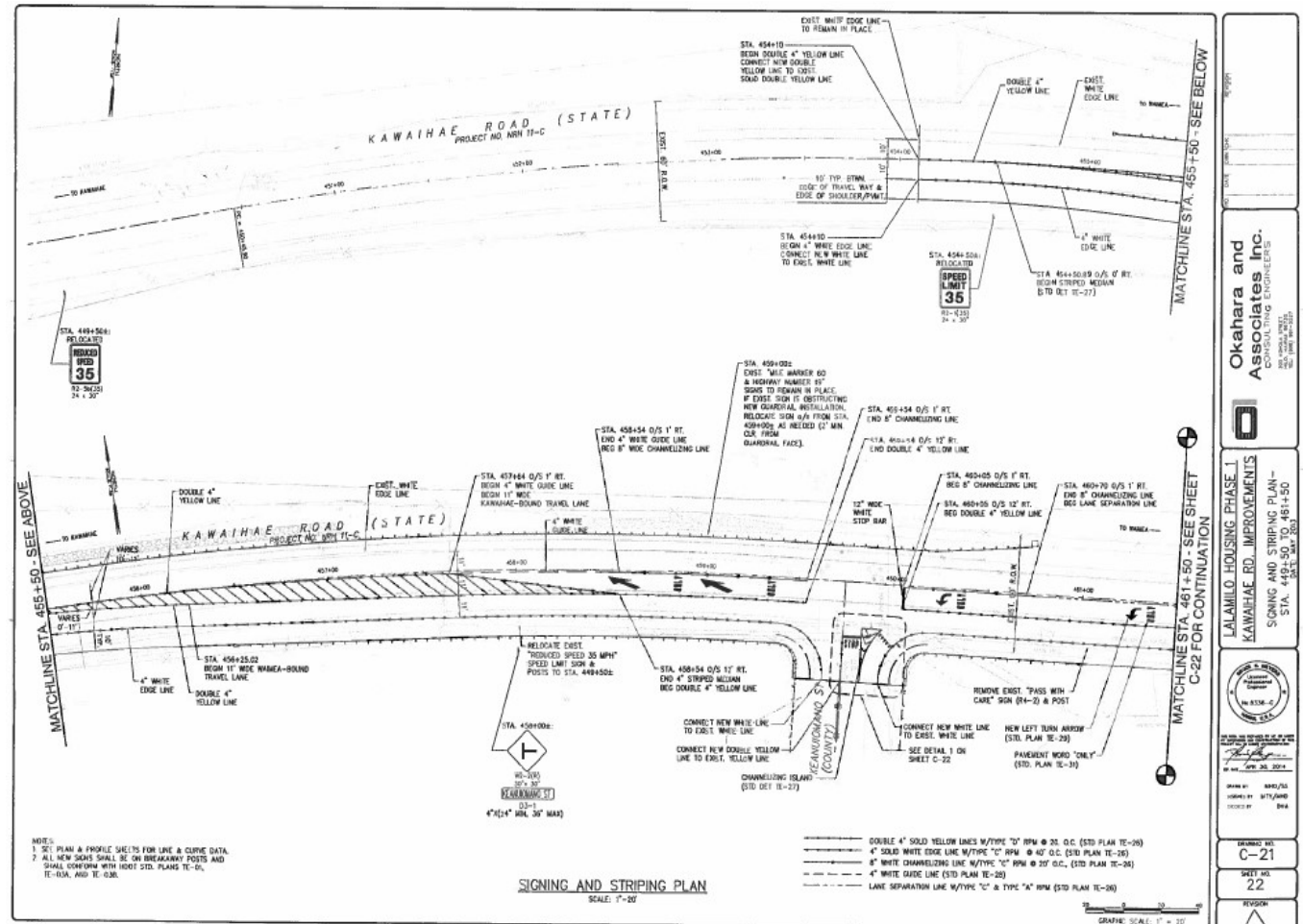
- LALAMILO SOIL TESTING COMPLETED BY ELEMENT ENVIRONMENTAL
- LAB RESULTS REVIEWED BY DOH COMMERCIAL AREA, OPEN SPACE AND RESIDENTIAL LOTS – RESULTS INDICATE NO SIGNIFICANT CONTAMINANTS
- CONTRACTOR GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2015
- NEGOTIATIONS WILL BE SCHEDULED SOON ON DELAY CLAIMS





Lālāmiilo Phase 1 – Kawaihae Road

KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT



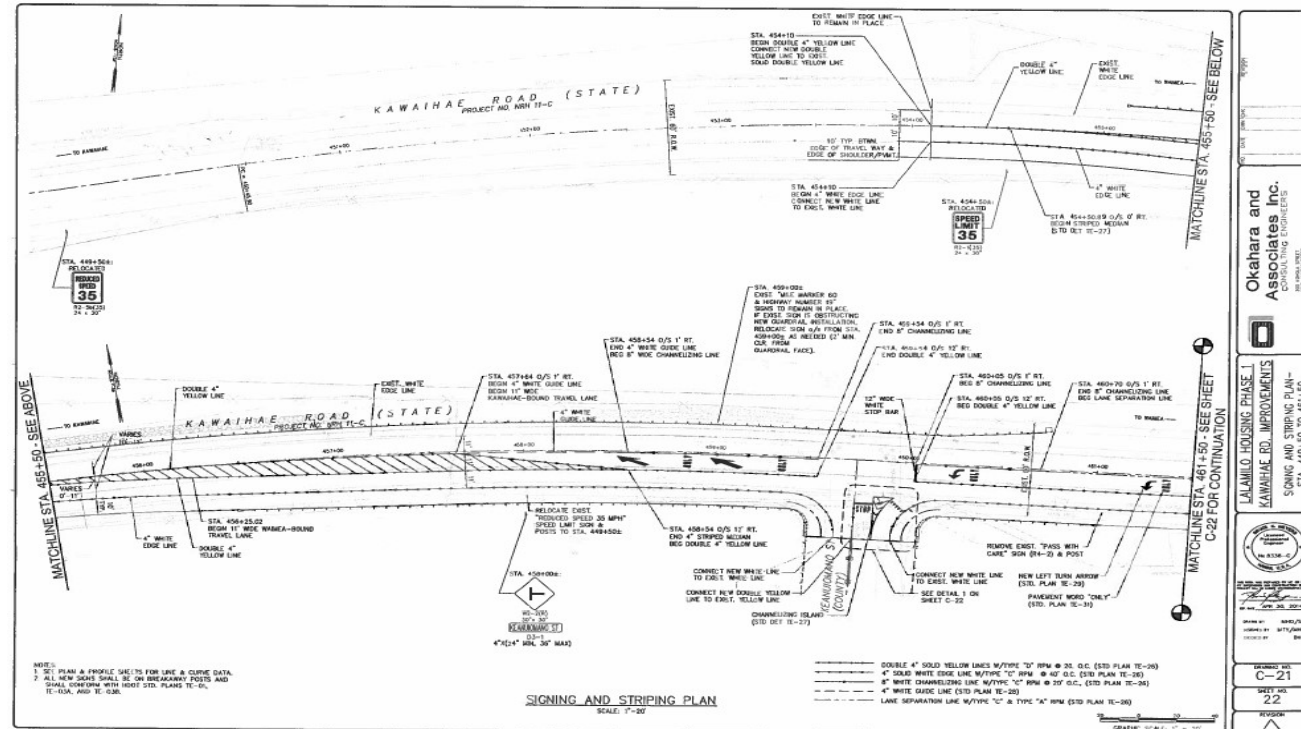
Okahara and Associates Inc.
CONSULTING ENGINEERS
1000 KALANIANAʻOLAHU AVE., SUITE 200
HONOLULU, HI 96813
PHONE: (808) 943-8888
FAX: (808) 943-8889
WWW.OKAHARA.COM

LĀLĀMILO HOUSING PHASE 1
KAWAIHAE RD. IMPROVEMENTS
SIGNING AND STRIPING PLAN
STA. 438+00 TO STA. 461+50
SHEET NO. 22

DATE: 08/20/2024
DRAWN BY: MTH/MBD
CHECKED BY: BMA

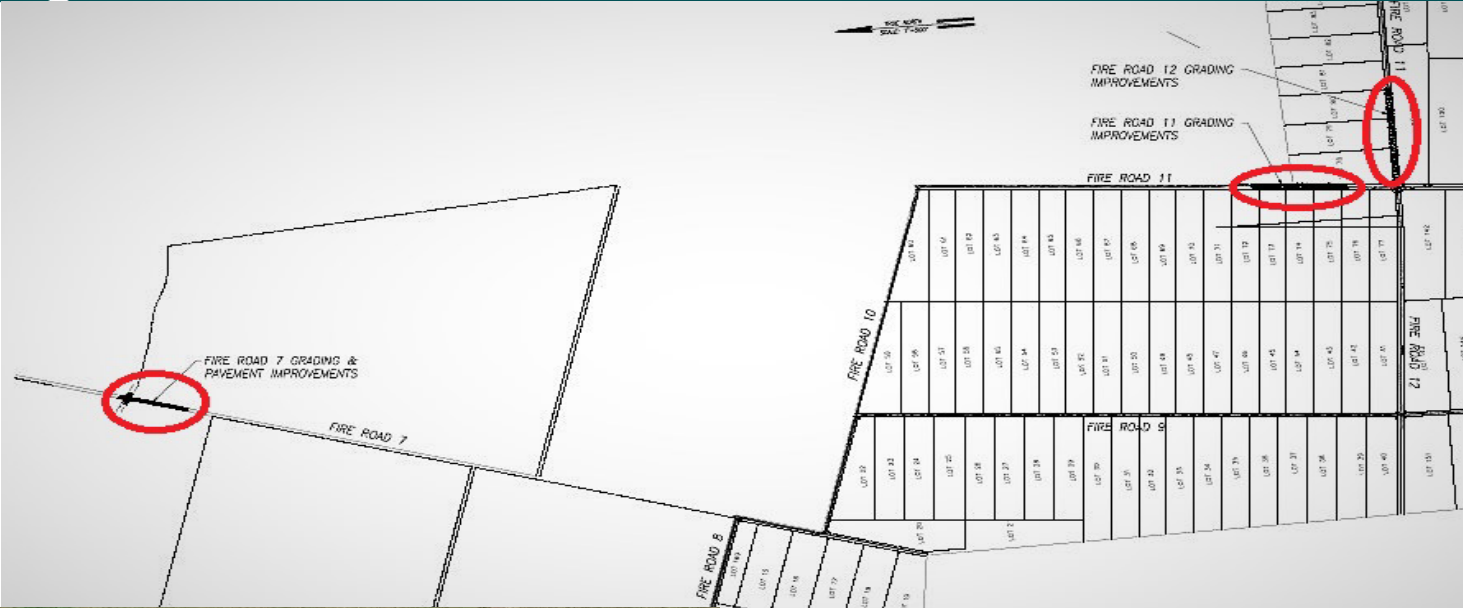
LALAMILO PHASE I - KAWAIHAE ROAD IMPROVEMENTS

- CONTRACT WITH GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2014
- RELOCATION OF HAWAIIAN TELCOM POLES BEING NEGOTIATED
- HTC HAS UNRESOLVED ISSUE WITH FIBER OPTIC LINE PURCHASED THRU SIC
- DELAY CLAIMS BY CONTRACTOR TO BE NEGOTIATED





PUUKAPU PASTORAL LOTS ADDITIONAL ROAD IMPROVEMENTS

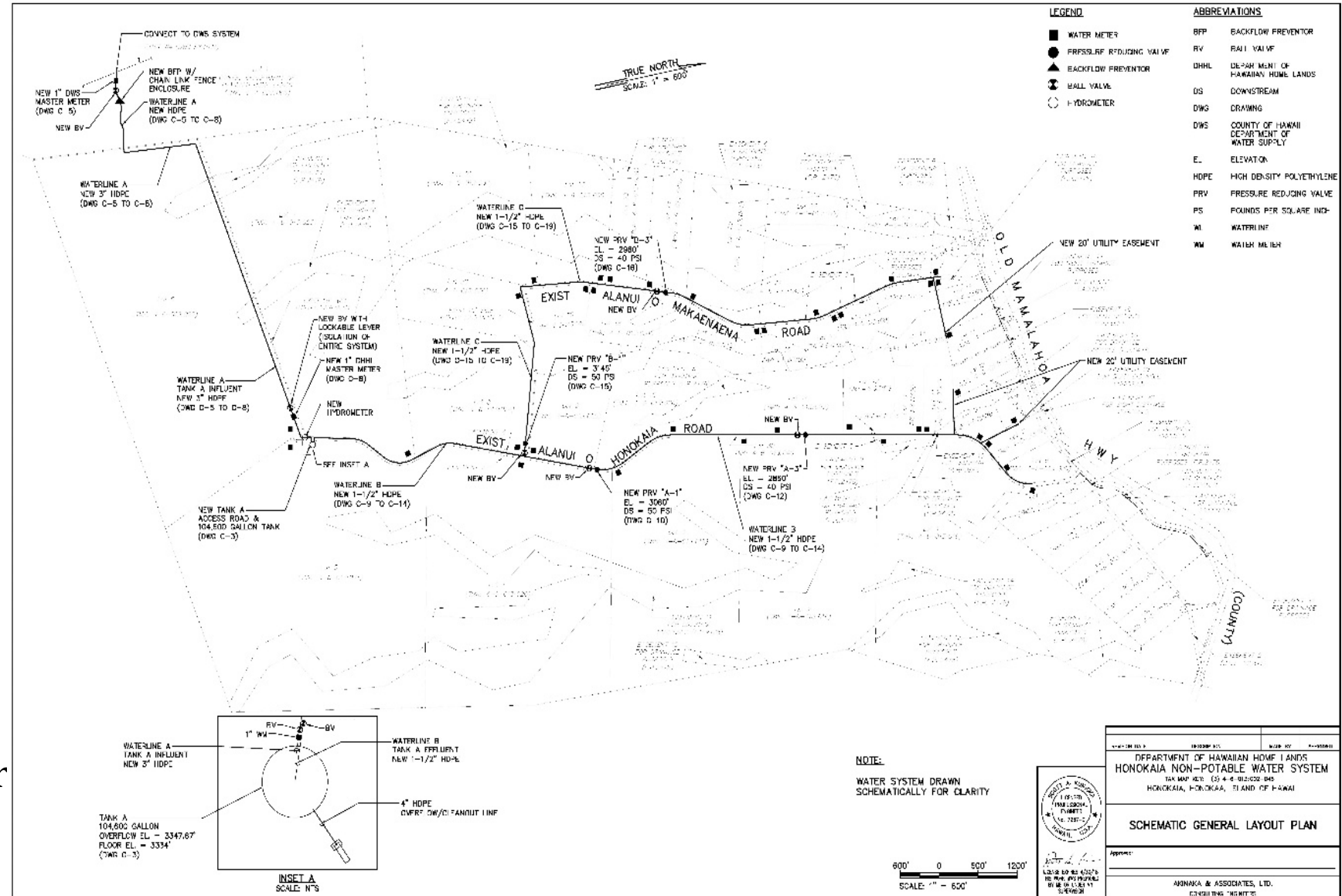


- Construction to improve line of sight and widen the narrow passage due to rock outcroppings
- Bidding in May 2022 with Bids open in June 2022
- Construction Cost Est.: \$450,000.00
- Estimated construction completion November 2022



Honokaia Non-Potable Stock Water System

- DHHL Settlement with Honokaia Ohana (Wai Ola Honokaia)
- Non-Potable stock water system to serve 42 lots.
- Wai Ola Honokaia concurs with current design
- Wai Ola Honokaia to provide updated business plan for discussion with community..
- Isemoto Contracting Co. Cost: \$1,069,756.00.
- Negotiating added scope, escalation and delays.
- DHHL responsible for major repairs over \$2,000





PU'UKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.



System Assessment by
Rider, Levitt, Bucknall in
process

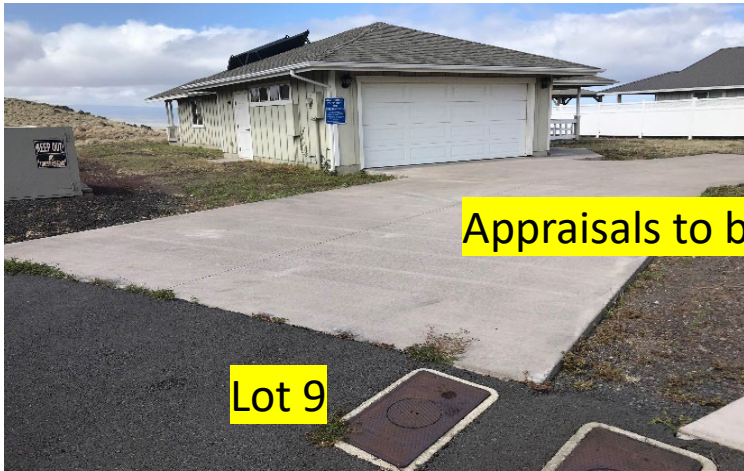
- Resolve PV setback requirements
- Tank 3 Liner replacement in progress
 - Bypass tanks completed
- Procure additional liners for other tanks.





Lālāmiilo Phase 1

STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1



Appraisals to be scheduled





Kawaihae Residential Habitat Lots

Lot 66
Under construction



Environmental requirements cleared.
Habitat & families will build homes in phases; two lots under construction.
Three financial applications pending NAHASDA review.



Lot 111



Lot 128
Under construction



Lot 127





Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov