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 manaʻo
The Hawaiian Homes Commission Act

Prince Jonah Kūhiō Kalanianaʻole
Hawai‘i Island Plan
Hawai‘i Island Plan

Figure 1: West Hawai‘i Island Inventory

Legend:
- Land Use Categories
  - Commercial
  - Community Use
  - General Agriculture
  - Vegetation
  - Water
  - Other Uses
  - Special District
  - Inactive Agricultural

Figure 4: Adjusted Land Inventory

Legend:
- Land Use Categories
  - Commercial
  - Community Use
  - General Agriculture
  - Vegetation
  - Water
  - Other Uses
  - Special District
  - Inactive Agricultural
## West Hawai‘i Land Use Designations

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

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

West Hawai‘i

Project Updates
La‘i ʻŌpua Rent with Option to Purchase (RWOTP)
- Village 4 ʻAkau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

La‘i ʻŌpua Village 4 Hema
- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.

La‘i ʻŌpua 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

24 new rental homes

Village 4 Hema

Village 4 ‘Akau

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 ʻŌpua 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
Laʻi ʻŌpua 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.
Laʻi ʻŌpua Village 4, Phase 2 - Hema Subdivision Layout

Rent with Option to Purchase Lots

Hema Subdivision
Tentative completion: Fall 2023
Future Laʻi ʻŌpua Residential Development

Laʻi ʻŌpua Village 2
• Start Environmental Compliance and Engineering Designs, subject to funding
• Approximately 200 lots

Laʻi ʻŌpua 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.
Pu‘ukapu Pasture Lot Subdivision of Lot 22

• **Scope:**
  - Subdivision Mapping
  - Water Lateral Improvements

• **Cost:**
  - **Design/Subdivision:** $31,964.00 – R.M. Towill Corporation
  - **Construction:** $37,147.00 – Isemoto Contracting Co. Ltd.

• **Schedule:**
  - **Advertisement for Bid:** February 10, 2022
  - **Bid Opening:** March 4, 2022
  - **Construction:** estimating June 2022
    - Completion Time: 30 calendar days from Notice to Proceed
  - **Final Subdivision:** following construction completion
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
• 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
• 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
DEPARTMENT OF HAWAIIAN HOME LANDS

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.

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

System Assessment by Rider, Levitt, Bucknall in process
STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1

- Lot 9
- Lot 16
- Lot 20
- Lot 26
- Lot 28
- Lot 30
- Lot 33

Appraisals to be scheduled.
Kawaihae Residential Habitat Lots

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

Lot 66
Under construction

Lot 111

Lot 128
Under construction

Lot 127

Lot 127
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Lālāmilo Phase 1 – Kawaihae Road

KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT
• CONTRACT WITH GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2014
• RELOCATION OF HAWAIIAN TELCOM POLES BEING NEGOTIATED
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