

# “WE DO”

*Waiohuli Economic Development Opportunities*

Waiohuli Hawaiian Homesteaders Association, Inc

Presentation to

Hawaiian Homes Commission

Department of Hawaiian Home Lands

September 2022

# Purpose of Today's Informational Presentation

- Introduce WE DO
- WHHA's Request for 65-year General Lease Disposition in accordance Sec. 204(2) and 207(c) of HHCA and DHHL's Kuli'a I Ka Nu'u Program
- Provide update on WHHA's submission of deliverables for Right of Entry #688

# WE-DO Purpose

- Provide short- and long-term economic opportunities derived from the development of a master planned community
  - Community-based jobs - families can grow and nurture; remain in Hawaii
  - Core sector jobs (housing, water, wastewater, energy)
  - 21st Century career path development – stability, parity
  - Entrepreneurial and Small business support, incubation
- Secure and leverage public/private resources to support proposed land uses, and in turn, economic development
- Through Public-Private Partnership, work with contractors, professionals and service providers to foster training and mentorship in various fields of expertise.

# Waiohuli Hawaiian Homesteaders Association (WHHA)

## 1999 Established

- Mission - to . . . “unite under the mana of all Hawaii Nei, to protect, preserve, and defend the Hawaiian Homes Land Trust as defined in the Hawaiian Homes commission Act of 1920, as amended, and combine our efforts for the rehabilitation and betterment of all Native Hawaiian Homeland beneficiaries.”

## 2005 Received 501(c)(3) designation

- Created a strategic plan for the Waiohuli Community to promote social interaction, education and sustainability
- Engaged in DHHL’s sponsored programs including Kulia I Ka Nu’u, Regional Planning

## 2007 Received initial 5 of 17 acres of land from DHHL for community use (Lic. No. 695)

## 2010 Participated in development of Keokea-Waiohuli Regional Plan

- Development of a community facility
- Development of water resource

# WHHA... next 12 years

## Secured \$4,215,000

- \$3,805,000 in GIA funding from Legislature (Non DHHL)
- \$410,000 in Regional Plan Priority Project Grants from DHHL

## Developed (in response to community planning)

- Certified commercial kitchen, Comfort station, Outdoor amphitheater, Community garden, Hale Halawai, open park space

## Created

- Mentoring partnerships with project contractors & professionals resulting in “3 to 1” leveraging

# The Start of WE DO

- 2018 November** WHHA Board establishes WE-DO
- To create and sustain economic opportunities derived from development
- 2018 December** Request for Land Disposition
- [Sec. 204(2) and 207(c) of HHCA]
  - Kuli'a I Ka Nu'u Program
- 2019 May** Beneficiary Consultation @ Kula Community Center
- 2019 August** HHC approves ROE to 150 acres to conduct due diligence for WE DO
- 2021 July** Governor Approves \$80M Special Purpose Revenue Bond (SPRB)
- 2022 June** Initial presentation to DHHL Administration

WE DO Plan

## Completion of ROE Deliverables

- ✓ Submit a Master Plan
- ✓ Submit a Project Business Plan
- Consult with and work closely with DHHL on completing HRS Chapter 343 and HRS 6E compliance documentation and studies
- ✓ Submit bi-annual progress reports to DHHL and the HHC.

## Site Assessment ✓

- Land Use Context, location, surrounding uses, land use designations
- Geology/Topography, Hydrology/Drainage, Land Cover
- History/Culture, Demographics
- Infrastructure, incl. water availability study

# Findings of Note

## Water

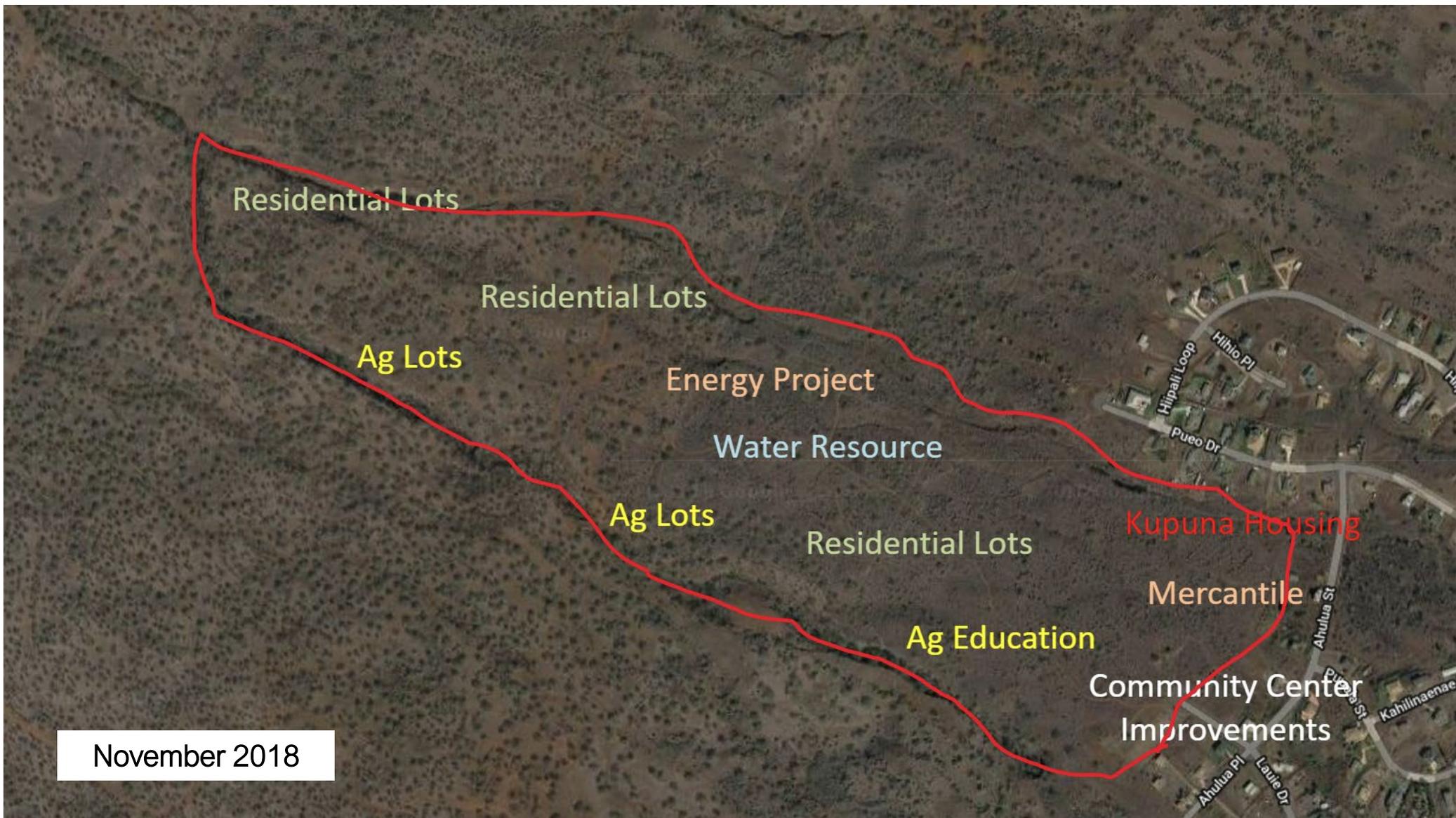
- Located on the Kama'ole Aquifer
  - Aquifer sustainable yield of 11 mgd
  - Planned water development estimated to satisfy WE DO development needs

## Topography & Drainage

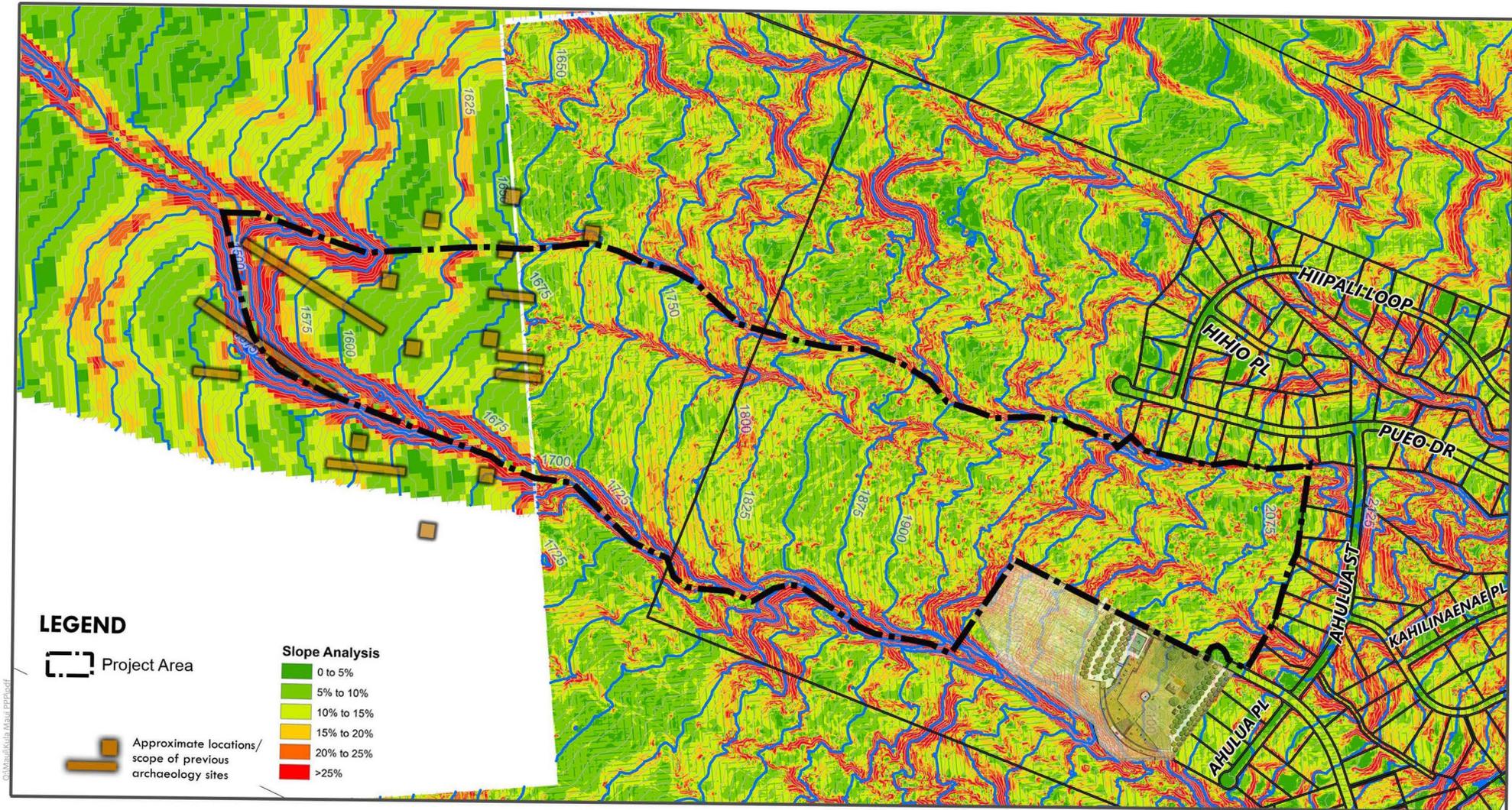
- Concept layout preserves gulches, minimizes grading, maximizes views
- Waiohuli's contours drove the WE DO concept layout

## Archaeology

- Entirety of the Kēōkea-Waihouli Tract has been extensively surveyed for archaeological resources
  - WE DO site planning is designed to avoid disturbance of identified sites
  - Proper preservation steps and monitoring will be implemented as necessary



November 2018



©2014 Maui Planning Department



Renewable Energy



Agricultural Technology



Technology, Keiki Care, Small Business Health Care



Kūpuna Care

Multi-Generational Communities



Construction Jobs



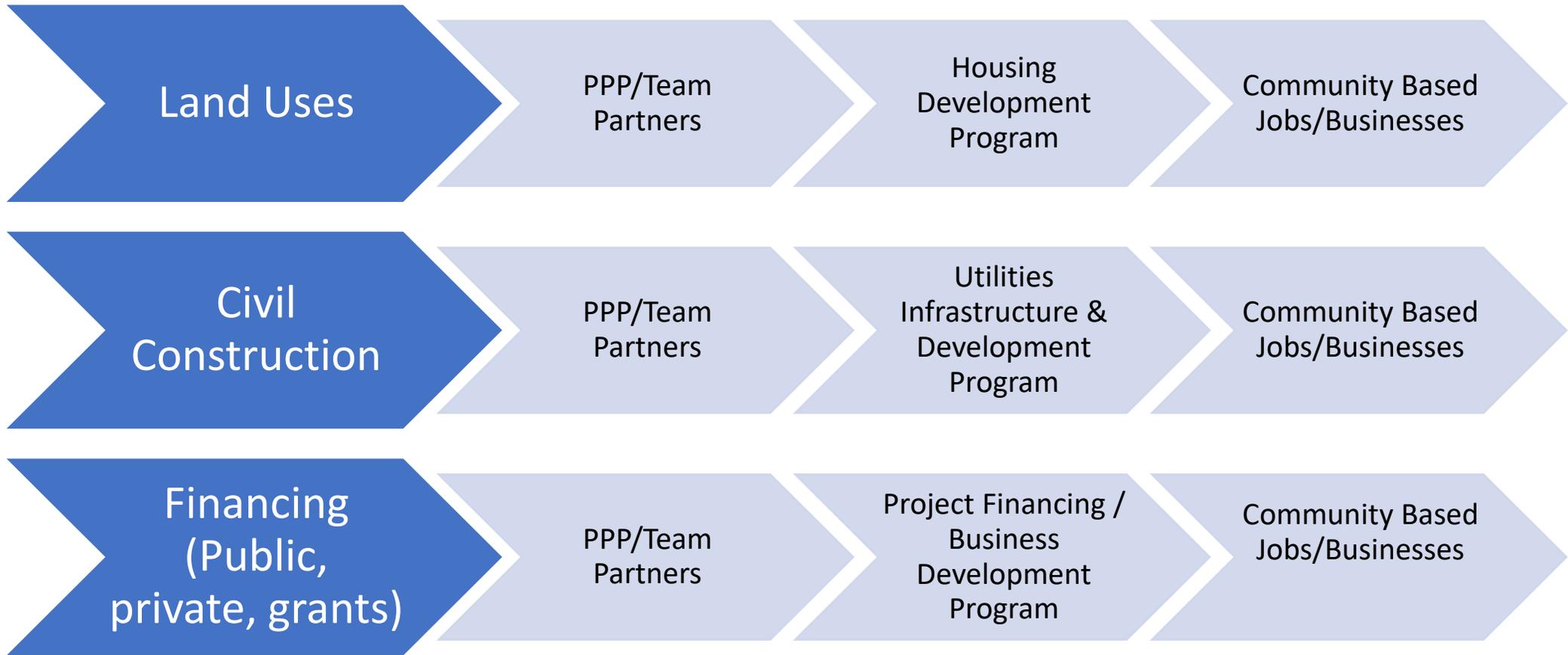
Water and Wastewater



Community Spaces



# WE DO Strategy – “Community Building Communities”



# Aligning Concept Plan with Vision

Housing (Infrastructure, single family, multi-family, rental, kūpuna housing)



---

## Short Term

Planning

Design (civil, vertical)

Engineering

Survey

Environmental

Construction

Legal Services

PV & Solar

Homebuyer Counseling

Loan & Escrow Services

---

## Long Term

Rental mgmt. & services

Elderly management & services

Common area maintenance

Security, smart home technologies

PV & Solar

Legal services

Kūpuna care center

# Aligning Concept Plan with Vision

Agricultural (housing with subsistence farming, vertical farming)



---

## Short Term

Ag Education & Technical Assistance

## Long Term

Ag education and technical assistance

Ag processing

Ag co-op

Storage and transportation

Marketing

Small business support

---

# Aligning Concept Plan with Vision

Community Spaces (learning center, cemetery, cultural preservation)



## Short Term

Planning, civil

Construction

## Long Term

Program development

Grant writing

Arts and culture venues

Legal services

Childcare services/center

# Aligning Concept Plan with Vision

Energy, Water, Wastewater



---

## Short Term

Planning, civil

Construction

Marketing

Distribution

Management

Technical support

---

## Long Term

Management and maintenance jobs

Technical support

Cyber security

Legal Services

# Economic Overlay

## Experienced, Hawaii-Based Teaming Partner(s) – Funding by 2022 Grant In Aid

- Assessment
  - Identify community skillsets
  - Determine interests, readiness
  - Match needs with support services
- Coordination / Implementation
  - Align support services
  - Teaming partners mentorships
  - Other communities
  - Timing with development schedule
- Evaluation / Performance Measurements
  - Quantifiable results
  - Community impact

# Business Plan

- Itemized description of proposed land uses, quantities and phasing plan
- ROM estimates for civil and vertical costs
- Sources of funding
  - \$80M SPRB & Biden Infrastructure Funding for initial phase
- Phasing
- Expense & Income budget
- Key partners committed to the project

# Business Plan

## Sources of funding

- Special Purpose Revenue Bond (\$80 Million)
- Federal, State, and Foundation Grants
- Federal and State Tax Credits
- USDA Rural Development
  - USDA Rural Utilities Service
- CoBANK Rural Community Development
- US Department of Commerce
  - Economic Development Administration
- US Department of the Interior
  - Bureau of Indian Affairs
- US Department of Energy
  - Office of Energy Efficiency and Renewable Energy
- Investment Banking and Corporate Bonds
- Private Equity and Hedge Fund Financing
- National Endowment for the Humanities
- US Department of Education
- US Department of Health and Human Services
  - Administration for Community Living
  - Administration on Aging
  - Administration for Native Americans
- Biden Infrastructure Investment and Jobs Act
- Office of Hawaiian Affairs

# Bi-Annual Reporting

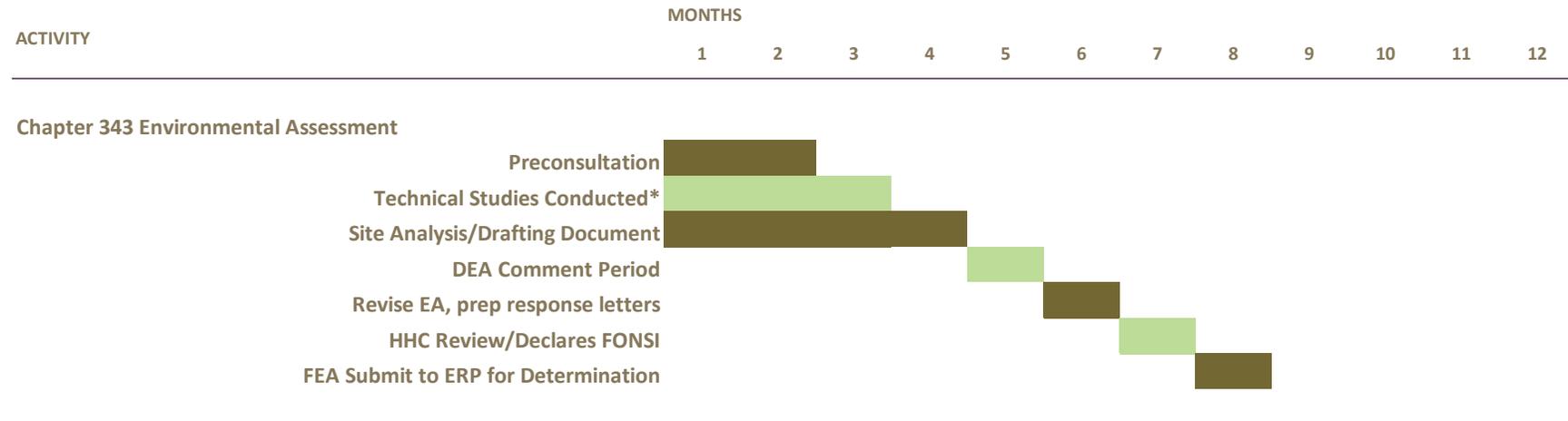
ROE issued January 2020 (36-month term ends Jan 2023)

- 1<sup>st</sup> Report Feb 2020 – Jul 2020 (submitted Aug 2020)
- 2<sup>nd</sup> Report Aug 2020 – Jan 2021 (submitted Feb 2021)
- 3<sup>rd</sup> Report Feb 2021 – Jul 2021 (submitted Aug 2021)
- 4<sup>th</sup> Report Aug 2021 – Jan 2022 (submitted Feb 2022)
- 5<sup>th</sup> Report Feb 2022 – Jul 2022 (WE DO draft plan review Jun 2022)

# HRS Chapter 343 Compliance (pending)

- Literature review
- Technical Studies
- HRS Chapter 343 FONSI is anticipated

## Environmental Clearances Task Timeline



\*Technical studies needed: Archaeological Assessment or Survey; Cultural Impact Assessment; TIAR; PER (or equivalent)

# Next Steps

- Complete due diligence review with DHHL
- Exercise extension clause to ROE term
- Seek Preliminary GL approval from HHC
- Complete Chapter 343 Compliance / Secure GL disposition

A landscape of rolling hills at sunset or sunrise. The sky is a gradient of light blue and orange, with the sun low on the horizon, creating a warm glow. The hills are silhouetted against the bright sky, with the foreground being the darkest. The word "MAHALO" is overlaid in white, sans-serif capital letters in the center of the image.

MAHALO