

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

September 19-20, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio Jr., Acting Administrator
Land Management Division 

Jobie M. Masagatani, Executive Assistant
Office of the Chaiman 

Subject: Authorization to conduct due diligence on the proposal submitted by Hawaiian Community Development Board "HCDB", a Hawaii non-profit Corporation, Kalaeloa, Island of Oahu, TMK No. (1) 9-1-013:001 consistent with the due diligence requirements placed on non-profits seeking a general lease pursuant to HRS §171.43.1 Lease to eleemosynary organizations

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") authorize DHHL to conduct due diligence on the proposal submitted by the Hawaiian Community Development Board, a Hawaii Non-Profit Corporation ("HCDB") to utilize up to 43.0 acres of Hawaiian home lands located at Kalaeloa, Oahu, Hawaii, more specifically identified by TMK: (1) 9-1-013:001, consistent with the due diligence requirements placed on non-profits seeking a general lease pursuant to HRS §171.43.1 Eleemosynary organizations., subject to the following conditions:

1. HCDB shall submit DHHL's Non-Profit Organization Application for Long-Term Use of DHHL Land, PRE-APPLICATION FORM;
2. DHHL shall immediately hire an independent appraiser in the manner as provided and referenced pursuant to Hawaii Revised Statutes §171-17(b) to determine the fair market rent for the subject parcel. The following information is provided for reference:

Appraisal Purpose: The purpose of the appraisal is to determine the fair market and upset rent of the subject property for the first twenty (20)-years of the proposed ground lease, based on its highest and best use, as though vacant and available for development, with two (1) stepped-up rent increases commencing on the 11th year, 16th year of the lease.

Lease Terms/Rent: Sixty-five (65) years; rental re-openings shall be determined by an independent appraisal prior to commencement of the 21st, 36th, and 51st years

If the appraisal as commissioned by DHHL exceeds HCDB's proposal, HCDB shall return a revised proposal for further consideration of its land disposition request. More specifically, HCDB shall demonstrate how the Trust would benefit relative to the land disposition with highest and best use returns to the Trust.

3. Allow for DHHL to take its course of due diligence relative to its being consistent with its process for long-term land use requests as submitted by non-profit organizations;
4. DHHL respectfully reserve its authority to issue a Request for Expression of Interest ("REFI") to evaluate the level of interest in the property by legitimate qualified alternative bidders as deemed prudent and reasonable. As a REFI will help to evaluate the likelihood that the minimum rent required by DHHL would be met or potentially succeeded if DHHL were to offer the site for public auction or a request for proposal.

DISCUSSION

HCDB Proposal Highlights

- Development, operation, management, and maintenance of an industrial park called "Kahua Business Park" whereas 50% of the general lease rent received shall be shared with HCDB and used for the development, leveraging, and promotion of affordable housing for Hawaiian Home Land beneficiaries in the state of Hawaii; HCDB believes that this new approach will not only bring needed revenue to DHHL but will increase its ability to provide: 1) business & entrepreneurial opportunities to native Hawaiians, 2) employment opportunities in the alternative energy industry, 3) agricultural educational opportunities, 4) grants to various homesteads associations, 5) internships in the alternative energy industry, 6) agricultural leases farming opportunities, and 7) affordable housing to DHHL beneficiaries.
- Land area covering a total of 43.0 acres identified more specifically by TMK (1) 9-1-013:001 located in Kalaheo, Oahu Island
- Lease term sixty-five (65) years. It is estimated that infrastructure development and construction will be completed within twenty-four (24) months after executing the master lease agreement. The term of the Lease will commence upon completion of construction. Use and occupancy of the premises will be under Industrial-2 (I-2) and shall comply with all applicable governmental requirements or for any lawful use
- Lease Rent: Lease rent to DHHL shall be 85% of revenue collected from sublease payments of rentable area. HCDB proposes a general lease rent of \$0.17 per square foot per month subject to the Chairman's approval or appraised value. The lease rent will remain the same for the first 20 years, then 25% step-ups will occur every 10 years until the end of year 50, then on year 51 a 30% step. Lease rent shall commence upon the date the

subtenant opens for business on the premises, but no later than one (1) year after the delivery date.

In addition to lease rent, HCDB also proposes providing several economic benefits including: 1) Hawaiian Workforce Initiative; 2) Homestead Association Grants; 3) SEED, Sustainable Energy Education Development Program; 4) Alternative energy Ancillary Business Opportunities; 5) Propagation to Power Internship Program; 6) Native Hawaiian Business Incubation Program; and 7) Provide industrial and office space for beneficiaries at discounted rates.

- And other Standard Terms and Conditions

The proposed highlights as noted above are condensed to avoid any release to the public of sensitive information in HCDB's proposal should DHHL proceed with an REFI process.

Process for Unsolicited Proposals from Non-Profit Organizations for Long-Term Use of DHHL Lands

At the March 2019 HHC meeting staff presented a workshop to outline the application requirements and process that DHHL would undertake to review proposals that were received from Non-Profit Organizations for long-term use of DHHL lands. (Exhibits "A"- "A-1"). Staff anticipated considering only projects submitted for properties with the following land use designations: Community Use, General Agriculture, Conservation, and Special District. Properties with any other land use designation should receive Commission concurrence to proceed with further consideration, in an abundance of caution. Since HCDB's proposal is for properties designated Industrial Use in the 2014 Oahu Island Plan (Exhibit "B"), staff is seeking the Commission's authorization to proceed with further due diligence.

If Commission authorization is granted, staff will proceed following the same steps and standards as outlined in Exhibit A so that consistency is maintained with how other proposals submitted by non-profits have been evaluated.

Kapolei Regional Plan

The Kalaeloa properties, including the site identified in HCDB's proposal, are part of the Kapolei Region. The Kapolei Regional Plan Update was recently completed and approved by the Commission in March 2022, Item No. G-1. Since the proposed HCDB project was not identified as a Priority Project in the Regional Plan, a beneficiary consultation meeting is required to seek beneficiary input and feedback into the project.

Additional Due Diligence Requirements

Since the land use designation for TMK (1) 9-1-013:001 (Exhibit "C") (the parcel identified by HCDB for its proposal) is Industrial Use in the Oahu Island Plan, the primary intent is to generate revenue from these parcels for the trust that could be utilized to fund programs for beneficiaries and development undertaken by DHHL. As a result, additional due diligence should be undertaken to insure that DHHL is meeting its trust responsibilities.

This is particularly important for these parcels. Given their location adjacent to existing infrastructure and other developed industrial sites in Campbell Industrial Park and scarce supply of industrial sites on Oahu, this site may be one of, if not the most, valuable site currently in DHHL's inventory of available industrial lands.

At a minimum, the due diligence should address the following questions:

1. If DHHL were to put this property out for auction under HRS§171-43.1 Lease to eleemosynary organizations., what is the fair market rent DHHL could receive? (Kahana is this the same as the upset rent??)
2. What is the likelihood of DHHL receiving this rent or a higher rent based on the level of interest or demand for the parcel by qualified parties?
3. How much revenue does DHHL receive based on HCDB's proposal? Does it meet or exceed the fair market rent?
4. If the revenue is less than what DHHL could receive through a HRS§171.59 Disposition by negotiation. solicitation, what benefit is expected from HCDB? Do all beneficiaries have access to this benefit? Does it outweigh the opportunity cost of the lost revenue?

If the determination is made that the anticipated benefits outweigh the opportunity cost of lost revenue, it is important that beneficiaries have the means to independently verify that the proposed benefits are delivered.

A beneficiary has the "Sunshine Law", the Uniform Information Practices Act (UIPA), and the Office of Information Practices as well as the Courts to ensure access to Commission meetings and DHHL documentation (including its financial records, contracts, solicitations, letters, memorandums, e-mails, etc.) to hold DHHL accountable. What tools are available to beneficiaries to monitor the actions of the private non-profit to ensure that the benefits delivered meet or exceed what was promised?

To help address these due diligence requirements the following actions should occur:

1. An appraisal should be conducted to identify current highest and best use, market value, and market rent of the site taking into consideration the parcels proximity to existing infrastructure and cultural and historic sites on the property.
2. A Request for Expression of Interest should be issued to evaluate the level of interest in the property by legitimate qualified alternative bidders. This will help to evaluate the likelihood that the minimum rent required by DHHL would be met or potentially succeeded if DHHL were to put the site out for auction or a request for proposal.
3. HCDB should consider and provide a plan as to how beneficiaries can independently verify that the benefits meet or exceed what was promised.

September 2022

AUTHORITY

Section 204(a)(2), HHCA 1920, as amended

Section 10-4-1, Hawaii Administrative Rules, as amended

Hawaii Revised Statute §171-43.1, as amended

RECOMMENDATION

Land Management Division respectfully recommends approval of the requested motion/action as stated.

Unsolicited Proposals from Non-profit Organizations for Long-Term Use of DHHL Lands

Item G-4
HHC Meeting
March 18-19, 2019

Non-Homestead Use of Hawaiian Home Lands

Authorization: HHCA Section 204(2) & 207(c)
HRS Chapter 171

For-Profit Commercial Use HRS 171

- DHHL pro-actively solicits development proposals for its properties
- Competitive application process (RFP or IFB)

Non-Profit Programmatic Use HRS 171-43.1

- DHHL reactively receives unsolicited requests for use of its property
- Allows for direct-negotiation with non-profit entity on long-term disposition

Long-term (term of more than one year of consecutive use)

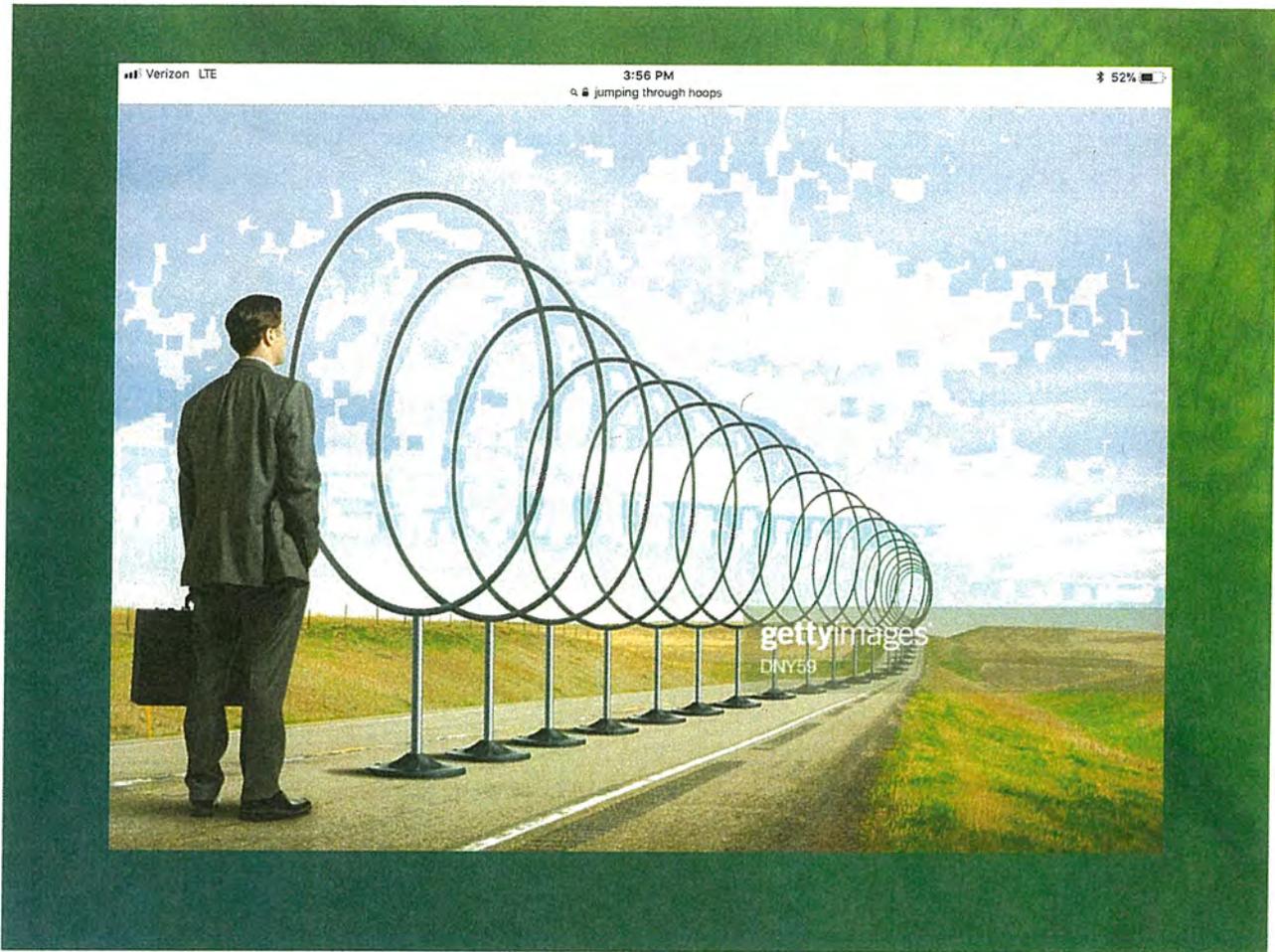
ISSUE: DHHL application process to utilize land for Non-Homestead Non-profit use has been unclear and not standardized.

- 1. Unclear understanding regarding expectations about application requirements**
- 2. Unclear expectations regarding DHHL response time to submitted applications**
- 3. Unclear expectations regarding level of assistance and/or resources DHHL can provide for application proposals that are submitted by DHHL beneficiaries**

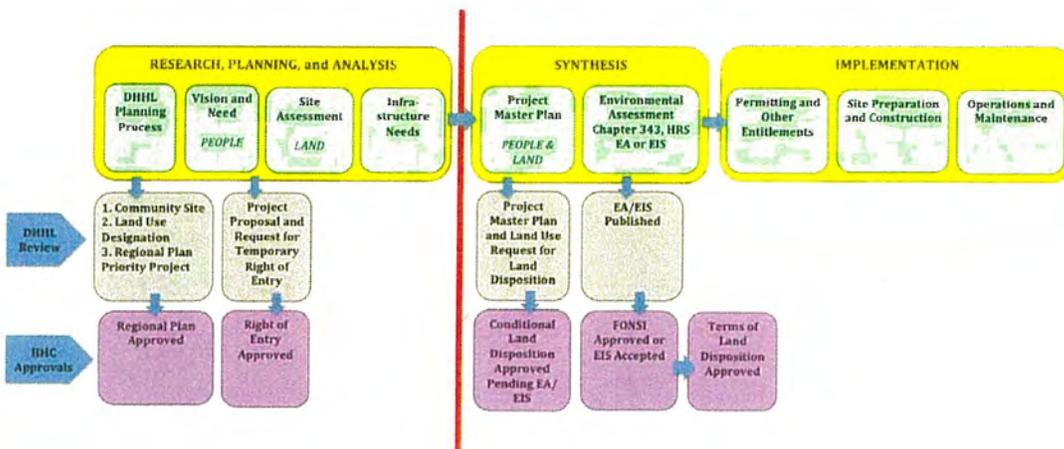
Goal and Intent of Application Process:

To create a TRANSPARENT & FAIR application process

- By TRANSPARENT we want to identify and communicate:**
 - Who is applying
 - What is the applicant's project idea: Why is it needed; How does the applicant intend to utilize/develop, manage, and maintain DHHL lands for the benefit of beneficiaries and the Trust
 - When did the applicant submit an application and when will DHHL make an initial response
 - Where is the project being located
 - How long does the applicant intend to utilize DHHL lands
 - Beneficiaries that have an interest in an application proposal are notified
- By FAIR we want to ensure DHHL responds to similar requests in the same way by:**
 - Developing criteria for decision-making that is standardized and applied equally when reviewing different applications*
 - Information about the application process is consistently communicated and uniform



MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



Application Process will mirror the Master Planning and Land Development Process

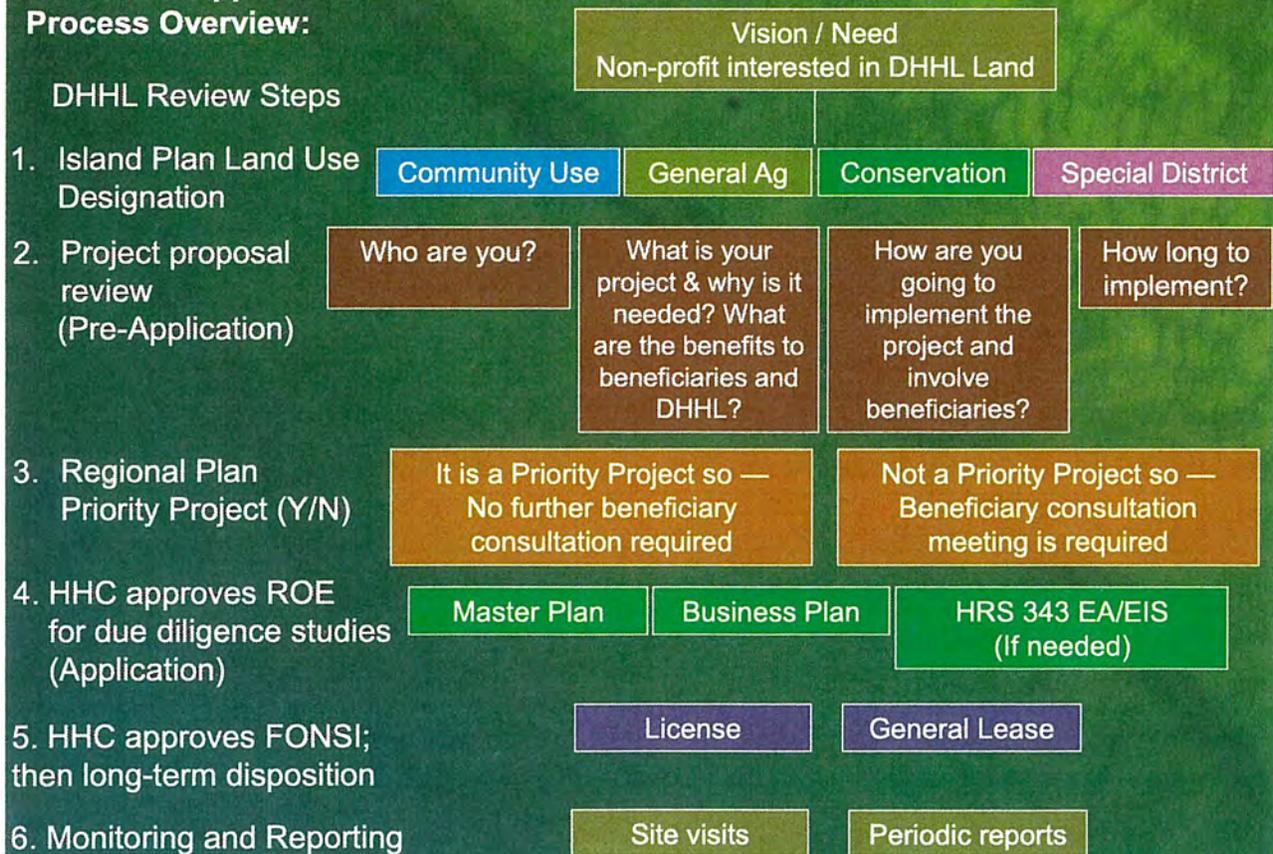
Non-Profit Application to Utilize Hawaiian Home Lands

Two Parts:

- **Pre-Application (“Mature” Idea):**
 - Ensure proposed area is consistent with Island Plan Land Use Designation
 - Applicant prepares a Project Proposal
 - Beneficiary Consultation (if required)
 - Pre-application intended to minimize risk of investing significant time and resources for the applicant and give DHHL a better idea about proposal and applicant potential capacity to implement.

- **Application**
 - Good project proposal; positive comments from beneficiary consultation
 - HHC approves ROE for due diligence studies
 - Applicant prepares due diligence studies
 - Staff review of due diligence studies
 - HHC approves long-term disposition

Non-Profit Application Process Overview:



Non-Profit Application Process Overview:

Applicant Submits Pre-application

Application Step	Timeframe	Responsible Entity
1. DHHL receives pre-application. Notifies applicant if pre-application is complete	Up to 30 days	LMD
2. DHHL reviews project proposal and schedules review meeting with applicant to review questions, concerns, staff may have*	Up to 90 days	PO & LMD
3. DHHL schedules beneficiary consultation meeting	Meeting scheduled 3 months before on island HHC meeting	PO & Applicant
4. HHC ROE approval for due diligence	3 months after beneficiary consultation meeting	LMD & HHC
5. Conduct due diligence studies*	12-24 months	Applicant*
6. HHC approves FONSI	TBD	PO & HHC
7. HHC approves long-term disposition	TBD	LMD & HHC
8. Monitoring and reporting	TBD	Applicant & PO & LMD

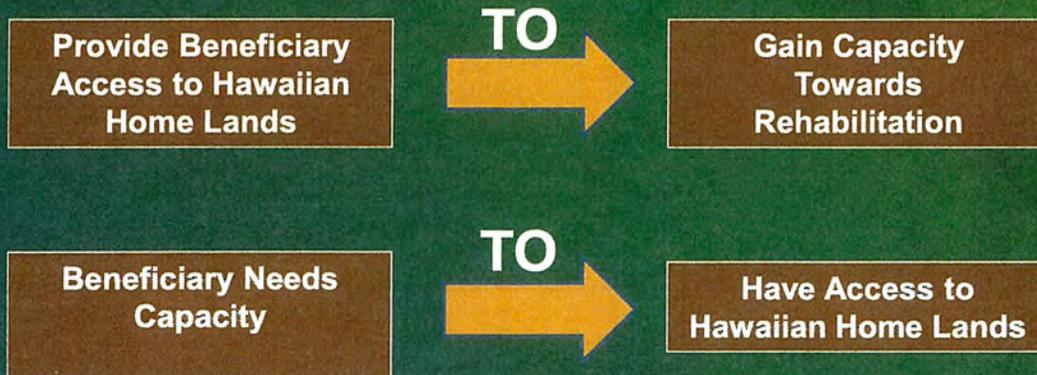
Unresolved Issues

- **Developing criteria to fairly assess applicant capacity to implement their proposal;**
- **How much assistance does DHHL provide during the application and/or implementation process;**

got capacity?

“After extensive investigation and survey on the part of various organizations organized for the purpose of rehabilitating the race, it was found that the only method in which to rehabilitate the race was to place them back upon the soil.”

– Excerpt from a letter from Prince Kuhio to the U.S. Senate



Balance

Providing beneficiaries opportunities to access land to support their rehabilitation

Fiduciary responsibility to ensure that the proposed action does not harm DHHL's ability to help other current & future beneficiaries



Reasonable Safeguards in Disposition:

- Requiring liability insurance
- Requiring compliance with laws
- Realistic milestones that demonstrate growing capacity
- Requiring proactive inclusion of other interested beneficiaries

How much assistance does DHHL provide during the application and/or implementation process?

- Previous forms of DHHL assistance:
 - Kulia I Ka Nuu Program
 - Pilot Projects:
 - Waimea Hawaiian Home Lands Association
 - Panaewa Hawaiian Home Lands Association
 - Staff review, comment, and edit due diligence reports

Recommendation: In the application, make it clear that DHHL funding and staff technical assistance is **not** guaranteed. DHHL may consider providing funding assistance to projects that can attract other funders. Projects that rely primarily on DHHL resources (other than land) for implementation will not be considered.

Next-Steps

- Incorporate feedback and comments from HHC and revise;
- Deputy Attorney General review of the form.
- Orientate Planning Office and Land Management Division staff on process, roles, and responsibilities;
- Orientate homestead community associations about application process, starting with those associations who already have submitted land use requests to DHHL;
- Upload application form to DHHL website;
- Evaluate process and revise as necessary;

Department of Hawaiian Home Lands
NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS
Application
INSTRUCTIONS

PURPOSE OF APPLICATION

The Hawaiian Homes Commission Act (HHCA) Section 204(2) and 207(c) authorizes DHHL to dispose of lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in Hawaii Revised Statutes (HRS) Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process.

Per HRS 171-43.1, eleemosynary organizations must be certified to be tax exempt under sections 501(c)(1) or 501(c)(3) of the Internal Revenue Code of 1986, as amended. The lands shall be used by such eleemosynary organizations for the purposes for which their charter was issued and for which they were certified by the Internal Revenue Service.

This application is meant for IRS 501(c)(1) or IRS(501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being.

This application is NOT meant for:

- For-profit entities and for-profit purposes. For-profit proposals must go through a different process that requires a competitive solicitation process as outlined in HRS Chapter 171.
- Individual use of Hawaiian Home Lands
- Organizations and individuals that are interested in use or access of Hawaiian Home Lands for less than 30-days (short-term use). Interested organizations or individuals interested in short-term use of Hawaiian Home Lands should contact the DHHL Land Management Division for a Limited Right-of-Entry Permit application.

APPLICATION PROCESS

There are two main parts to this application process: (1) Completion of Pre-Application Form and (2) Application.

Part I -- Pre-Application Form

Pre-application intended to minimize risk of investing significant time and resources for the applicant and give DHHL a better idea about proposal and applicant potential capacity to implement.

The Pre-Application Project Proposal Form also ensures that the proposed area of use is consistent with DHHL Island Plan Land Use Designations. DHHL Island Plans can be found at: <http://dhhl.hawaii.gov/po/island-plans/> DHHL will **only** be accepting proposals for its lands that

**Department of Hawaiian Home Lands
NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS
Application
INSTRUCTIONS**

are designated for (1) Community Use, (2) General Agriculture, (3) Conservation, or (4) Special District.

The Pre-Application Project Proposal Form will also help DHHL determine whether the proposed project requires a DHHL beneficiary consultation meeting. Project proposals that are identified as priority projects in DHHL Regional Plans do **not** require additional DHHL beneficiary consultation.

NOTE TO POTENTIAL APPLICANTS: DHHL funding and staff technical assistance is NOT guaranteed. DHHL might consider providing funding assistance to projects that can attract other sources of funding. Projects that rely primarily on DHHL resources (other than land) for implementation will not be considered.

Submitting the Pre-Application Packet

There are questions on the Pre-Application Form that can be filled out on the form. However, the majority of the questions on the form will require typed written responses on a separate page. When answering questions on a separate page, please indicate the question number and question you are responding to prior to your written response.

Overview of the Pre-Application Form

There are four sections to the Pre-Application Form:

1. **Applicant Information** – This section helps DHHL identify **who** the applicant organization is and the applicant organization's history and experience with providing programs and services to DHHL beneficiaries.
2. **Project Information** – This section helps DHHL identify **what** the project is, **why** the project is needed, and **how** it will benefit DHHL and its beneficiaries. The section also asks whether the proposed project is a DHHL Regional Plan Priority Project to determine beneficiary support for the project. If it is not a DHHL Regional Plan Priority Project, additional beneficiary consultation is needed to determine beneficiary support for the project.
3. **Project Location** – This section helps DHHL identify **where** the project is located. DHHL will make determinations whether the proposed project is consistent with its Island Plan Land Use Designation and whether the proposed project is a compatible use with the surrounding area.
4. **Timeframe** – This section helps DHHL identify **when** and **how long** the applicant's proposed project will take to implement. More importantly, it helps DHHL and the applicant to identify major benchmarks and phases in the proposed project.

**Department of Hawaiian Home Lands
NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS
Application
INSTRUCTIONS**

A completed Pre-Application Packet must include:

- Signed Application Instructions Form (See the bottom of this form)
- Filled-out and signed Pre-Application Form
- Enclosed with the filled-out and signed Pre-Application Form, on separate pages, applicant responses to the information requested on the Pre-Application Form.

Please submit your pre-application packet either via mail to:

**DHHL Land Management Division
91-5420 Kapolei Parkway
Kapolei, HI 96707**

Part II --APPLICATION

After DHHL review of a completed Pre-Application Project Proposal and positive recommendation by staff is made, and if comments from beneficiary consultation meetings are positive, staff will make a recommendation to the Hawaiian Homes Commission to approve a Right-of-Entry Permit for the applicant to access DHHL land to conduct further due diligence work. Terms and conditions of the ROE permit will also be negotiated with the applicant at this time. The due diligence work is project dependent but typically consists of:

- Master Plan
- Business Plan
- HRS Chapter 343 Environmental Assessment or Environmental Impact Statement

NOTE TO POTENTIAL APPLICANTS: DHHL funding and staff technical assistance is NOT guaranteed to complete any of the above due diligence work. DHHL might consider providing funding assistance to projects that can attract other sources of funding. Projects that rely primarily on DHHL resources (other than land) for implementation will not be considered.

**Department of Hawaiian Home Lands
NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS
Application
INSTRUCTIONS**

ISSUANCE OF A LONG-TERM DISPOSITION (License or General Lease)

After successful completion of the due diligence studies, DHHL will negotiate terms and conditions of a long-term disposition with the applicant and make a recommendation to the HHC for approval of a long-term disposition. Please note, each disposition will most likely include a set of special conditions that must be fulfilled by the applicant. Special conditions will be unique for each project and will be negotiated between DHHL and the applicant.

In addition to special conditions, **standard conditions** that will be included in every disposition instrument include:

- Requiring the licensee or lessee to possess a valid limited liability insurance policy that can cover up to \$1 million in damages to DHHL property or persons that are accidentally injured on DHHL land;
- Requiring the licensee or lessee to comply with all applicable federal, state, and county laws;
- Realistic project milestones that demonstrate the growing capacity of the licensee or lessee; this may include limiting the size of the area that was originally requested by the applicant in the pre-application form to a smaller more manageable size in the first several years of the license or lease and gradually increasing the size of the area in the license or lease over time as project milestones are reached.
- Requiring the licensee or lessee to demonstrate that it is proactively making its best effort to recruit more DHHL beneficiaries to participate in the programs and services being provided on the DHHL property for which it has a license or lease to.

DHHL has a fiduciary responsibility to ensure that the applicant's use of DHHL property does not harm DHHL's ability to help other current and future beneficiaries. Please note that the special conditions and standard conditions that are included in dispositions are meant to mitigate harm to the DHHL Trust from unforeseen and/or unfortunate incidences that may occur on the licensed or leased property and ensure that all interested DHHL beneficiaries may participate in programs or services being offered through the use of DHHL property by the applicant.

**Department of Hawaiian Home Lands
NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS
Application
INSTRUCTIONS**

APPLICATION PROCESS ESTIMATED TIMEFRAME

Application Step	Timeframe	Responsible Entity
1. DHHL receives pre-application packet and notifies applicant if pre-application packet is complete	Up to 30 days	LMD
2. DHHL reviews completed project proposal and schedules review meeting with applicant to review questions, concerns, staff may have	Up to 90 days	PO & LMD
3. DHHL schedules beneficiary consultation meeting if project is <u>not</u> a regional plan priority project. The applicant's pre-application will be placed on the DHHL Land Management Division webpage for public review.	Meeting scheduled 3 months before on island HHC meeting. For example, if you are applying for DHHL land on Kauai, the beneficiary consultation meeting would be scheduled 3 months before the HHC meeting on Kauai. HHC meeting calendar go to: http://dhhl.hawaii.gov/hhc/	PO & Applicant
4. HHC ROE approval for due diligence	3 months after beneficiary consultation meeting	LMD & HHC
5. Conduct due diligence studies*	12-24 months	Applicant*
6. HHC approves FONSI	TBD	PO & HHC
7. HHC approves long-term disposition	TBD	LMD & HHC
8. Monitoring and reporting	TBD	Applicant & PO & LMD

[To be signed by person identified in Pre-Application Form Question #1] I hereby acknowledge that I have read and understand the above application instructions. I understand that this form is being submitted electronically and my typed name on the signature line will qualify as my signature for purposes of the above certification.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Organization: _____



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96809

Department of Hawaiian Home Lands
**NON-PROFIT ORGANIZATION APPLICATION FOR
LONG-TERM USE OF DHHL LANDS**

PRE-APPLICATION FORM

This form should be used by non-profit organizations who are interested in securing a long-term license agreement for the use of DHHL lands to better serve native Hawaiian beneficiaries, their families, and the homestead community. Please review the Pre-Application Guidelines and Instructions document before you fill out this form because it provides detailed instructions and it explains all the steps involved in securing a long-term license agreement.

APPLICANT INFORMATION

Name of Organization: _____

Date of Incorporation: _____ IRS Tax-Exempt #: _____

1. Please identify one individual who will be the point of contact for this application:

Contact Name: _____ Title: _____

Email Address: _____ Phone: _____

2. What is the mission/vision of your organization?

[Please provide your typed responses on a separate page]

3. Please describe the history of your organization.

[Please provide your typed responses on a separate page]

4. How has your organization previously served beneficiaries of the Hawaiian Homes Commission Act?

[Please provide your typed responses on a separate page]

5. Describe past experiences, projects, or programs in the last five years that illustrate consistency with your organization's mission/vision statement.

[Please provide your typed responses on a separate page]

6. Please provide references (name and contact information) and/or Letters of Support for this application for non-homestead use of Hawaiian Home Lands.

[Please provide your typed responses on a separate page]

7. If you are developing your project in partnership with another organization(s), please describe the roles and responsibilities of each organization during project development, implementation, and long-term management.

[Please provide your typed responses on a separate page]

PROJECT INFORMATION

- 8. Describe the project. What are your project goals and objectives? What kinds of activities, programs, and/or services will you provide? Describe the need for your project and how it will benefit the DHHL trust, homestead lessees, and/or waitlist applicants.
[Please provide your typed responses on a separate page]
- 9. Please share your current thinking about the following project elements:
 - a. The planning process and your efforts to include beneficiaries.
 - b. Beneficiary involvement throughout the duration of the project.
 - c. Design and construction costs for major improvements (if any).
 - d. Long-term management and operation of project facilities and the requested land area.
 - e. Long-term maintenance and repairs.*[Please provide your typed responses on a separate page]*
- 10. Is the proposed project a Regional Plan Priority Project? YES NO
- 11. How do you intend to secure funding and other needed resources for the project?
[Please provide your typed responses on a separate page]

PROJECT LOCATION

- 12. Identify the parcel(s) of land your organization is requesting.
Tax Map Key Number(s): _____ Acres: _____
Homestead Area: _____ Regional Plan Area: _____
Island Plan Land Use Designation: *check all that apply below*
Community Use General Agriculture Conservation Special District Other
- 13. Please attach a map that marks the boundaries of the area of land you are requesting. Please also identify on a separate map the conceptual layout and siting of proposed uses.
- 14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.
[Please provide your typed responses on a separate page]
- 15. Why do you want to implement your project at this site? Describe the characteristics of the site and surrounding area that make it an ideal location for your project.
[Please provide your typed responses on a separate page]

TIMEFRAME

- 16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.
[Please provide your typed responses on a separate page]

I hereby acknowledge that I have read this application and certify that the information provided in our responses are correct. I understand that this form is being submitted electronically and my typed name on the signature line will qualify as my signature for purposes of the above certification.

Signature: _____ Date: _____
 Printed Name: _____ Title: _____
 Organization: _____

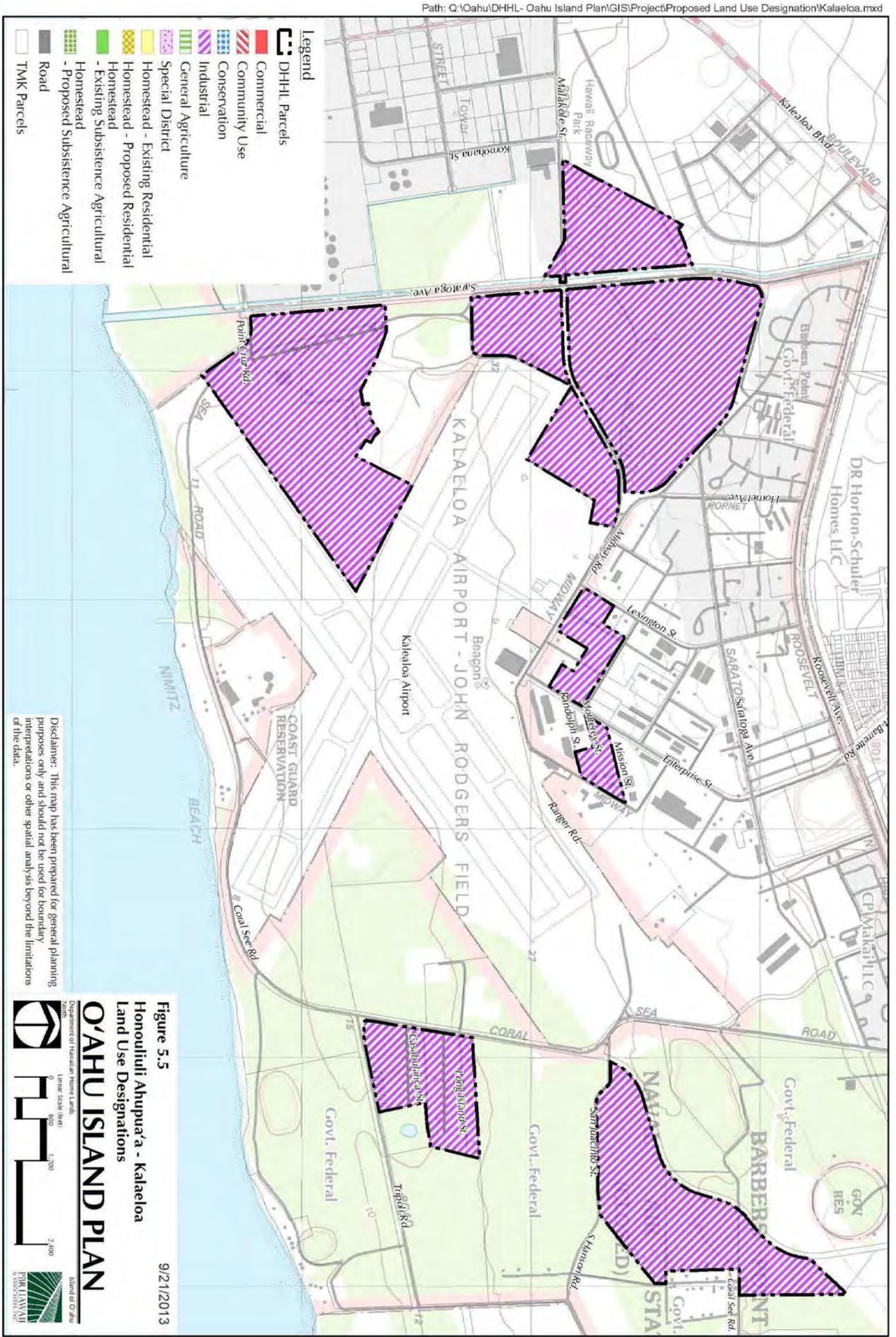
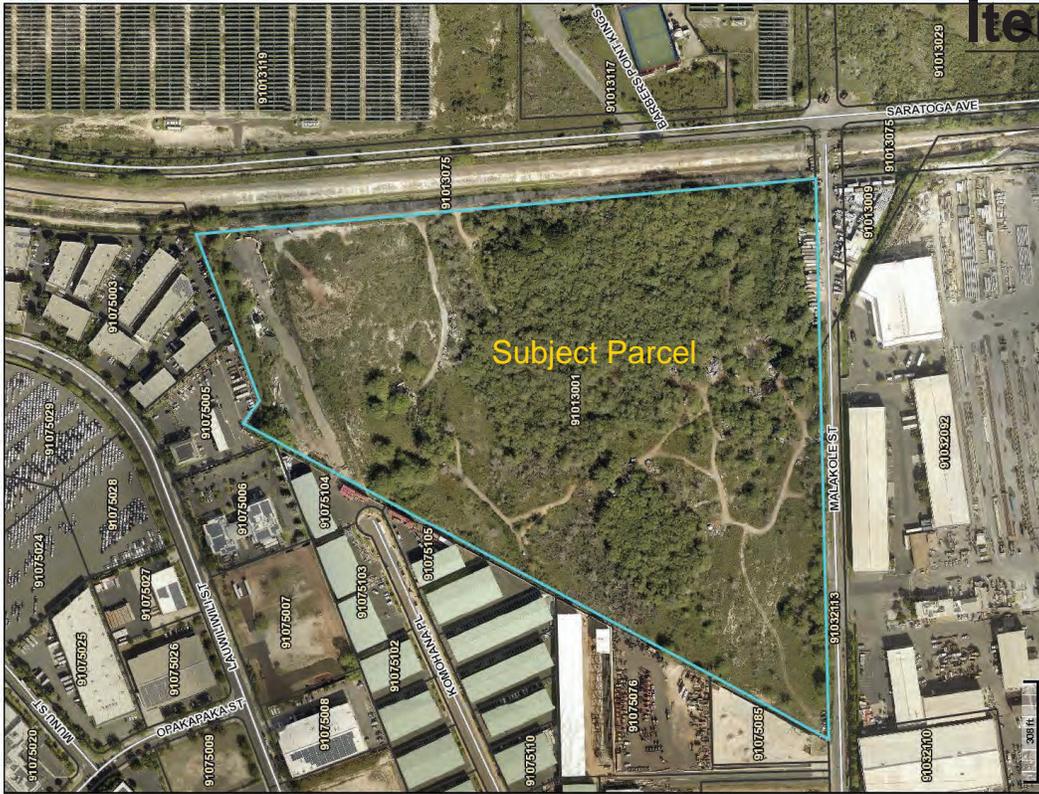


Figure 5-5 Honouliuli Ahupua'a - Kalaeloa Land Use Designations

Exhibit "C"

Item No. F-3



Subject Parcel

