

**'Ewa Beach Homestead Project**  
**Master Plan & Environmental Assessment**  
**Kapolei Homestead Leaders Meeting Notes**  
**November 2, 2022 – 6:00-8:00 PM**  
**Virtual Meeting via Zoom**

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**Attendees:**

Homestead Leaders:

- Iwalani Laybon-McBrayer, Kaupe'a Homestead Association
- Homelani Schaadel, Malu'ohai Homestead Association
- Randy 'Akau, Kānehili Community Association
- Scott Abrigo, Kapolei Community Development Corporation (KCDC)
- Raelene Like, Ka'uluokaha'i Hawaiian Homestead Community

DHHL: Pearlyn Fukuba, Lehua Kinilau-Cano, Darrell Ing, Malia Cox

SSFM: Jared Chang, Melissa May, Malachi Krishok

**Presentation Handout:** Project Fact Sheet (via email)

**Introductions:**

- Kanehili Association: Working on a project with SHADE to build out 4.5 acre parcel with community amenities for homesteaders.
- KCDC: Their work acknowledges that there are 4,500 native Hawaiians in Kapolei now, at full buildout will be 9,000 – largest concentration in the state. They run programs through the Kapolei Heritage Center and recently kicked off a major project, Ho'omaka, which will provide resources to sustain programming.

**Discussion:**

**Key:**

**C: Comments**

**Q: Questions**

**A: Answers**

**What would you like to see in the 'Ewa Beach homestead community?**

- **C:** Started Neighborhood Security Watch early in the Kanehili Development. Group takes walks and acts as eyes and ears for out of the ordinary activity. The program expanded to the other homestead areas and increased community relationships, communication and collaboration. Could expand the program to 'Ewa Beach. They would be willing to share their experience, and the successes/challenges of Kapolei homestead initiatives to enhance their community.
- **C:** A lot of people are looking forward to the new 'Ewa Beach homestead.
- **C:** Submitted written comments based on the experiences we have faced in existing homesteads.
- **C:** Would like the homestead community to be more reminiscent of old 'Ewa – plantation style homes with front porches.

- **C:** Require at least 1-2 of the designs to have ADA accessible first floor bedrooms/bathroom for kūpuna care and special needs family members.
- **C:** Would like to see areas for kūpuna units – perhaps 2-bedroom fourplexes with small yards for gardens and privacy fence for pets.
- **C:** Pocket parks are important for green space in homestead communities.
- **C:** Department should set aside an area for a community center or something to service the community.
- **C:** Concern about future use of the USGS site – don't want it going to someone else who will tap into the infrastructure that DHHL will build. Would like to make sure DHHL is first in line to get that site if it does become available.
- **C:** Neighborhood Security Watch (NSW) helped keep the community safe during construction.
- **C:** Would like to see more energy efficient technology, renewable energy, and green space.
- **C:** Must build park and community centers.
- **Q:** Does the USGS Magnetic Observatory have any negative impacts?
  - o **A:** The observatory is used to measure magnetic disturbances and used for physics and weather calculations.
- **C:** Look at noise impacts – aircraft/helicopters.
- **C:** Look at water supply issues (Red Hill).
- **C:** Are innovative housing types being considered? ADU's, etc. Would be great to see some of these models to see how they work.
- **Q:** Is the homestead association structure going to be similar in 'Ewa Beach as it is in Kapolei? KCDC is the non-profit that serves all homesteads in Kapolei and 'Ewa, so is it within their umbrella? Or will it be its own thing? Does DHHL see Kapolei/'Ewa as one region or separate? Should answer these questions sooner rather than later so beneficiaries know.
- **C:** Lots of people moving home with their families due to high cost of living. Consider multi-generational design with modular add-ons that are easy to implement.
- **C:** Also need to consider parking – multi-generational homes have more cars.
- **C:** Hopeful that it's a true community having space for parks, community centers, or opportunities for community commercial that will lend to the community identity.

**Are there particular beneficiary needs, concerns, or opportunities about the project?**

- **Q:** Is the project within the tsunami inundation zone?
  - o **A:** The makai portion is in the inundation zone, and the extreme inundation zone goes about halfway up the site.
  - o **The map attached to the end of these notes was shared on screen showing the flood zones**
- **C:** Keaukaha is in the tsunami zone – they only have one way in and out for evacuation. Would be good to have a way to get out mauka, outside of the tsunami zone, rather than sending everyone to Fort Weaver Road.
- **C:** Make sure that beneficiaries are informed if they will need to get flood insurance, which is costly.
  - o **A:** Will be studied in this process – NEPA environmental review requires significant analysis of flood and climate change impacts.

- **Q:** Is DHHL looking at modular homes which can be quickly built and more cost-effective? See this as opportunity because more than 30% of beneficiaries cannot afford the cost of homes now.
  - o **A:** This will depend on beneficiary input –just gathering information at this point.
- **Q:** What kinds of housing? If NAHASDA funds will be used, need to decide that by looking at who's on the list (low income, kūpuna, etc.).
  - o **A:** DHHL looks at the wait list and provides characteristics to the developers to inform the design. Tricky because don't know if those on the list will accept an award in ‘Ewa or are waiting for one elsewhere.
  - o Department does currently require accessibility/first floor bedrooms on some models and offers modular models.
  - o Administration change will bring more change, will pass along input gathered in this process to inform their decisions.
  - o Because partially funded by NAHASDA, at least a portion of the site will have housing with income-eligibility requirements. Not sure the % yet but will be considered in master planning process.
- **Q:** What is the timeline for this project in relation to Ka‘uluokaha‘i phases?
  - o **A:** \$600 mm funding package requires monies to be encumbered by 2024; approach to put out RFPs for design/build of infrastructure and homes.
  - o Ka‘uluokaha‘i will remain a priority and may be faster than previous projects.
  - o Supply chain issues are holding up some of current developments.
- **Q:** Has the Department considered design build?
  - o **A:** Yes, that's what we will do with the RFP's for the projects funded by the \$600M.
- **C:** Consider self-help, owner builder, rent with option to purchase.
  - o **A:** All those options are still on the table. Need staffing resources/manpower to help lessees through the process. Hard to get LITHC's for rental housing. People have to stay in the home for 15 years before they can get the LITHC award.
- **C:** Act 206 – important that developers not request variances and adhere to C&C infrastructure requirements to enable the Department to transfer the infrastructure within 6 months and relieve the Trust of the burden of maintenance.
- **C:** ‘Ewa Plain is being overdeveloped, known for its large subsurface waterway that feeds Pu‘uloa and the limu that ‘Ewa was once famous for. Limu is no longer there, used to be able to smell it all the way up to Queens West. Carefully look at impacts to water/sinkholes.
- **C:** Sinkholes are prominent in ‘Ewa moku. Several have been filled. Make sure area is checked for sinkholes and acknowledge that water comes in and goes out from that area.
- Speak to the neighboring residents and kūpuna, including the Civic Clubs and Uncle Shad (Kane) at the Kalaeloa Heritage Park.
- **C:** Lot grading – some existing issues with grading in Ka‘uluokaha‘i. Some houses high above the roadway or with steep slopes – should have had retaining walls in the grading plan.
- **C:** If grading is not done well, costs money later to do additions, retaining walls, etc. Cheaper for homeowner if that cost is not passed on to them.
- **C:** Keauhumoa Parkway – people always going over 35 mph. Two cars have come through the fences already – safety, privacy, security issue.

- **C:** Consider the safety of the residents in the design – don't just design to the minimum standards. Build smart and better – more inspections, use of energy efficiency, etc.

**What should we know about engaging the 'Ewa Beach beneficiary community?**

- **C:** Distinguish between beneficiary consultation and community consultation in Question #3.
  - o **A:** Consultation postcards will go out to all applicants interested in O'ahu homesteads regardless of where they live now (over 9,000).
- **Q:** Applicants are the ones that need to be at the meetings – don't know who they are yet – will survey identify who is interested in living in 'Ewa?
  - o **A:** Yes, the survey will identify interest in 'Ewa and we will be able to sort the results that way.
- **Q:** Where is 'Ewa Beach? People who live in Ka'uluokaha'i think of it as Kapolei but their address says 'Ewa Beach (96706 zip code). People may be confused.
  - o **A:** Ka'uluokaha'i is considered 'Ewa Beach – Kurt Fevella considers it to be 'Ewa Beach since it is within his district.
- **C:** The moku is 'Ewa – all the way from Kahe to Moanalua.

*The italicized comments are additional comments submitted by a meeting attendee following the virtual meeting:*

- o **C:** Our homesteads are/will be in the largest ahupua'a of Honouliuli in the 'Ewa (district) of 'Ewa. Perhaps using our ancestors land division inclusive methods of sustainability, we should consider Honouliuli Ahupua'a (for DHHL Regional Plans) rather than Kapolei/'Ewa Regional.
- o **C:** The US Postal Service process for assigning zip codes influences the "name of the town" wherein we live.
- o **C:** We all come from different places in our pae aina, identifying and maintaining our "sense of place" including place names keeps us connected to our past, with kuleana to pass these place names on to the next generations, otherwise they will be lost.
- **Q:** How many Ka'uluokaha'i awards are left? Would the engagement only be for 'Ewa Beach parcel, or would the engagement work in the remainder of Ka'uluokaha'i awards?
  - o **A:** There are about 800 more homes currently in planning for that project. That beneficiary consultation is separate but can pass along information in the 'Ewa BC.
- **C:** If the awards for Ka'uluokaha'i come out first, may lose people to that process.
  - o **C:** Ka'uluokaha'i is undivided interest, so everyone there already has a lease.
    - **A:** Undivided interest was only about 250 lots in 2B and 2C. There will be some remaining lots going to people on the wait list, about 60-75. Leaves about 500 lots for people on waiting list.
- **C:** Is it in Honouliuli ahupua'a or Pu'u'loa? They are different. **C:** Be clear with what else is going on in the area when you go out to the community – start with regional map. Maybe distinguish 'Ewa Mauka and Makai homesteads.
- **C:** Don't do it in 'Ewa Beach on a weekday night – do it at Kapolei MS or HS due to traffic.

- **C:** Bring the range of housing numbers closer – 250 to 1100 is too large a range to present to the community. Give them a more realistic range of possibilities. Be careful about putting numbers out there.
  - o Malu‘ohai – 226 houses on 56 acres.
- **C:** Beneficiaries should be apprised of the future opportunity at ‘Ewa Beach in case they are offered lots at Ka‘uluokaha‘i.
- **C:** Be mindful that people have been standing in line a very long time – be up front about the opportunities.
- **C:** If building large multigenerational homes, need to provide parking. Road designs like Ho‘opili with street parking, bike lanes, etc.

**How best can we keep you informed and provide information to share with your networks?**

- **C:** Continue to apprise homestead leaders by e-mail.

**Follow-up:** DHHL emailed USGS Honolulu Magnetic Observatory info sheet to attendees (11/3/22)



NOTES:

### Legend

Flood Zones	
	Project Site
	D
	X
	Sea Level Rise Exposure Area - 3.2 ft
	VE

*This map is for planning purposes only*

Service Layer Credits. Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

### DHHL Ewa Beach Homestead Project

Projected SLR & Flood Zone Exposure



0 375 750 1,500 Feet