

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**  
91-5420 Kapolei Parkway, Kapolei, O‘ahu, Hawai‘i, and Zoom: Meeting ID: 609 754 2925  
Monday, March 20, 2023, at 9:30 a.m. to be continued, if necessary, on  
Tuesday, March 21, 2023, at 9:30 a.m.  
*Livestream available at [www.dhhl.hawaii.gov/live](http://www.dhhl.hawaii.gov/live)*

*Note: Commission Meeting Packets will be available at [dhhl.hawaii.gov](http://dhhl.hawaii.gov) by Thursday, March 16, 2023.*

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes:
  - a. February 21 & 22, 2023 Regular Meeting
- D. Public Testimony on Agendized Items – see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

**II. ITEMS FOR DECISION MAKING**

**A. CONSENT AGENDA**

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Ratification of Loan Approvals (see exhibit)
- D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-5 approval to Certify Applications of Qualified Applicants for the Month of February 2023 (see exhibit)
- D-6 Approval of Assignment of Leasehold Interest (see exhibit)
- D-7 Approval of Amendment of Leasehold Interest (see exhibit)
- D-8 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-9 Approval to Consolidate and Re-Subdivide, Amend Lease No. 5105, Lot No. 156-A, and Lease No. 5105-A, Lot No. 156-B, Panaewa, Hawaii – **CARDINAL K. THOMAS, III & MARCEL K. EVANS**
- D-10 Request for Relocation – **KATHLEEN M. RAPOZA**, lease No. 8082, Lot No. 108, Puukapu, Hawaii
- D-11 Amendment to Lease – Withdrawal of a Portion of the Following Lots:
  - 1) **TERI MONTGOMERY**, Residential Lease No. 9813, Lot No. 13821, Maluohai, Oahu, TMK: (1) 9-1-120:041
  - 2) **VIOLET LUUWAI**, Residential Lease no. 9800, Lot No. 13822, Maluohai, Oahu, TMK: (1) 9-1-120:015
  - 3) **DAMIEN and LYDIA BARR**, Residential Lease No. 9824, Lot No. 13692, Maluohai, Oahu, TMK: (1) 9-1-119:044

## B. REGULAR AGENDA

### Office of the Chairman

- C-1 Approval of Lease Awards Pi'ilani Mai Ke Kai Subdivision Phase II-Residential Vacant Lots- Anahola, Kaua'i; Kakaina Residential Subdivision-Vacant Lot- Waimanalo, Oahu (see exhibit)
- C-2 To affirm the Hawaiian Homes Commission's 2012 delegation of authority to Na Po'e Kokua to hold Bank of America legally accountable for its \$150 million mortgage commitment.
- C-3 To authorize the Chairman to enter into a memorandum of understanding with Neighborhood Assistance Corporation of America ("NACA") to provide NACA's mortgage program on Hawaiian Home Lands.
- C-4 Acceptance of 2023-2024 Native Hawaiian Housing Block Grant Annual Housing Plan
- C-5 To authorize a Right of Entry to the West Kauai Homestead Association to conduct due diligence activities for a potential Tsunami Evacuation/Camp Ground Project (Kumu Camp) at TMK Nos.: (4)4-8-003:018,019,021,026, (4)4-8-014:003, & (4)4-7-004:003,004,007 Anahola, Kauai.
- C-6 To authorize a Right of Entry to the Anahola Homestead Association to conduct due diligence activities for a potential Anahola Sports Complex at TMK Nos.: (4)1-2-002:023 Upper Kekaha, West of Kokee Road, Kekaha, Kauai

### Homestead Services Division

- D-12 Recommendation to Cancel Residential Lease No. 1780, Lot No. 89, Nanakuli, Oahu, Hawaii Lease to **MAXINE OLAGUERA (Deceased)** for Failure to Designate a Qualified Successor to Her Lease

### Land Management Division

- F-1 Authorization to General Lease, Shafter Flats, Mapunapuna, Oahu Island, TMK No. (1) 1-1-064:021, & :033
- F-2 Authorization to General Lease, Waiakea S. Hilo, Hawaii Island, TMK No. (3) 2-2-060:045

### Planning Office

- G-1 Amend the Kaua'i Island Plan to Reconfigure Land Use Designations in the Anahola Makai Area, Anahola, Kawaihau, Kaua'i TMK (4)4-8-003:019 (por.)

### Administrative Services Office

- H-1 Transfer of Hawaiian Home Receipts Fund at the End of the Third Quarter, FY 2023

## III. EXECUTIVE SESSION

The Commission anticipates convening an executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities on the following matters:

1. Discussion on Right of Entry Permit 604, Kalaeloa, Oahu Island, TMK No. (1) 9-1-013:027 (por.)



#### **IV. ITEMS FOR INFORMATION/DISCUSSION**

##### **A. REGULAR ITEMS**

Office of the Chairman

- C-7 For Information Only – Appointment of Permitted Interaction Group Pursuant to HRS Section 92-2.5 and HAR section 10-2-16(b)(1), to Study and Recommend Strategies Related to Fairness in Lease Transfers
- C-8 For Information Only - Appointment of Permitted Interaction Group Pursuant to HRS Section 92-2.5 and HAR section 10-2-16(b)(1), to Study, Evaluate, and Recommend Geothermal Strategies
- C-9 For Information Only – 2023 Legislative Session Update

Homestead Services Division

- D-1 HSD Status Reports
  - A.-Homestead Lease and Application Totals and Monthly Activity Reports
  - B.-Delinquency Reports
  - C.-DHHL Guarantees for USDA-Rural Development Mortgage Loans

Land Development Division

- E-1 For Information Only – Waimanalo Projects Update
- E-2 For Information Only – Act 279 Implementation Update

Planning Office

- G-2 For Information Only – Anticipated Finding of No Significant Impact for the Keaukaha-Pana'ewa Farmer's Alliance Resiliency and Agricultural Innovation Hub Draft Environmental Assessment, TMK (3) 2-1-025:091, Pana'ewa, Waiākea, Hilo, Hawai'i Island
- G-3 For Information Only – Fiscal Year 2023 DHHL Grants Status Solicitation Update
- G-4 For Information Only – Status Update on Plan Implementation in the Waimānalo and Ko'olaupoko, O'ahu Region Implementation Update

##### **B. WORKSHOPS**

Planning Office

- G-5 For Information Only – Climate Change Briefing

#### **V. ANNOUNCEMENTS AND RECESS**

1. DHHL Community Meeting– Monday, March 20, 2023. 6:30 p.m., 41 'Ilaupole St. Waimanalo, HI 96795

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i, and Zoom: Meeting ID: 609 754 2925

Tuesday, March 21, 2023, at 9:30 a.m.

*Livestream available at [www.dhhl.hawaii.gov/live](http://www.dhhl.hawaii.gov/live)*

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Public Testimony on Agendized Items - see information below

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**II. ITEMS FOR INFORMATION/DISCUSSION**

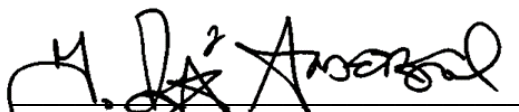
**A. GENERAL AGENDA**

Requests to Address the Commission

- J-1 Bo Kahui -La'i'ōpua Community Development Corp.
- J-2 Malia Greaney – Hoolehua Water System Improvements
- J-3 Allen Cardines – Nanakuli Community Neighborhood Watch
- J-4 Na Koa Development – Home Lands Housing
- J-5 Danielle Alefosio – Lease Application Concern
- J-6 Gil Campbell – Lease Concern
- J-7 Kelly Keawe – Lease Application Concern
- J-8 Kauilani Almeida – Panaewa Hawaiian Home Lands Community Association
- J-9 Maxine Kahaulelio – Puukapu Farm Lot
- J-10 Donna Sterling – Kahikinui Hawaiian Homestead Association
- J-11 Sharmaine and Robert Taua – Nanakuli Lease Concern
- J-12 Kekoa Enomoto – Mokupuni Council, Paupena Community Development Corp
- J-13 Faith Chase – Temporary Transitional Housing for Beneficiaries
- J-14 Harold Vidinha – Land Use Application
- J-15 Cindy Freitas – Kalaoa Solar Project Concerns

**III. ANNOUNCEMENTS AND ADJOURNMENT**

- A. Next HHC Meeting – April 17 & 18,, 2023, Kulana Oihi Halau, 600 Maunaloa Highway, Kalama'ula, Molokai, 96748
- B. Next DHHL Community Meeting – 6:30 p.m. April 17, 2023, Kulana Oihi Halau.
- C. Adjournment

  
Ikaika Anderson, Interim Chairman  
Hawaiian Homes Commission

### COMMISSION MEMBERS

Randy K. Awo, Maui  
Patricia A. Teruya, O‘ahu  
Pauline N. Namu‘o, O‘ahu  
Michael L. Kaleikini, East Hawai‘i

Zachary Z. Helm, Moloka‘i  
Makai Freitas, West Hawai‘i  
Dennis L. Neves, Kaua‘i  
Russell K. Ka‘upu, O‘ahu

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 620-9512, or michael.l.lowe@hawaii.gov, as soon as possible, preferably by March 17, 2023. If a response is received after then, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

**Public Testimony on Agendized Items** can be provided either as: (1) in person at the meeting location, by filling out a form at the reception table, (2) written testimony mailed to *Commission Testimony, P.O. Box 1879, Honolulu, HI, 96815*, or emailed to *DHHL.icro@hawaii.gov* by March 17, 2023, or (3) live, oral testimony online by joining the Zoom meeting and relabeling your profile to include the agenda item you wish to testify on. Please keep your computer muted and your camera off until you are called. You will need a computer with internet access, video camera and microphone to participate. Testimony may be limited to a maximum of three (3) minutes per person.

**Disruption of Interactive Teachnology** – Please reconnect to the same Zoom link listed on the agenda.

**ITEM C-1**

APPROVAL OF LEASE AWARDS PI'ILANI MAI KE KAI SUBDIVISION PHASE II- RESIDENTIAL

VACANT LOTS- ANAHOLA, KAUA'I

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
ANNABELLE K.Y. EVANS	10/25/1991	10	(4) 4-8-022-099	13008
WHITNEY G.K. SMITH	01/07/1987	33	(4) 4-8-022-122	13009
ADA N. KELLY	08/10/1976	19	(4) 4-8-022-108	13010

APPROVAL OF LEASE AWARD KAKAINA RESIDENTIAL SUBDIVISION-VACANT LOT-  
WAIMANALO, OAHU

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
EDITH JOHNSON	04/25/1973	36	(1) 4-1-041-037	13007

**ITEM D-2 EXHIBIT**

APPROVAL OF CONSENT TO MORTGAGE

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
BARR, Damien J.	9824	Maluohai, Oahu
BARR, Lydia	9824	Maluohai, Oahu
GRIFFIN, Jonah K.	12577	Kanehili, Oahu
KALAMA, Nicole R. M.	12741	Maluohai, Oahu
KANEAKUA, Kevin T. N.	8767	Waimanalo, Oahu
PEDRO, Annie O.	12661	Kanehili, Oahu
RODRIGUES, Moses N.	12044	Kaupea, Oahu
TOLENTINO, Maile P.	5436	Paukukalo, Maui

**ITEM D-3 EXHIBIT**

RATIFICATION OF LOAN APPROVALS

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
PERREIRA, Jacqueline	12201	Waiehu Kou IV, Maui

**ITEM D-4 EXHIBIT**

APPROVAL OF HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

<b>APPLICANT</b>	<b>AREA</b>
AKIONA, James P. Jr.	Hawaii IW Pas
APANA, Carol H.	Anahola Area / Kauai IW Res
KAMAKANA, Dennis K., Jr.	Molokai IW Res
KOMOMUA, Doris K.	Oahu IW Res
MANALO, Joydeen S.K.	Oahu IW Res
STARKEY, Gerard N.	Molokai IW Res
TOYOZAKI, Waylene U.	Oahu IW Res
WAHINEKAPU, Sherilyn K.	Hawaii IW Pas

\* IW = Islandwide

**ITEM D-5 EXHIBIT**

**APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS FOR THE MONTH OF  
February 2023**

<b>APPLICANT</b>	<b>AREA</b>
AKI, Kalina S.	Maui IW Agr
AKI, Kalina S.	Maui IW Res
AWONG, Elgin B.	Oahu IW Res
BATHE, Melanie U.	Hawaii IW Pas
BATHE, Melanie U.	Hawaii IW Res
BENIAMINA, Jason S.	Kauai IW Agr
BENIAMINA, Jason S.	Kauai IW Res
BRIGHT, Keola K.	Hawaii IW Agr
CAMARILLO, Steven R.	Oahu IW Res
CHING, Cherylne P.	Hawaii IW Agr
CHOY FOO, Quincy L. III	Maui IW Agr
CHOY FOO, Quincy L. III	Oahu IW Res
CLARK, Herman P.	Oahu IW Res
CRAWFORD, Lisa L.P.	Oahu IW Agr
CRAWFORD, Lisa L.P.	Oahu IW Res
DOW, Kekai K.G.K.	Hawaii IW Res
ELAM, Harmony Ah'Che N.	Maui IW Agr
ELAM, Harmony Ah'Che N.	Maui IW Res
GILMAN, Asai A.	Hawaii IW Pas
GILMAN, Asai A.	Oahu IW Res
GOINS, Marvin Li K.	Oahu IW Agr
GOINS, Marvin Li K.	Oahu IW Res
GOUVEIA, Keani K.	Hawaii IW Agr
GOUVEIA, Keani K.	Hawaii IW Res
GOUVEIA, Logan L.	Hawaii IW Res
HANAKEAWE, Duane Kawika	Hawaii IW Agr
HANAKEAWE, Duane Kawika	Hawaii IW Res
HAWELU, Sharae K.	Oahu IW Agr
HAWELU, Sharae K.	Oahu IW Res
HEANU, Mailikapu K.	Hawaii IW Agr
HEANU, Mailikapu K.	Hawaii IW Res
HOOPAI, Kai N.	Maui IW Agr
HOOPAI, Kai N.	Maui IW Res
IOPA, Ioseph K., III	Oahu IW Res
KAAHANUI, Chris K.	Oahu IW Agr
KAAHANUI, Chris K.	Oahu IW Res
KAAINOA, Terry Ann K.	Oahu IW Agr
KAAINOA, Terry Ann K.	Oahu IW Res
KAHOOILIHALA, Kathrine K.	Oahu IW Agr

KAHOOILIHALA, Kathraine K.  
 KAHOOILIHALA, Troy K.  
 KAHOOILIHALA, Troy K.  
 KAIO, Colbert K.  
 KAIO, Colbert K.  
 KALUA, Leialoha P.  
 KALUA, Leialoha P.  
 KALUHIWA, La Vina L.  
 KALUHIWA, La Vina L.  
 KAMEALOA, Kiara L.  
 KAMEALOA, Kiara L.  
 KAMEALOA, Wayne K.  
 KAMEALOA, Wayne K.  
 KAMEALOA, Wayne K., Jr.  
 KAMEALOA, Wayne K., Jr.  
 KAMOKU, Paul K., Jr.  
 KAMOKU, Paul K., Jr.  
 KANANA, Keanu K.S.  
 KANANA, Keanu K.S.  
 KANE, George K.  
 KAPEA, Brooke K.  
 KAPEA, Brooke K.  
 KAUHI, Jonah M.P.  
 KAUHI, Jonah M.P.  
 KAULILI, Grace Ellen K.  
 KAULILI, Grace Ellen K.  
 KAUPÉ, Patrick K.  
 KAUPÉ, Patrick K.  
 KEKAHUNA SMITH, Zelena K.  
 KIDDER, Ahaena H.  
 KIDDER, Haweo M.  
 KIHE GONZALES, Lavern K.  
 KIHE GONZALES, Lavern K.  
 KOANUI, Chason T.N.K.  
 KOANUI, Chason T.N.K.  
 LAUMAUNA, Calvin I., Jr.  
 LAUMAUNA, Pikake K.  
 LEE, Ethan K.  
 LEE, Ethan K.  
 LEE, Myrna  
 LORANZO, Laurie Ann U.L.  
 LOZANO, Laurie Ann U.L.  
 MAHOE, Melanie K.  
 MCCABE, Reggie U.M.K.  
 MCCABE, Reggie U.M.K.

Oahu IW Res  
 Oahu IW Agr  
 Oahu IW Res  
 Hawaii IW Agr  
 Oahu IW Res  
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 Maui IW Res  
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 Maui IW Agr  
 Maui IW Res  
 Oahu IW Res  
 Kauai IW Agr  
 Kauai IW Res  
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 Hawaii IW Res  
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 Maui IW Agr  
 Oahu IW Res  
 Oahu IW Res  
 Oahu IW Res  
 Oahu IW Res  
 Kauai IW Agr  
 Kauai IW Res

MENDONSA, Princeton K.I.A.S	Hawaii IW Agr
MENDONSA, Princeton K.I.A.S	Hawaii IW Res
MEYER BORJE, Kelsey N.K.	Oahu IW Agr
MEYER BORJE, Kelsey N.K.	Oahu IW Res
NAHOOPII, Mary Ellen U.	Oahu IW Agr
NAHOOPII, Mary Ellen U.	Oahu IW Res
NEE, Aaron G.	Oahu IW Agr
NEE, Aaron G.	Oahu IW Res
OWENS, Cassidee P.	Oahu IW Agr
OWENS, Cassidee P.	Oahu IW Res
PACADA, Robin H.	Hawaii IW Agr
PACADA, Robin H.	Hawaii IW Res
PALAUALELO, Arthur K.	Oahu IW Res
PARK, Kim L.A.	Oahu IW Agr
PARK, Kim L.A.	Oahu IW Res
SADOWSKI, John K.N.	Oahu IW Res
SIMPSON, Eunice U.	Oahu IW Res
TRAVIS-MOKU, Malia S.	Oahu IW Res
TRAVIS-MOKU, Malia S.	Hawaii IW Pas
VALDES, Kahealani M.K.	Maui IW Agr
VALDES, Kahealani M.K.	Maui IW Res
VALOROSO, Sunday V.	Oahu IW Res
VICTOR, Nathan K.	Oahu IW Res
WAIPA, Susan K.	Hawaii IW Agr
WATAI-SIMEONA, Vanessa G.N.	Hawaii IW Agr
WATAI-SIMEONA, Vanessa G.N.	Hawaii IW Res
WILLIAMS, John-Logan E.	Maui IW Pas
WILLIAMS, John-Logan E.	Oahu IW Res
WILLIAMS, Karla K.	Oahu IW Agr
WILLIAMS, Karla K.	Oahu IW Res
WOODARD, James W.M.K.	Oahu IW Res
YUEN, Brensen W.	Oahu IW Res

\* IW = Islandwide

#### **ITEM D-6 EXHIBIT**

#### **APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST**

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
BEDELL, Jade M.	3711	Waimanalo, Oahu
SMITH, Manuel	3711	Waimanalo, Oahu
BENIAMINA, Ruth K.	6007	Kekaha, Kauai
CAMARA, Geraldine D.N.	12994	Waimanalo, Oahu
GRIFFIN, Leslie K.	12577	Kanehili, Oahu
HASHIMOTO, Saadia L.	12991	Kakaina, Oahu
LELEO, Jesse K.H.	4545	Nanakuli, Oahu

HILL, April H.	4545	Nanakuli, Oahu
MAMALA, Alvin K.	4736	Nanakuli, Oahu
MCKEAGUE, Patricia A.K.	9667	Kawaihae, Hawaii
ALEJO, Lenora L.	9667	Kawaihae, Hawaii
GUERREIRO, Leslie K.	12392	Kapolei, Oahu

**ITEM D-7 EXHIBIT**

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
BARBER, Paige K.	6037	Hoolehua, Molokai
GOMES, Corina N.	3880	Kalamaula, Molokai
GOMES, David N.K.	3880	Kalamaula, Molokai
GOMES, Andrew M.K.	3880	Kalamaula, Molokai
KEAHI, Precious L.K.	3880	Kalamaula, Molokai
TAKAHASHI, Thomas H.	3184	Kekaha, Kauai
TAKAHASHI, Ludvina K.	3184	Kekaha, Kauai
LOUIS, Rhonelle K.R.T.	3184	Kekaha, Kauai
TOLLEFSON, Mary P.	3207	Kalamaula, Molokai
YIM, Edith W.	2168	Kewalo, Oahu

**ITEM D-8 EXHIBIT**

APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC  
SYSTEMS FOR CERTAIN LESSEES

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
HOOPII, Robin M.	3915	Keaukaha, Hawaii
KAONA, Le Roy K.	6540	Anahola, Kauai
MURAKAMI, Margaret S.	12253	Waiehu IV, Maui
KAHAE, Alana K.	12253	Waiehu IV, Maui
OSTERMILLER, Reggie Ann K.	10231	Hikina, Maui
VICTOR, Nikki K.I.	4247	Keaukaha, Hawaii



**C ITEMS**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Paula Aila, Acting Administrator,  
Contact & Awards Division



FROM: Michelle Hitzeman, HALE Manager /Project Lead  
Moana Freitas, Case Management Specialist  
Kaila Macaraeg, Case Management Specialist  
Contact & Awards Division

SUBJECT: Approval of Lease Award

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands Residence Lot Leases to the applicants listed below for ninety-nine (99) years, subject to the purchase of the existing improvements on the lot by way of a loan or cash.

DISCUSSION

Pi'ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots – Anahola, Kauai

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
ANNABELLE K.Y. EVANS	10/25/1991	10	(4) 4-8-022-099	13008
WHITNEY G.K. SMITH	01/07/1987	33	(4) 4-8-022-122	13009
ADA N. KELLY	08/10/1976	19	(4) 4-8-022-108	13010

Kakaina Residential Subdivision – Vacant Lot, Waimanalo, Oahu

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
EDITH JOHNSON	04/25/1973	36	(1) 4-1-041-037	13007

**Item C-2 was incomplete at  
the time of the packet  
posting.**

**It will be posted to the  
website as soon as it is  
received.**

**Item C-3 was incomplete at  
the time of the packet  
posting.**

**It will be posted to the  
website as soon as it is  
received.**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Lehua Kinilau-Cano, NAHASDA Government Relations  
Program Manager

Subject: Acceptance of 2023-2024 Native Hawaiian Housing Block  
Grant Annual Housing Plan

RECOMMENDED MOTION/ACTION:

The Hawaiian Homes Commission accept the 2023-2024 Native Hawaiian Housing Block Grant (NHHBG) Annual Housing Plan.

DISCUSSION

Each year, as part of its compliance with 24 CFR Part 1006, Title VIII of the Native American Housing Assistance and Self-Determination Act (NAHASDA), the Department of Hawaiian Home Lands (DHHL) must file an approved annual housing plan (AHP) with the U.S. Department of Housing and Urban Development (HUD). As part of that process, the department releases the draft housing plan.

**Fiscal Year 2023-2024 Projected Expenditures by AHP Activity:**

Program #	Program Name	Budget
AHP I	2023 Capital Improvement Projects	250,000
AHP II	Developer Financing	5,000,000
AHP III	Homeowner Financing	1,500,000
AHP IV	Home Assistance Program	600,000
AHP V	Waimanalo Kupuna Housing Rental Asst.	830,000
AHP VI-A	Rental Vouchers for Temporary Relocation	50,000
AHP VI-B	Emergency Rental and Utilities Assistance	300,000
AHP VI-C	DHHL Kupuna Rental Subsidy Program	2,500,000
AHP VI-D	Rental Vouchers for Units Dev. for DHHL	125,000
AHP VII	Housing Counseling	750,000
AHP VIII	Homeowner Assistance	300,000
AHP IX	Existing Potable Water Infrastructure Improvements	250,000
AHP X	Housing Conversion	2,000,000
AHP XI	Property Acquisition	5,000,000
AHP XII	Supplemental Dwelling Unit Financing	150,000

# Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

## NHHP/APR

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

For DHHL's Use: July 1, 2023 thru June 30, 2024 Annual Housing Plan

## NATIVE HAWAIIAN HOUSING PLAN (NAHASDA §§ 803(b)(1), 803(c)(1) and 820(a)(2))

This form meets the requirements for a Native Hawaiian Housing Plan (NHHP) and Annual Performance Report (APR) required by the United States Department of Housing and Urban Development. The information requested does not lend itself to confidentiality.

Regulatory and statutory citations are provided throughout this form as applicable. The Department of Hawaiian Home Lands (DHHL) is encouraged to review these citations when completing the NHHP and APR sections of the form.

Under Title VIII of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD will provide grants under the Native Hawaiian Housing Block Grant (NHHBG) program to DHHL to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on the Hawaiian Home Lands. To be eligible for the grants, DHHL must submit a NHHP that meets the requirements of the Act. To align the NHHBG program with recent improvements made to the Indian Housing Block Grant program, HUD is requiring DHHL to submit the NHHP to HUD at least 75 days prior to the start of its 12-month fiscal year. The APR is due no later than 60 days after the end of DHHL's fiscal year (24 CFR § 1006.410).

The NHHP and the APR (previously two separate forms) are now combined into one form. The sections pertaining to the NHHP are submitted **before** the beginning of the 12-month fiscal year, leaving the APR (shaded) sections blank. If the NHHP has been updated or amended, use the most recent version when preparing the APR. After the 12-month fiscal year, enter the results from the 12-month fiscal year in the shaded sections of the form to complete the APR. More details on how to complete the NHHP and APR sections of the form can be found in the body of this form. In addition, DHHL may find it helpful to refer to the IHP/APR form guidance available at [http://portal.hud.gov/portal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/codetalk/nahasda/guidance](http://portal.hud.gov/portal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nahasda/guidance) until a guidance specific to the NHHP/APR form is made available.

**FORM COMPLETION OPTIONS:** The NHHP/APR form may be completed either in hard copy or electronically. Hard copy versions may be completed either by hand or typewriter. Alternatively, the form may be completed electronically as it is a Word document. It is recommended that the form be completed electronically because it is more efficient to complete, submit, and review the form. Furthermore, electronic versions of the form may be submitted to HUD as an email attachment. To document official signatures on the electronic version, you should sign a hard copy of the pages and either fax (808-457-4694) that signed page or email ([claudine.c.allen@hud.gov](mailto:claudine.c.allen@hud.gov)) it as an attachment to the Office of Native American Programs – Attention: Claudine Allen in the HUD Honolulu Field Office. The sections of the NHHP that require an official signature are the Cover Page and Sections 13 and 14, if applicable. For the APR, the Cover Page requires an official signature.

The NHHP data is used to verify that planned activities are eligible, expenditures are reasonable, and DHHL certifies compliance with related requirements. The APR data is used to audit the program accurately and monitor DHHL's progress in completing approved activities, including reported expenditures, outputs, and outcomes. This form is exempt from OMB Approval pursuant to 5 CFR 1320.3(4)(c).

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**Native Hawaiian Housing Block Grant (NHHBG)**

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

**NHHP/APR**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

**COVER PAGE**

(1) Grant Number: 15HBGHI0001; 17HBGHI0001; 18HBGHI0001; 19HBGHI0001; 20HBGHI0001; 21HBGHI0001; 22HBGHI0001; 23HBGHI0001

(2) Recipient Fiscal Year: 2024

(3) Federal Fiscal Year: 2023

(4) ☒ Initial Plan (Complete this Cover Page then proceed to Section 1)

(5) ☐ Amended Plan (Complete this Cover Page and Section 14)

(6) ☐ Annual Performance Report (Complete Items 24-27 and proceed to Section 3)

(7) Name of Recipient: Department of Hawaiian Home Lands		
(8) Contact Person: Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager		
(9) Telephone Number with Area Code: 808-620-9486		
(10) Mailing Address: PO Box 1879		
(11) City: Honolulu	(12) State: HI	(13) Zip Code: 96805
(14) Fax Number with Area Code (if available): 808-620-9529		
(15) Email Address (if available): Nicole.L.Kinilau-Cano@hawaii.gov		



(16) Tax Identification Number: 99-0266483
(17) DUNS Number: 809935661
(18) CCR/SAM Expiration Date: 05/17/2023
(19) NHHBG Annual Grant Amount: \$21,300,000
(20) Name of Authorized NHHP Submitter: Justin-Michael Ikaika Anderson
(21) Title of Authorized NHHP Submitter: Chairman-Designate, Hawaiian Homes Commission
(22) Signature of Authorized NHHP Submitter:
(23) NHHP Submission Date: 04/17/2023
(24) Name of Authorized APR Submitter:
(25) Title of Authorized APR Submitter:
(26) Signature of Authorized APR Submitter:
(27) APR Submission Date:

**Certification:** The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under 18 U.S.C 1001. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

## SECTION 1: FIVE YEAR PLAN

The Five Year Plan is intended to cover the Department of Hawaiian Home Lands' (DHHL) long range plans for affordable housing. Each housing plan must contain, for the five-year period beginning with the fiscal year for which the plan is first submitted, the following information.

Five Year Period: 2023 through 2027

### MISSION STATEMENT (NAHASDA § 803(b)(2)(A))

A Mission Statement describes the mission of the DHHL to serve the needs of Native Hawaiian low-income families.

Enter the DHHL's Mission Statement here:

**To manage the Hawaiian Home Lands Trust effectively and to develop and deliver land to native Hawaiians. We will partner with others toward developing self-sufficient and healthy communities.**

### GOALS, OBJECTIVES AND PROGRAMS/ACTIVITIES (NAHASDA § 803(b)(2)(B) and (C))

DHHL must provide a statement of the goals, objectives, and programs/activities planned for the beneficiaries over the five year period. The goals are the intended result of the NHHBG activity and are based on the types of outcomes that the DHHL will report in the APR. The objectives are the means or approach that the DHHL will use to reach the goal. The programs/activities are the specific programs/activities that will be funded in order to achieve the goal and the objective.

#### Goals May Include:

- |  |  |
|--|--|
| (1) Reduce over-crowding                 | (6) Assist affordable housing for college students     |
| (2) Assist renters to become homeowners  | (7) Provide accessibility for disabled/elderly persons |
| (3) Improve quality of substandard units | (8) Improve energy efficiency                          |
| (4) Address homelessness                 | (9) Reduction in crime reports                         |
| (5) Create new affordable rental units   | (10) Other   |

#### Objectives May Include:

- |  |   |
|--|---|
| (1) [RESERVED – DO NOT USE THIS NUMBER]                  | (14) Lending subsidies for homebuyers                 |
| (2) [RESERVED – DO NOT USE THIS NUMBER]                  | (15) Other homebuyer assistance activities            |
| (3) Acquisition of rental housing                        | (16) Rehabilitation assistance to existing homeowners |
| (4) Construction of rental housing                       | (17) Tenant based rental assistance                   |
| (5) Rehabilitation of rental housing                     | (18) Other Housing Service                            |
| (6) Acquisition of land for rental housing development   | (19) Housing Management Services                      |
| (7) Development of emergency shelters                    | (20) Operation and maintenance of NHHBG units         |
| (8) Conversion of other structures to affordable housing | (21) Crime Prevention and Safety                      |
| (9) Other rental housing development                     | (22) Model Activities                                 |
| (10) Acquisition of land for homebuyer unit development  | (23) [RESERVED – DO NOT USE THIS NUMBER]              |
| (11) New construction of homebuyer units                 | (24) Infrastructure to support housing                |
| (12) Acquisition of homebuyer units                      | (25) [RESERVED – DO NOT USE THIS NUMBER]              |
| (13) Downpayment/Closing cost assistance                 |   |

Use the sections below to describe the DHHL's goals, objectives, and programs/activities during the five year period.

<b>Goal(s) Number: I.</b>	(2) Assist renters to become homeowners
-------------------------------	---

Select from the goals listed above.

<b>Objective(s) Number: Ia.</b>	(24) Infrastructure to support housing
-------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Infrastructure Development (Statewide)	To develop lots statewide.
---	----------------------------

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: II.</b>	(5) Create new affordable rental units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: IIa.</b>	(4) Construction of rental housing
--------------------------------------	------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Developer Financing	This activity provides NAHASDA funding as part of a capital stack to conduct vertical construction of rental units.
---	---

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: III.</b>	(2) Assist renters to become homeowners
---------------------------------	---

Select from the goals listed above.

<b>Objective(s) Number: IIIa.</b>	(14) Lending subsidies for homebuyers
---------------------------------------	---------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Homeowner Financing (Statewide)	To provide NHHBG-funded home loans to lessee families for new construction or home purchase.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: IV.</b>	(3) Improve quality of substandard units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: IVa.</b>	(16) Rehabilitation assistance to existing homeowners
--------------------------------------	---

Select from the objectives listed above.

<b>Program/Activity Description:</b> Home Assistance Program (Statewide)	This activity provides three types of assistance: (1) a deferred, no payment loan up to \$100,000; (2) a small repayment loan (up to \$100,000) for costs exceeding the original \$100,000 amount; or (3) a demolition/new build loan for properties where cost to repair exceed the appraised or tax assessed value.
--	---

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: V.</b>	(4) Address homelessness
-------------------------------	--------------------------

Select from the goals listed above.

<b>Objective(s) Number: Va.</b>	(17) Tenant based rental assistance
-------------------------------------	-------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Waimanalo Kupuna Housing Rental Assistance	The use of NHHBG funds in the project is primarily to supplement tenants rent at the Waimanalo Kupuna Housing so their maximum contribution does not exceed 30% of their gross monthly income. Built in 2002 utilizing Low Income Housing Tax Credits, this subsidy will assist in stabilizing rental increases over the remainder of the project's LIHTC existence.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: VI.</b>	(4) Address homelessness
--------------------------------	--------------------------

Select from the goals listed above.

<b>Objective(s) Number: VIa.</b>	(17) Tenant based rental assistance
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Select from the objectives listed above.

<b>Program/Activity Description:</b> Rental Vouchers	This activity establishes the use of rental housing vouchers for eligible beneficiaries. Provides financial assistance to families facing eviction, experiencing homelessness or at risk of homelessness.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: VII.</b>	(10) Other
---------------------------------	------------

Select from the goals listed above.

<b>Objective(s) Number: VIIa.</b>	(18) Other Housing Service
---------------------------------------	----------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Housing Counseling	At minimum, every family that receives NHHBG assistance will be offered financial literacy education; case management assistance; and servicing by housing counseling vendor.
--	---

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: VIII.</b>	(10) Other
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Select from the goals listed above.

<b>Objective(s) Number: VIIIa.</b>	(18) Other Housing Service
--	----------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Homeowner Assistance	This activity is aimed at mitigating financial hardships by providing financial assistance to promote housing stability.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: IX.</b>	(3) Improve quality of substandard units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: IXa.</b>	(24) Infrastructure to support housing
--------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Potable Water Development (Statewide)	This activity will support the development and delivery of potable water to new and existing homesteads.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s)</b> <b>Number: X.</b>	(4) Address homelessness
-------------------------------------	--------------------------

Select from the goals listed above.

<b>Objective(s)</b> <b>Number: Xa.</b>	(8) Conversion of other structures to affordable housing
---	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Housing Conversion	This activity supports the conversion of existing land and structures to affordable housing.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s)</b> <b>Number: XI.</b>	(5) Create new affordable rental units
--------------------------------------	--

Select from the goals listed above.

<b>Objective(s)</b> <b>Number: XIa.</b>	(6) Acquisition of land for rental housing development
--	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Property Acquisition (Oahu – Priority)	This activity will support the purchase of land or existing structure(s) for rental housing.
---	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s)</b> <b>Number: XII.</b>	(5) Create new affordable rental units
---------------------------------------	--

Select from the goals listed above.

<b>Objective(s)</b> <b>Number: XIIa.</b>	(4) Construction of rental housing
---	------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Supplemental Dwelling Unit Financing	This activity will provide NHHBG funding to residential lessees on Hawaiian Home Lands to finance construction of a supplemental dwelling unit that will be used as an affordable rental.
--	---

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

# ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

## SECTION 2: HOUSING NEEDS

(NAHASDA § 803(c)(2)(B))

- (1) **Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Native Hawaiian families (columns B and C) and non-low-income Native Hawaiian families, including non-Native Hawaiian essential families [809(a)(2)(B) and (C)] (column D) eligible to be served by DHHL.

(A) Type of Need	Check All That Apply		
	(B) Low-Income Native Hawaiian Families on Hawaiian Home Lands	(C) Low-Income Native Hawaiian Families on Wait List	(D) Non-Low- Income Native Hawaiian Families
(1) Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Homeless Households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(6) College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**(2) Other Needs.** (Describe the "Other" needs below. Note: this text is optional for all needs except "Other."):

The Hawaiian Homes Commission Act of 1920, as amended, established the Hawaiian Home Lands Trust and defined the population eligible to reside on Hawaiian home lands as those native Hawaiians with no less than 50% Hawaiian blood and their successors or assignees of less than 50% Hawaiian blood. With approximately 9,205 leases on homesteads stretching from Hawaii Island to Kauai, the Department of Hawaiian Home Lands was created at statehood to assist the commission in meeting its fiduciary obligations.

DHHL, through SMS Research, completed its 2020 Beneficiary Survey detailed in the *DHHL Beneficiaries Study Lessee Report, 2020* and the *DHHL Beneficiaries Study Applicant Report, 2020*.

The native Hawaiian subset for the purpose of this plan is determined as follows:

9,205	Lessees residing on the DHHL lands — as of December 31, 2022 <sup>1</sup>
23,725	Unduplicated waitlist as of December 31, 2022 <sup>2</sup>
21,399	Estimated Potential Applicants based on SMS 2019 respondents <sup>3</sup>
<b>54,329</b>	<b>Total native Hawaiian individuals/households</b>

The *DHHL Beneficiaries Study Lessee Report, 2020* detailed the following about HUD Median Income: “While the median household income has consistently increased, the percentage of Lessee households classified as earning 80 percent or less of the Department of Housing and Urban Development (HUD) Area Median Income (AMI) has risen. In 2008, 46 percent of Lessee households were considered low income according to the HUD guidelines. By 2014, this had increased to 55 percent. The percentage of Lessee households considered low income stayed about the same at 56 percent in 2020.”

The *DHHL Beneficiaries Study Applicant Report, 2020* noted the following about HUD Income Categories: “In 2020, the percent of applicant households below 80 percent of HUD AMI level is back up to 51 percent.”

5,155	Lessees residing on the DHHL Lands – 9,205 x 56%
12,100	Applicants – 23,725 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
<b>29,452</b>	<b>Total native Hawaiian households eligible for NAHASDA</b>

If we extrapolate and say that the average DHHL turnkey home is \$350,000, then the sufficient funding amount for NAHASDA would look like this:

12,100	Applicants – 23,725 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
24,297	x \$350,000 = <b>\$8,503,950,000.00 sufficient funding for NAHASDA</b>

#### *Additional Research - 2017 HUD Report*

Some of the key findings of the *Housing Needs of Native Hawaiians: A Report From the Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs* prepared for HUD and dated May 2017 include the following:

- Native Hawaiian households tend to be larger. In 2010, the average size of a Native Hawaiian’s household was 4.1 people compared with 2.7 people for residents of Hawaii households.

<sup>1</sup> Homestead Services Division, 1/17/23 Commission submittal. Includes lessees residing on residential, agricultural and pastoral lots, one lessee per lease, one house per lease/lot, as applicable. 773 Undivided Interest lessees omitted.

<sup>2</sup> *Ibid.*

<sup>3</sup> The SMS Hawaii Housing Policy Study, 2019 included a category for native Hawaiians with at least 50% blood quantum and not DHHL lessees or applicants.



- Although improvements were made during the 2000-to-2010 decade, Native Hawaiians living in Hawaii continue to be more economically disadvantaged: they have lower incomes, higher rates of assistance receipt, and higher poverty rates than do other residents of Hawaii.
- Native Hawaiian households also experience higher rates of overcrowding (15 percent) compared with residents of Hawaii households (8 percent).
- Homelessness among Native Hawaiians is prevalent. Although not typically chronically homeless, they are overrepresented in Hawaii's homeless population. Homeless Native Hawaiians often have jobs but cannot afford housing, so they double up (hidden homeless) or live in tents, shelters, cars, or garages.
- HHCA beneficiary households on the waiting list are more economically disadvantaged than are Native Hawaiian households overall, residents of Hawaii households, and Native Hawaiian households living on the home lands.
  - HHCA beneficiary households on the waiting list have the lowest median income of all four groups by a substantial margin: \$48,000 compared with more than \$60,000 for all other groups.
  - HHCA beneficiaries on the waiting list also receive public cash assistance at more than twice the rate of the other groups: about 20 percent of households on the waiting list received public cash assistance compared with about 7 percent of Native Hawaiians and those living on the home lands and 3 percent for residents of Hawaii.
- HHCA beneficiary households on the waiting list face more significant housing challenges across all dimensions than do the other groups.
  - Nearly 40 percent of HHCA beneficiary households on the waiting list were overcrowded compared with only 19 percent of households on sampled Hawaiian home lands, 15 percent of the state's Native Hawaiian households, and 8 percent of residents of Hawaii households.
  - About 10 percent of HHCA beneficiary households on the waiting list lack complete plumbing compared with 1 percent for all other groups.
  - Nearly one-half (46 percent) of HHCA beneficiary households on the waiting list experience cost burden compared with 40 percent of Native Hawaiian households, 42 percent of residents of Hawaii households, and only 21 percent of households on the sampled Hawaiian home lands. The much lower rate of cost burden among home lands households is due, at least in part, to the financial benefits of home lands leases, which reduce monthly housing costs, including minimal lease payments for the land and a 7-year exemption from real estate property tax.

#### *Native Hawaiian Rehabilitation*

The statistics shared in preceding paragraphs are not new to the native Hawaiians. Over 100 years ago, moved by the poor living conditions and low incomes of his people, Prince Jonah Kuhio Kalanianaʻole created the Ahahui Puuhonua o Na Hawaii, an organization comprised of royal men of lesser rank than himself who collectively served as the catalyst toward the chronicling of the despair and destitution of the makaainana (commoner) in 1911.

The work of the Ahahui Puuhonua o Na Hawaii and its members provided Prince Kuhio the much-needed data to create support, both in Hawaii and abroad in Washington, D.C. to pass the HHCA.

Through the Prince's leadership and participation in each of these community endeavors, the legacy of the Prince lives on for us today. This housing plan, a descendant of Kuhio's legacy thru the HHCA, is but a small piece of a much broader articulation of need in the State of Hawaii today. By focusing on housing, this most basic of needs acknowledged in the Western world, the department attempts to participate in the rehabilitation of the Hawaiian people. Should every Hawaiian have a safe, affordable, decent home, with fresh water for bathing and eating and cooking and food grown or gathered nearby, we could claim success. But with over \$8 billion in need and as the average 59-year-old applicant dies on the waiting list, it does not seem likely we will be able to make such a claim without immediate and swift monetary assistance in the next few years.

**(3) Planned Program Benefits.** *(Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs. NAHASDA § 803(c)(2)(B)):*

The planned programs and activities are aimed at assisting as many native Hawaiian households that earn 80% or less of HUD AMI to realize homeownership as part of the ongoing lot awards and production. The 2017 HUD Report noted that "many renters (63 percent) on the HHCA beneficiary waiting list who would prefer to own a home are unable to do so because they cannot afford a downpayment or save enough for a house." Thus, focus will be on homeowner financing and leveraged loans with USDA Rural Housing to provide new awardees with the opportunity for safe, affordable and decent housing.

While the 2017 HUD Report noted that HHCA beneficiary households on the waiting list face more significant housing challenges, lessees, especially in our older homestead communities face aging substandard housing. The 2020 Beneficiary Study Lessee Report identified 2,538 lessees that earn 80% or less of HUD AMI with a house needing either minor or major repairs. The planned home assistance program is geared to addressing this need.

DHHL recognizes the need for increased housing stability, especially as families have experienced financial hardships associated with the Coronavirus pandemic and took swift action first by approving the postponement of mortgage loan payments for all DHHL direct loans and loans assigned to DHHL. DHHL also initially utilized NAHASDA funds to provide emergency rental and homeowner assistance and has since received other federal funds for this purpose. The planned rental voucher program will build upon the initial temporary relocation and emergency assistance by expanding to kupuna (elders) who have been on the waiting list the longest in an effort to provide financial assistance for those at risk of homelessness or facing financial hardship.

The 2017 HUD Report identified homelessness among Native Hawaiians as a significant problem, but also acknowledged that data is not available for only Native Hawaiians. In an effort to fill this gap, DHHL entered into a Memorandum of Understanding with Partners in Care – Oahu Continuum of Care to understand how pervasive the situation of homelessness might be among its beneficiaries and especially those on its homestead applicant waiting list. The conversion of an existing structure to a transitional housing facility, management of such facilities, and supportive services for beneficiaries is intended to begin addressing this need.

DHHL's Oahu Island Plan noted that approximately 1,390 acres of land suitable for residential development is necessary to meet the homestead needs of all applicants on the residential list that are not otherwise accommodated assuming full implementation of the Oahu Island Plan. One of the program activities would be to develop site selection criteria to screen land and existing structure(s) to identify possible lands and existing structure(s) for residential units.

Infrastructure to support housing on land currently under DHHL's jurisdiction or future land or units acquired is a separate program activity. In addition to existing developments, these areas will likely be expanded to cover lands recently transferred to DHHL in Ewa, Oahu. Water is just as critical to homestead development as land. DHHL secured approved water reservations for DHHL's foreseeable groundwater needs statewide and the potable water infrastructure improvements would allow for improved and increased potable water service delivery. NAHASDA funding for developer financing will supplement the cost to construct affordable housing.

All NAHASDA assisted activities will be supported by housing counseling for both homeowners and renters.

**(4) Geographic Distribution.** *(Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families, including the needs for various categories of housing assistance. NAHASDA § 803(c)(2)(B)(i)):*

The 2020 Beneficiary Study Applicant Report provided HUD Income Categories by Island as follows:

80% or > AMI	Oahu		Maui		Hawaii		Kauai		Molokai		Lanai		Total	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
	6824	61%	1282	12%	2048	18%	600	5%	368	3%	36	.3%	11,158	99.3%

This distribution is similar to the % of DHHL Applicants by Island:

	Oahu	Maui	Hawaii	Kauai	Molokai	Lanai	Total
% App	57%	12%	21%	6%	3%	.3%	99.3%

NAHASDA-Assisted units by island to date align closely to this distribution and is expected to continue, but notes that assistance to neighbor islands is above the percent of households classified as earning 80 percent or less of the HUD AMI:

	Oahu	Maui	Hawaii	Kauai	Molokai	Lanai	Total
% Assisted	49%	15%	19%	8%	7%	2%	100%

### SECTION 3: PROGRAM DESCRIPTIONS

(NAHASDA § [803(c)(2)(A)], [802(c)], [820(b)], 24 CFR §1006.410(b)(2) and (3))

#### Planning and Reporting on Program Year Activities

For the NHHP, the purpose of this section is to describe each program that will be operating during the 12-month fiscal year. Each program must include the eligible activity, its planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output. The first column in the table below lists all eligible activities, the second column identifies the output measure for each eligible activity, and the third column identifies when to consider an output as completed for each eligible activity. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included.

For the APR, the purpose of this section is to describe your accomplishments, actual outputs, actual outcomes, and any reasons for delays.

#### Eligible Activities May Include (citations below reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) RESERVED – DO NOT USE THIS NUMBER		
(2) RESERVED – DO NOT USE THIS NUMBER		
(3) Acquisition of Rental Housing [810(b)(1)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [810(b)(1)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [810(b)(1)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [810(b)(1)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [810(b)(1)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [810(b)(1)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [810(b)(1)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [810(b)(1)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [810(b)(1)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [810(b)(2)]	Households	Count each household once per year
(18) Other Housing Service [810(b)(2)]	Households	Count each household once per year

(19) Housing Management Services [810(b)(3)]	Households	Count each household once per year
(20) Operation and Maintenance of NHHBG-Assisted Units [810(b)(3)]	Units	Number of units in inventory at Fiscal Year End
(21) Crime Prevention and Safety [810(b)(4)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(22) Model Activities [810(b)(5)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(23) RESERVED – DO NOT USE THIS NUMBER		
(24) Infrastructure to Support Housing [810(b)(1)]	Improved Lots	All work completed and lot passed final inspection
(25) RESERVED – DO NOT USE THIS NUMBER		

#### Outcome May Include:

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (NHHP) and 1.5 (APR)

#### NHHP: PLANNED FISCAL YEAR ACTIVITIES (NAHASDA § 803(c)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2014-1, 2014-2, 2014-3, etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer 1, homebuyer 2, etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3, etc. The programs under the second eligible activity would be numbered as 2.1, 2.2., 2.3, etc.

#### APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133\* audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

\*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

<p><b>1.1 Program Name and Unique Identifier:</b> 2023 Capital Improvement Projects (AHP I)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity develops lots for residential use on Trust Lands statewide.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(24) Infrastructure to Support Housing [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Undivided interest lessees and applicants meeting the 80% AMI income guidelines will receive vacant or improved lots for new home construction.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This activity covers the cost of the infrastructure for projects, including planning, design, engineering, construction, and construction management services. The level of NAHASDA funding for this activity is expected to slightly increase because in addition to the existing contract for engineering services in East Kapolei IIC, Oahu, planning is expected to begin for the lands transferred to DHHL in Ewa, Oahu. Other proposed developments may also require infrastructure funding.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Improved Lots	0	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Developer Financing (AHP II)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity will provide funding as part of a capital stack for vertical construction of rental housing on Trust Lands statewide.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(4) Construction of Rental Housing [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(7) Create new affordable rental units</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Undivided interest lessees and applicants meeting the 80% AMI income guidelines will have the opportunity to rent or rent with an option to purchase their unit. NAHASDA guidelines for rental projects keep the unit rents at or below 30% of the family's monthly adjusted income.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>The assistance being provided will go directly to the developer as part of the capital stack for vertical construction financing of approximately 30 rent with option to purchase units in the Villages of Lai Opuu. If the unit purchase price at the end of the rental period is reduced in direct proportion to the amount of NHHBG developer financing provided, then the assistance will be in the form of a grant, otherwise the financing will be in the form of a loan that needs to be repaid.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)).:</i></p>



**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter one of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	0	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Homeowner Financing (AHP III)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity utilizes the Department's Direct Loan program, providing homeowner financing to eligible NAHASDA families for new construction or home purchase. DHHL is working to identify families in upcoming project areas for direct loans.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p><b>Molokai: 2 families</b>  <b>Maui: 1 family</b>  <b>Hawaii: 5 families</b>  <b>Oahu: 6 families</b>  <b>Kauai: 8 families</b>  <b>Lanai: 2 families</b></p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i> Financing for home loans statewide utilizing NHHBG funds up to the appraised value for projects in areas listed in 1.6.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	5	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Home Assistance Program (HAP) (AHP IV)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This program covers the department's attempt to address substandard and/or aging housing on the homelands by providing assistance to low income households to repair their existing homes, including home replacement (demolition &amp; construction), energy retrofit, building code compliance, and home repair.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(3) Improve quality of substandard units</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Lessee families at or below the 80% AMI income guidelines identified over the past few years are being assisted.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Deferred, no-payment loans, subject to conditional recapture, as defined by HAP will be provided. NAHASDA eligible families will receive \$100,000 to repair their home according to Housing Quality Standards that would prioritize repairs for the home. Those families whose homes have been identified as needing more than \$100,000 to fix repairs are offered 1% loans on the amount that exceeds the first \$100,000, up to an additional \$100,000. A demolition/new build loan is the third option offered for properties where cost to repair exceed the appraised or tax assessed value.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	2	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Waimanalo Kupuna Housing Rental Assistance (AHP V)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds primarily to supplement tenants rent at the Waimanalo Kupuna Housing so their maximum contribution does not exceed 30% of their monthly adjusted income.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(17) Tenant Based Rental Assistance [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist affordable housing for low income households</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>NAHASDA eligible elders whose income is at or below 80% AMI and who are tenants of this rental housing project, with up to 85 units, on Trust Lands in Waimanalo.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This elderly housing project was first occupied in 2002 and constructed with funds from the state's Low Income Housing Trust Fund and Rental Housing Trust Fund along with funds from DHHL and the Office of Hawaiian Affairs. Many of the elderly are living on fixed income and cannot afford current rental rates under Hawaii Housing and Finance Development Corporation (HHFDC) which oversees the project and approves the rates from the developer. The monthly rental amount continues to remain affordable. Nevertheless, the subsidy has recently increased annually to adequately cover the difference between the NAHASDA required 30% cap on tenant's monthly adjusted income and the approved LITHC rent.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)).</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	70	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Rental Vouchers for Temporary Relocation (AHP VI-A)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for rental housing vouchers (first month rent/deposit/emergency rent) for temporary relocation assistance.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(17) Tenant Based Rental Assistance [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This activity will provide for temporary relocation assistance for duration of time to construct or repair primary residence.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>



**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	2	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Emergency Rental and Utilities Assistance Program (AHP VI-B)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for rental housing vouchers (rent/security deposit) for emergency assistance (rent, rental arrears, utilities, or utility arrears) to mitigate financial hardships associated with the Coronavirus pandemic to ensure housing stability.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(17) Tenant Based Rental Assistance [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>DHHL will contract with a service provider to provide emergency rental assistance (rent, rental arrears, utilities, or utility arrears) for a period not to exceed 12 months except that assistance may be provided for an additional 6 months only if necessary to ensure housing stability for a household subject to availability of funds. The maximum monthly assistance for an eligible household to receive will be the greater of either the maximum monthly amount set by each County for similar emergency rental and utilities assistance programs or the Fair Market Rent within the island or zip code area.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	10	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> DHHL Kupuna Rental Subsidy Program (AHP VI-C)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for rental housing vouchers (rent/security deposit) for kupuna (elders) who are sixty-two years of age or older and head of household starting with those who have been on DHHL's waiting list the longest to ensure housing stability.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(17) Tenant Based Rental Assistance [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Native Hawaiian kupuna (elders) who are sixty-two years of age or older and head of household starting with those who have been on DHHL's waiting list the longest that are eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>DHHL will contract with a service provider to provide rental subsidies that will be reviewed on an annual basis subject to availability of funds. The monthly rental subsidy will be the difference between no more than 30% of the household's monthly adjusted income which will be paid by the kupuna (elder) of an eligible household and the Fair Market Rent within the zip code area.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	100	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

**1.1 Program Name and Unique Identifier:** Rental Vouchers for Units Developed for DHHL (AHP VI-D)

**1.2 Program Description** *(This should be the description of the planned program.):*

This activity provides funds for rental housing vouchers (first month rent/deposit/emergency rent) for rental units developed for DHHL currently consisting of rent with option to purchase units in the Villages of Lai Opuu upon entering into an agreement with the property management company.

**1.3 Eligible Activity Number** *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(17) Tenant Based Rental Assistance [810(b)(2)]

**1.4 Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist Affordable Housing for Low-Income Households

**Describe Other Intended Outcome** *(Only if you selected "Other" above.):*

**1.5 Actual Outcome Number** *(In the APR identify the actual outcome from the Outcome list.):*

**Describe Other Actual Outcome** *(Only if you selected "Other" above.):*

**1.6 Who Will Be Assisted** *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI and reside in a rental unit developed for DHHL.

**1.7 Types and Level of Assistance** *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

This activity will provide for rental assistance that will be reviewed on an annual basis subject to availability of funds. The monthly rental assistance will be the difference between no more than 30% of the household's monthly adjusted income which will be paid by the eligible household and the Fair Market Rent within the zip code area.

**1.8 APR:** *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	5	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Housing Counseling (AHP VII)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>Independent, expert advice customized to the need of the Native Hawaiian lessee, applicant or household to address housing barriers in order to achieve housing goals through homeownership counseling or rental housing counseling and include the following processes: intake, financial and housing affordability analysis, an action plan, and a reasonable effort to have follow-up communication when possible.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(18) Other Housing Service [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Native Hawaiian lessee, applicants or households who received or are eligible to receive NAHASDA assistance including but not limited to homeowner financing, home repair assistance, rental and homeowner assistance.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Families who received NAHASDA assistance will receive either homeownership or rental housing counseling from a HUD-certified Housing Counselor. Homeownership counseling is housing counseling related to homeownership and residential mortgage loans that covers the decision to purchase a home, issues arising during or affecting the period of ownership of a home (including financing, refinancing, default, and foreclosure/lease cancellation, and other financial dispositions), and the sale/transfer or other disposition of a home. Rental housing counseling is counseling related to the rental of residential property, which may include counseling regarding future homeownership opportunities and may also include the decision to rent, responsibilities of tenancy, affordability of renting and eviction prevention. At a minimum, initial contact will be made with lessee, applicants or households who received NAHASDA assistance informing them of the availability of housing counseling services.</p>



**1.8 APR:** (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	150	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Homeowner Assistance (AHP VIII)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for homeowner assistance (mortgage, utilities, insurance, or association fees) to mitigate financial hardships to promote housing stability and/or to prevent lease cancellation.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(18) Other Housing Service [810(b)(2)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>DHHL will contract with a service provider to provide homeowner assistance (mortgage, utilities, insurance or association fees) for a period not to exceed 12 months except that assistance may be provided for an additional 6 months only if necessary to ensure housing stability and/or to prevent lease cancellation on a home subject to availability of funds. The maximum monthly assistance for an eligible household to receive will be the maximum amount set by each County for similar homeowner assistance programs.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	10	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Existing Potable Water Infrastructure Improvements (AHP IX)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity will utilize NHHBG funding for engineering, construction, and construction management services for the Anahola Farm Lots Water System and Molokai Water System Improvements. These funds will be leveraged with funding from USDA to improve potable water infrastructure for systems in Anahola, Kauai and Hoolehua, Molokai.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(24) Infrastructure to Support Housing [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(4) Improve quality of existing infrastructure</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>New and existing lessees in homestead areas with approved USDA DHHL applications would be assisted with potable water infrastructure improvements.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Improved potable water service delivery and/or new potable water service delivery for lessees in homestead areas with an approved DHHL USDA water application.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Improved Lots	0	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

**1.1 Program Name and Unique Identifier:** Housing Conversion (AHP X)

**1.2 Program Description** (*This should be the description of the planned program.*):

This activity involves the conversion of existing structures to transitional or affordable housing.

**1.3 Eligible Activity Number** (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]

**1.4 Intended Outcome Number** (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(5) Address homelessness

**Describe Other Intended Outcome** (*Only if you selected "Other" above.*):

**1.5 Actual Outcome Number** (*In the APR identify the actual outcome from the Outcome list.*):

**Describe Other Actual Outcome** (*Only if you selected "Other" above.*):

**1.6 Who Will Be Assisted** (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI would be assisted through transitional or affordable rental housing.

**1.7 Types and Level of Assistance** (*Describe the types and the level of assistance that will be provided to each household, as applicable.*):

The assistance will provide funding to rehabilitate an existing building for transitional or affordable rental housing.

**1.8 APR:** (*Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3).*):

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	0	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

**1.1 Program Name and Unique Identifier:** Property Acquisition (AHP XI)

**1.2 Program Description** (*This should be the description of the planned program.*):

This activity provides funds for the development of site selection criteria to screen land and existing structure(s) while meeting HUD environmental thresholds. Through GIS analysis, and other real estate assessment tools, this site selection criteria will be used to research and identify possible available lands and existing structure(s) for residential units. Land or existing structure(s) for rental housing will then be acquired upon completion of the environmental review process.

**1.3 Eligible Activity Number** (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(6) Acquisition of Land for Rental Housing Development [810(b)(1)]

**1.4 Intended Outcome Number** (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(7) Create new affordable rental units

**Describe Other Intended Outcome** (*Only if you selected "Other" above.*):

**1.5 Actual Outcome Number** (*In the APR identify the actual outcome from the Outcome list.*):

**Describe Other Actual Outcome** (*Only if you selected "Other" above.*):

**1.6 Who Will Be Assisted** (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

Native Hawaiian families eligible to reside on Hawaiian Home Lands at or below the 80% AMI income guidelines will be assisted when land or existing structure(s) is acquired and rental units are made available.

**1.7 Types and Level of Assistance** (*Describe the types and the level of assistance that will be provided to each household, as applicable.*):

Land or existing structure(s) will be purchased to provide rental units to increase affordable housing inventory.

**1.8 APR:** (*Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3).*):



**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Acres	2	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p><b>1.1 Program Name and Unique Identifier:</b> Supplemental Dwelling Unit Financing (AHP XII)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds to residential lessees on Hawaiian Home Lands to finance construction of a supplemental dwelling unit that will be used as an affordable rental by an eligible Native Hawaiian family.</p>
<p><b>1.3 Eligible Activity Number</b> <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(4) Construction of Rental Housing [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(7) Create new affordable rental units</p>
<p><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Native Hawaiian families eligible to reside on Hawaiian Home Lands whose income is at or below 80% AMI income would be assisted with affordable rental units.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Financing for supplemental dwelling units statewide utilizing NHHBG funds.</p>
<p><b>1.8 APR:</b> <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p>

**1.9: Planned and Actual Outputs for 12-Month Fiscal Year**

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	0	

**1.10: APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

**1.11: APR:** Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

**NOTE:** Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

## SECTION 4: AFFORDABLE HOUSING RESOURCES

This section of the NHHP is designed to provide the public with basic background information on the characteristics shaping DHHL's affordable housing programs. Each portion of the text below has several required components that must be discussed. DHHL is encouraged to carefully review the instructions for each section and provide text covering all required elements.

**Housing Market** (NAHASDA § 803(c)(2)(D)(i) and (ii)) *(Describe the key characteristics of the housing market in the State of Hawaii, currently, and in the period of time covered by the plan. Include a description of the availability of housing from other public sources and private market housing, and how this supply of housing affected the DHHL's program/activity choices.):*

The Hawaii Housing Planning Study, 2019 pointed out that the most distinctive characteristic of Hawaii's housing market is high prices. Hawaii also continues to have the highest average rents in the nation, followed by the District of Columbia and New York. For the past decade, Hawaii's median gross rent has consistently been 50 to 55 percent higher than the national median gross rent.

In addition, the Study noted the slowing of residential housing construction. Total housing units grew by about 5,600 units per year (2.2%) between 2009 and 2011. Between 2011 and 2014, growth slowed to 2,800 units per year – half what it was in the previous five years. Between 2014 and 2017, growth slowed further to about 2,675 units per year. In recent years, Hawaii has been building more units that aren't being used for Hawaii families.

The Study also reported that Hawaii has typically been in the top 15 percent of states losing housing units to vacancies. Hawaii ranked 12<sup>th</sup> for percent of total housing units held for seasonal, recreational, and occasional use in 2017. Only two states ranked higher than the counties of Hawaii, Kauai, and Maui with respect to the percent of total units held off the market for seasonal use. Across the State, there were differences in the percent of total housing units counted as housing stock. In Honolulu, 6.8 percent of all units were unavailable. In the other counties, that figure was significantly higher as in 19 percent for Kauai County, 16 percent in the County of Hawaii, and 13 percent for Maui County.

The Study further indicated that one in ten households statewide devotes 30 to 40 percent of their income to shelter costs. For nearly one-quarter of households statewide (23.1%), shelter payments take up more than 40 percent of their income each month. Most disturbing is the evidence that Hawaii's shelter to income ratios are higher than most of the nation. In 2019, the percentage of mortgage holders whose monthly housing cost was greater than 30 percent of monthly income was 40.3 percent, the highest in the nation. The percentage of renters paying more than 30 percent was 55.6 percent, ranking Hawaii third in the nation after Florida (59.0%) and California (57.2%). When you factor Hawaii's Housing Wage (\$36.13) with the average wage of a renter in the state (\$16.16), it is understandable that there are many households with high shelter-to-income. In 2018, Hawaii had the largest shortfall (-\$19.98) between the average renter wage (amount renters earn) and the two-bedroom housing wage (amount required to afford an average two-bedroom rental unit).

Hawaii's crowding rate has long been among the highest in the nation. In 2017, Hawaii was ranked first in crowding for owner-occupied units (6.3%) and second for renter-occupied conditions (12.8%).

The department's NHHBG funded mortgage loans provide single family housing for the same or lower price than a studio in a multi-family high rise built by another housing agency in the urban core.

Without NHHBG funding, the department would be unable to build or finance housing for the 80% AMI or below target population.

**Cooperation** (NAHASDA § 803(c)(2)(D)(iii) *(Describe the structure, coordination, and means of cooperation between DHHL and other relevant partners and organizations [including private nonprofit organizations experienced in the planning and development of affordable housing] in the development, submission, or implementation of its housing plan. In addition, DHHL must indicate if it plans to use loan guarantees under Section 184A of the Housing and Community Development Act of 1992 and any other housing assistance provided by the Federal Government.)*):

The department currently partners with a number of housing agencies and organizations either thru subject matter meetings or formal MOUs or agreements.

The Section 184A Loan Guarantee Program, which is similar to the Section 184 Loan Guarantee Program giving Native Americans access to private mortgage financing by providing loan guarantees to lenders, was implemented in 2007. Currently, 1<sup>st</sup> Tribal Lending, American Savings Bank, Bank of Hawai'i, CMG Financial, Cardinal Financial Company, Guardian Lending, DBA of Guardian One, Homebridge Financial Services, Inc., HomeStreet Bank, and MLD Mortgage Inc. dba The Money Store are approved lenders for the Section 184A loan program.

DHHL has been utilizing the FHA 247 loan program since 1987. Over \$533 million in mortgage loans are outstanding through the FHA 247 loan program to lessees on Hawaiian home lands. The Veterans Affairs direct loan, Rural Development (U.S. Department of Agriculture) loan programs, and low-income housing tax credits are other financing options and tools utilized on Hawaiian home lands.

**Demolition and Disposition** (NAHASDA § 803(c)(2)(D)(viii), 24 CFR 1006.101(b)(4)(viii) *(Describe any planned demolition or sale of NHHBG-assisted housing units, or any other demolition or disposition that will be carried out with NHHBG funds. Be certain to include a financial analysis of the proposed demolition, the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition.)*):

There are no 1937 Act housing on Hawaiian home lands. The DHHL does not anticipate demolishing any units funded by the NHHBG.

**Coordination** (NAHASDA § 803(c)(2)(D)(ix) *(Describe how DHHL will coordinate with partners to promote employment and self-sufficiency opportunities for residents of affordable housing.)*):

The State of Hawai'i Department of Human Services (DHS) administers individual and family financial assistance programs that provide cash payments to help individuals and families meet their basic needs. The programs include Temporary Assistance to Needy Families (TANF), Temporary Assistance to Other Needy Families (TAONF), General Assistance (GA), Aid to the Aged, Blind and Disabled (AABD) and the Food Stamps program. Medical assistance is provided through the Hawai'i QUEST and Medicaid fee-for-services programs. Vocational rehabilitation services are provided to persons with disabilities. Whenever the DHHL staff is made aware of a lessee in need, the families are referred to DHS or to an appropriate non-profit service provider.

**Safety** (NAHASDA § 803(c)(2)(D)(x)) *(Describe how DHHL will promote crime prevention and resident involvement in affordable housing.)*:

The DHHL continues to coordinate efforts with the Police Narcotics Division, the Sheriff's Office and the Attorney General's Office—Investigative Division to do surveillance and to evict the offending occupants whenever there is evidence of drug problems or other crimes in the homestead areas. If investigation results in a conviction, the lessee is taken to a contested case hearing for lease cancellation.

**Capacity** (NAHASDA § 803(c)(2)(D)(xi)) *(Describe the structure, capacity, and key personnel of the entities that will carry out the program/activities of the housing plan.):*

The DHHL was created by the State Legislature in 1964 to administer the Hawaiian home lands program and manage the Hawaiian home lands trust. The DHHL is one of eighteen principal agencies of the Executive Branch of the State of Hawai'i.

The DHHL serves native Hawaiians or individuals of no less than 50% Hawaiian blood, as defined by the Hawaiian Homes Commission Act of 1920, as amended, and their successors and assigns. These native Hawaiians are the beneficiaries of the Hawaiian home lands trust consisting of a land trust of over 200,000 acres, settlement monies from the State for the mismanagement of trust lands, funds received from the State general fund for operating costs, and revenues and earnings from the land leasing program.

The DHHL is governed by a nine-member board of commissioners headed by the Chairman, who also serves as the executive officer of the DHHL. The Governor of the State of Hawai'i appoints each commissioner and Chairman to a four-year term. The terms of the commissioners are staggered.

Currently, there are 123 full time employees in DHHL with six offices statewide. DHHL's main administrative office is located in Kapolei, Oahu and the five (5) district offices are located on neighbor islands. There are two (2) district offices on the Big Island, one in Hilo (East Hawaii) and one in Waimea (West Hawai'i), Hawai'i; one (1) district office in Lihue, Kauai; one (1) district office in Wailuku, Maui; and one (1) district office in Kalamaula, Molokai. DHHL is organized into five offices and three divisions under the Hawaiian Homes Commission and Office of the Chairman. The various offices and divisions are described as follows:

Office of the Chairman (OCH) — 22 staff members

The Office of the Chairman consists of the Chairman of the Hawaiian Homes Commission, who is also the Director of Department of Hawaiian Home Lands; the Deputy to the Chairman, the Executive Assistant; the NAHASDA Government Relations Program Manager, NAHASDA Program Specialist, NAHASDA Compliance Specialist, NAHASDA Construction Specialist, NAHASDA Mortgage Loan Assistant, NAHASDA Government Relations Program Specialist; and executive staff.

Administrative Services Office (ASO) – 9 staff members

The Administrative Services Office provides DHHL staff support in the areas of personnel, budgeting, program evaluation, information and communication systems, risk management, facilities management, clerical services and other administrative services.

Fiscal Office (FO) – 12 staff members

The Fiscal Office provides accounting support for DHHL.

Planning Office (PO) – 8 staff members

The Planning Office conducts research and planning studies required in the development of policies, programs, and projects to benefit native Hawaiians. The PO coordinates and develops the Regional Plans, administers the Native Hawaiian Development Program, provides capacity building training for homestead organizations, and provides community based grants for the implementation of Regional priority projects, community based economic development, and membership development.

Information and Community Relations Office (ICRO) – 3 staff members

The Information and Community Relations Office disseminates information to the public on Department issues, oversees community relations with the various homestead communities and coordinates DHHL's ceremonies. They also publish DHHL's annual reports to the State Legislature.

Homestead Services Division (HSD) – 42 staff members

HSD is composed of three branches: 1) Homestead Applications, 2) District Operations, and 3) Loan Services. HSD is the largest division in DHHL, has staff on all islands, and services more than 25,000 applicants and 9,000 lessees on five islands.

Land Management Division (LMD) – 7 staff members

LMD is responsible for managing Hawaiian home lands that are not used for homestead purposes. Unencumbered lands are managed and disposed of for long and short term uses in order to generate revenues and keep the lands productive while minimizing the occurrence of vegetative overgrowth, squatting or illegal dumping. LMD is responsible for properly managing the lands in DHHL's inventory.

Land Development Division (LDD) – 11 staff members

LDD is charged with the responsibility of developing trust lands for homesteading and income-producing purposes. This is accomplished through the development of properties for residential, agricultural, pastoral, and economic development uses. LDD has three operating branches: 1) Design and Construction – concentrating on the design and construction of off-site and on-site improvements for the various subdivisions; 2) Master-Planned Community – expediting the construction of housing options through partnerships with private sector and exploring other housing opportunities; and, 3) Housing Project—providing turn-key homes and assisting lessees of vacant lots in arranging financing and in contracting with a builder, including self-help and Habitat programs.

The following is a listing of the key personnel responsible for the implementation of DHHL and NAHASDA assisted programs:

Hawaiian Homes Commission (HHC)

Ikaika Anderson, Chairman-Designate

Makai Freitas, West Hawaii Commissioner

Michael Kaleikini, East Hawaii Commissioner

Randy Awo, Maui Commissioner

Zachary Helm, Molokai Commissioner

Pauline Namuo, Oahu Commissioner

Patricia (Patty) Kahanamoku-Teruya, Oahu Commissioner

Russell Kaupu, Oahu Commissioner

Dennis Neves, Kauai Commissioner

Department of Hawaiian Home Lands

Ikaika Anderson, Chairman-Designate

Katie Ducatt, Deputy to the Chairman

Kekoa (Alan) Texeira, Executive Assistant

Rodney Lau, Administrative Services Officer

Pearl Teruya, Fiscal Management Officer

Andrew Choy, Planning Program Manager

Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager



Cynthia Rezentes, NAHASDA Program Specialist  
Malia Cox, NAHASDA Compliance Specialist  
Aloha Kaikaina, NAHASDA Construction Specialist  
Kapuaala "Meleana" Kamai, NAHASDA Mortgage Loan Asst  
Oriana Leao, NAHASDA Government Relations Program Manager  
Michelle Hitzeman, HALE Manager  
Juan Garcia, HSD Administrator  
Nina Fisher, East Hawaii Homestead District Supervisor  
James Du Pont, West Hawaii Homestead District Supervisor  
Erna Kamibayashi, Kauai Homestead District Supervisor  
Antonette Eaton, Maui Homestead District Supervisor  
Dean Oshiro, Housing Services Loan Manager  
Kip Akana, Enforcement Officer  
Stewart Matsunaga, Acting Land Development Division Administrator  
Kehaulani Quartero, Labor Compliance Specialist  
Stephanie DeCoite, HHL Clerk Typist

# Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

NHHP/APR

Office of Native American Programs

## SECTION 5: BUDGETS

(1) Sources of Funding (NAHASDA § 803(c)(2)(C)(i) and 820(b)(1)) (Complete the non-shaded portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12- month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12- month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12- month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12- month fiscal year	(J) Actual unexpended funds remaining at end of 12- month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12- month fiscal year
1. NHHBG Funds	20,000,000	21,300,000	41,300,000	19,840,000	21,460,000						
2. NHHBG Program Income	0	140,000	140,000	140,000	0						
LEVERAGED FUNDS											
3. Other Federal Funds	0	25,000	25,000	25,000	0						
4. LIHTC											
5. Non-Federal Funds											
TOTAL	20,000,000	21,465,000	41,465,000	20,005,000	21,460,000						

### Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the Uses Table on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.
- For the NHHP, describe any estimated leverage in Line 3 below. For the APR, describe actual leverage in Line 4 below (APR).

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**(2) Uses of Funding** (NAHASDA § 803(c)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3. **Actual expenditures in the APR section are for the 12-month fiscal year.**)

PROGRAM NAME (tie to program names in Section 3 above)	Unique Identifier	NHHP			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12- month fiscal year	(M) Total all other funds to be expended in 12- month fiscal year	(N) Total funds to be expended in 12- month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12- month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
2023 CIP	AHP I	250,000		250,000			
Developer Financing	AHP II	5,000,000		5,000,000			
Homeowner Financing	AHP III	1,335,000	165,000	1,500,000			
HAP	AHP IV	600,000		600,000			
Waimanalo Kupuna Housing Rental Asst	AHP V	830,000		830,000			
Rental Vouchers	AHP VI-A	50,000		50,000			
Emergency Rental	AHP VI-B	300,000		300,000			
Kupuna Rental	AHP VI-C	2,500,000		2,500,000			
Rental Vouchers for DHHL Units	AHP VI-D	125,000		125,000			
Housing Counseling	AHP VII	750,000		750,000			
Homeowner Assistance	AHP VIII	300,000		300,000			
Water Infrastructure Improvements	AHP IX	250,000		250,000			
Housing Conversion	AHP X	2,000,000		2,000,000			
Property Acquisition	AHP XI	5,000,000		5,000,000			
SDU Financing	AHP XII	150,000		150,000			
Planning and Administration		400,000		400,000			
Loan Repayment – describe in 3 and 4 below.							
<b>TOTAL</b>		<b>19,840,000</b>	<b>165,000</b>	<b>20,005,000</b>			

### Notes:

- Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- Total of Column Q should equal total of Column I of the Sources Table on the previous page.

**Native Hawaiian Housing Block Grant (NHHBG)**

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**(3) Estimated Sources or Uses of Funding** (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

The department anticipates \$140,000 in program income. The estimated \$25,000 in other federal funds is the repayment of the NHHBG subsidy when the lessee transfers their interest in the lease to a non-income eligible Native Hawaiian purchaser.

**(4) APR** (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any)).*

**SECTION 6: OTHER SUBMISSION ITEMS**

- (1) Useful Life/Affordability Period(s)** (NAHASDA § 813, 24 CFR § 1006.305) *(Describe your plan or system for determining the useful life/affordability period of the housing assisted with NHHBG funds. A record of the current, specific useful life/affordability period for housing units assisted with NHHBG funds must be maintained in DHHL's files and available for review for the useful life/affordability period.):*

DHHL has established the following affordability periods to describe the term during which DHHL will keep the unit affordable:

<u>NHHBG Funds Invested</u>	<u>Affordability Period</u>
Up to \$24,999	5 years
\$25,000 to \$100,000	10 years
\$100,001 to \$200,000	20 years
\$200,001 and above	30 years

The affordability period is based on the total amount of NHHBG funds invested in the development and/or rehabilitation of a housing unit. Resale and recapture provisions will be included as a condition of the Hawaiian homestead lease to enforce the affordability restriction for each assisted housing unit.

- (2) Model Housing and Over-Income Activities** (NAHASDA § 810(b)(5) and 809(a)(2)(B), 24 CFR § 1006.225 and 1006.301(b)) *(If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month fiscal year, those activities may be described here. Each approved model activity must be included as a separate program in Section 3 (Program Descriptions) and the APR portions of Section 3 must be completed in the APR submission for any approved model activity.):*

None.

- (3) Anticipated Planning and Administration Expenses** (NAHASDA § 802(d), 24 CFR § 1006.230)

Do you intend to exceed your allowable spending cap for Planning and Administration? Yes ☐ No ☒

If yes, describe why the additional funds are needed for Planning and Administration.

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**(4) Actual Planning and Administration Expenses (NAHASDA § 802(d), 24 CFR § 1006.230)**

Did you exceed your spending cap for Planning and Administration? Yes ☐ No ☐

If yes, did you receive HUD approval to exceed your spending cap on Planning and Administration? Yes ☐ No ☐

If you did not receive approval for exceeding your spending cap on Planning and Administration costs, describe the reason(s) for exceeding the cap.

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**SECTION 7: NATIVE HAWAIIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE**  
**(NAHASDA § 803(c)(2)(E))**

By signing the NHHP, you certify that you have all required policies and procedures in place in order to operate any planned NHHBG programs.

- (1) In accordance with applicable statutes, the recipient certifies that it will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) or with the Fair Housing Act (42 U.S.C. 3601 et seq.) in carrying out the NHHBG program, to the extent that such Acts are applicable, and other applicable federal statutes.

Yes ☒ No ☐

The following certifications will only apply where applicable based on program activities.

- (2) The recipient will require adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD.

Yes ☒ No ☐ Not Applicable ☐

- (3) Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

- (4) Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐ and

- (5) Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

**SECTION 8: SELF-MONITORING**

(NAHASDA § 819(b), 24 CFR § 1006.401)

**(1)** Do you have a procedure and/or policy for self-monitoring?

Yes ☐ No ☐

**(2)** Did you conduct self-monitoring, including monitoring sub-recipients?

Yes ☐ No ☐

**(3) Self-Monitoring Results.** *(Describe the results of the monitoring activities, including inspections for this program year.):*



**SECTION 9: INSPECTIONS**

(NAHASDA § 819(b))

(1) **Inspection of Units** (Use the table below to record the results of inspections of assisted housing.)

(A) Activity		(B) Total number of units inspected	Results of Inspections	
			(C) Total number of units (Inventory)	
<b>NAHASDA-Assisted Units:</b> Running inventory as of Fiscal Year Beginning (July 1) a 12- month total.				
a.	New Construction Completed			
b.	Rehab/Repair Completed			
c.	Rental Assistance (if applicable)			
d.	Other			
<b>Total</b>				

(2) Did you comply with your inspection policy: Yes ☐ No: ☐

(3) If no, why not:

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## SECTION 10: AUDITS

(24 CFR § 1006.375(d))

This section is used to indicate whether an Office of Management and Budget Circular A-133\* audit is required, based on a review of your financial records.

Did you expend \$500,000\* or more in total Federal awards during the APR reporting period?

Yes ☐ No ☐

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and the Office of Native American Programs.

If No, an audit is not required.

\*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. Audits covering recipients' fiscal years that begin in January 2015 will be subject to the revised audit requirements. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to grants until implementation of the new requirements.

**SECTION 11: PUBLIC AVAILABILITY**

(NAHASDA § 820(d), 24 CFR § 1006.410(c))

- (1) Did you make this APR available to the beneficiaries of the Hawaiian Homes Commission Act before it was submitted to HUD?

Check one:    Yes ☐    No ☐

- (2) If you answered "No" to question #1, provide an explanation as to why not and indicate when you will do so.

- (3) Summarize any comments received from the beneficiaries (NAHASDA § 820(d)(2)).

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**SECTION 12: JOBS SUPPORTED BY NAHASDA**  
**(NAHASDA § 820)**

Use the table below to record the number of jobs supported with NHHBG funds each year (including DHHL staff, Subrecipient staff, Contractors, etc.).

Native Hawaiian Housing Block Grant Assistance (NHHBG)	
(1) Number of <b>Permanent</b> Jobs Supported	
(2) Number of <b>Temporary</b> Jobs Supported	

(3) Narrative (*optional*):

**SECTION 13: NHHP WAIVER REQUESTS**

(NAHASDA § 802(b)(2), 24 CFR 1006.20(b))

THIS SECTION IS ONLY REQUIRED IF DHHL IS REQUESTING A WAIVER OF A NHHP SECTION OR A WAIVER OF THE NHHP SUBMISSION DUE DATE. Fill out the form below if you are requesting a waiver of one or more sections of the NHHP. **NOTE:** This is NOT a waiver of the NHHBG program requirements but rather a request to waive some of the NHHP submission items because DHHL cannot comply due to circumstances beyond its control.

- (1) List below the sections of the NHHP where you are requesting a waiver and/or a waiver of the NHHP due date. *(List the requested waiver sections by name and section number):*

- (2) Describe the reasons that you are requesting this waiver *(Describe completely why you are unable to complete a particular section of the NHHP or could not submit the NHHP by the required due date.):*

- (3) Describe the actions you will take in order to ensure that you are able to submit a complete NHHP in the future and/or submit the NHHP by the required due date. *(This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete NHHP in the future and/or submit the NHHP by the required due date.):*

(4) Recipient:	
(5) Authorized Official's Name and Title:	
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	

**SECTION 14: NHHP AMENDMENTS**

(24 CFR § 1006.101(d))

**Use this section for NHHP amendments only.**

Fill out the text below to summarize your NHHP amendment. Copy and paste Section 14 for each amendment. This amendment is only required to be submitted to the HUD Office of Native American Programs when the recipient is adding a new activity that was not described in the current One-Year Plan that has been determined to be in compliance by HUD. All other amendments will be reflected in the APR and do not need to be submitted to HUD.

NOTE: A Cover Page is strongly recommended but not required with a NHHP Amendment submission.

**APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))**

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133\* audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

\*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

<b>(1) Program Name and Unique Identifier:</b>
<b>(2) Program Description</b> ( <i>This should be the description of the planned program.</i> ):
<b>(3) Eligible Activity Number</b> ( <i>Select one activity from the Eligible Activities list in Section 3. Do not combine homeownership and rental housing in one activity, so that when units are reported in the APR they are correctly identified as homeownership or rental.</i> ):

**Native Hawaiian Housing Block Grant (NHHBG)**

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

**NHHP/APR**

Office of Public and Indian Housing

Office of Native American Programs

**(4) Intended Outcome Number** *(Select one Outcome from the Outcome list in Section 3.):*

**Describe Other Intended Outcome** *(Only if you selected "Other" above.):*

**(5) Actual Outcome Number** *(Select one Outcome from the Outcome list in Section 3.):*

**Describe Other Actual Outcome** *(Only if you selected "Other" above.):*

**(6) Who Will Be Assisted** *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median income should be included as a separate program within this Section.):*

**(7). Types and Level of Assistance** *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

**(8). APR:** *(Describe the accomplishments for the APR in the 12-month fiscal year. In accordance with 24 CFR § 1006.410(b)(2) and (3), provide an analysis and explanation of cost overruns or high unit costs.):*

**Native Hawaiian Housing Block Grant (NHHBG)**

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

**NHHP/APR**

Office of Public and Indian Housing

Office of Native American Programs

**(9). Planned and Actual Outputs for 12-Month Fiscal Year**

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program	APR: Actual Number of <b>Units</b> Completed in Fiscal Year	APR: Actual Number of <b>Households</b> Served in Fiscal Year	APR: Actual Number of <b>Acres</b> Purchased in Fiscal Year

**(10). APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))



# Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval, 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

## NHHP/APR

Office of Native American Programs

**(11) Amended Sources of Funding (NAHASDA § 803(c)(2)(C)(i)) (Complete the non-shaded portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.)**

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12- month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12- month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12- month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12- month fiscal year	(J) Actual unexpended funds remaining at end of 12- month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12- month fiscal year
6. NHHBG Funds											
7. NHHBG Program Income											
LEVERAGED FUNDS											
8. Other Federal Funds											
9. LIHTC											
10. Non-Federal Funds											
TOTAL											

### Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the Uses Table on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

Office of Public and Indian Housing

## Office of Native American Programs

PROGRAM NAME (tie to program names in Section 3 above)	Unique Identifier	NHHF			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12- month fiscal year	(M) Total all other funds to be expended in 12- month fiscal year	(N) Total funds to be expended in 12- month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12- month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
Planning and Administration							
Loan repayment							
<b>TOTAL</b>							

- a. Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- c. Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- e. Total of Column Q should equal total of Column I of the Sources Table on the previous page.

# Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

NHHP/APR

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

**(13) Estimated Sources or Uses of Funding** (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses Table on the previous page. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

**(14) APR** (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses Table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):*

**Native Hawaiian Housing Block Grant (NHHBG)**

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

**NHHP/APR**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

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<b>(15)</b> Recipient:	
<b>(16)</b> Authorized Official's Name and Title:	
<b>(17)</b> Authorized Official's Signature:	I certify that all other sections of the NHHP approved on _____ are accurate and reflect the activities planned.
<b>(18)</b> Date (MM/DD/YYYY):	

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Members, Hawaiian Homes Commission

From: Ikaika Anderson, Chairman

Subject: To authorize a Right of Entry to the West Kauai Homestead Association to conduct due diligence activities for a potential Tsunami Evacuation/Camp Ground Project (Kumu Camp) at TMK Nos.: (4)4-8-003:018,019,021,026, (4)4-8-014:003, & (4)4-7-004:003,004,007 Anahola, Kauai.

RECOMMENDED MOTION:

Motion to approve a one year right of entry to West Kauai Hawaiian Homestead Association (WKHHA) and it's designated 501c3 arm, the Homestead Community Development Corporation (HCDC) to access 100 acres for due diligence purposes in west Kauai for Hawaiian home lands on the road to Kokee.

DISCUSSION:

DHHL LMD received a complete application for a land license under section 207 Public purpose of the HHCA in July 2022. LMD did not reach out to or engage with the beneficiary governed homestead association to review or discuss the full application for a land disposition.

As a result, in March 2023, the applicants are requesting a simple right of entry in order to assist LMD in completing a full review of the July 2022 land request.

BACKGROUND:

WKHHA is a homestead association serving the homestead land areas of Hanapepe, Kekaha and Waimea, governed by HHCA beneficiaries, both residing and in the waitlist for Kauai.

WKHHA diligently participated in DHHL regional planning over the last decade, and identified a tsunami evacuation project in the plan. With its 501c3, HCDC, the beneficiary organizations identified a strategy to build a campground site that operates year-round for youth and families and is designated during tsunami emergencies to address the need for bathroom facilities and safety on mauka lands of HHL. HCDC has raised non-DHHL funds in the

amount of \$150,000 for the planning and predevelopment tasks for the project.

NEXT STEPS:

Once a right of entry is approved, LMD will work with WKHHA and HCDC to access mauka west Kauai lands, complete surveys, soil testing and other predevelopment tasks. Once specific lands are agreed as best suited to achieve an evacuation and campground use, LMD will work with WKHHA and HCDC for a revocable permit or license, subject to liability insurance, evidence of financial capacity and standard DHHL processes to return before the commission. The authorize Right of Entry.

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Members, Hawaiian Homes Commission

From: Ikaika Anderson, Chairman

Subject: To authorize a Right of Entry to the Anahola Homestead Association to conduct due diligence activities for a potential Anahola Sports Complex at TMK Nos.: (4)1-2-002:023 Upper Kekaha, West of Kokee Road, Kekaha, Kauai

RECOMMENDED MOTION:

Motion to approve a one year right of entry to Anahola Hawaiian Homestead Association and it's designated 501c3 arm, the Homestead Community Development Corporation (HCDC) to access 250 acres for due diligence purposes in east Kauai for Hawaiian home lands on Kuhio highway in Anahola.

DISCUSSION:

DHHL LMD received a complete application for 250-acre land license under section 207 Public purpose of the HHCA in July 2022 for the Anahola Sports Complex. LMD did not reach out to or engage with the beneficiary governed homestead association to review or discuss the full application for a land disposition.

As a result, in March 2023, the applicants are requesting a simple right of entry in order to assist LMD in completing a full review of the July 2022 land request.

BACKGROUND:

AHHA founded in 1982, is a homestead association serving the homestead land areas of Anahola and Moloaa areas, governed by HHCA beneficiaries, both residing and on the waitlist for Kauai.

AHHA diligently participated in DHHL regional planning over the last two decades, whereby an area identified for commercial purposes, was envisioned for a commercial sports complex through numerous homestead visioning sessions since 2016.

To meet the land designation in the 2010 Anahola regional plan, AHHA engaged in building a recreation economic engine, featuring 3 baseball fields, 2 gymnasiums, a running track, and a rodeo area

with a ranching component. AHHA and its 501c3 arm, began raising capital for the pre-planning and predevelopment tasks to identify suitable sites, a total to date of \$1.2M, including \$500k from Senator Kouchi and Representative Nakamura.

NEXT STEPS:

Once a right of entry is approved, LMD will work with AHHA and HCDC to access lands identified Makai of the highway, to complete surveys, soil testing and other predevelopment tasks including cost estimates for fencing and other feasibility data pieces. Once specific lands are settled on by AHHA and HCDC, whereby financial projections by phase are completed, the parties will work with LMD to consider the next level of land disposition, a revocable permit and/or license, along with completing DHHL standard processes for longer term land disposition requests.



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

TO: Members, Hawaiian Homes Commission

FROM: Ikaika Anderson, Chairman

SUBJECT: For Information Only – Appointment of Permitted Interaction Group Pursuant to HRS Section 92-2.5 and HAR section 10-2-16(b)(1), to Study and Recommend Strategies Related to Fairness in Lease Transfers

RECOMMENDED MOTION/ACTION

None. For information only.

DISCUSSION:

A permitted interaction group of the Hawaiian Homes Commission is appointed effective March 22, 2023. The purpose of this group is to study and recommend strategies related to fairness in lease transfers. The Hawaiian Homes Commission is aware of perceived unfairness in certain lease transfer transactions, including “flipping,” or purchasing a homestead lease, making quick improvements to the home, and selling at a profit. Although there have been several reports over the years to the Commission related to lease transfer transactions that implicate issues of fairness, including profits made on the sale of homestead leases and the repeated purchase and transfer of leases to family members who are less than fifty percent native Hawaiian, the complexity and division within the beneficiary community requires closer study and consideration.

The members of this committee include Commissioners Patty Teruya and Zachary Helm with Commissioner Dennis Neves to serve as chair of the committee. The committee’s work is expected to be completed by May 15, 2023 with a report to the Hawaiian Homes Commission of the committee’s findings and recommendations.

RECOMMENDATION:

None. For information only.

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

TO: Members, Hawaiian Homes Commission

FROM: Chairman

SUBJECT: For Information Only - Appointment of Permitted Interaction Group Pursuant to HRS Section 92-2.5 and HAR section 10-2-16(b)(1), to Study, Evaluate, and Recommend Strategies for Geothermal

RECOMMENDED MOTION/ACTION

None. For information only.

DISCUSSION:

A permitted interaction group of the Hawaiian Homes Commission is appointed effective March 22, 2023. The purpose of this group is to study, evaluate, and recommend strategies related to geothermal exploration, feasibility, extraction, and/or use on Hawaiian Home Lands. There is a need and demand for alternative energy sources that could help create energy independence in Hawai'i, geothermal is one of those potential sources. It also presents an opportunity for a new revenue stream for the trust and potential energy sovereignty for the home lands because potential sources of geothermal energy are located on Hawaiian Home Lands.

The members of this committee include Commissioners Michael Kaleikini and Makai Freitas with Commissioner Russell Kaupu to serve as chair of the committee. The committee's work is expected to be completed by May 15, 2023 with a report to the Hawaiian Homes Commission of the committee's findings and recommendations.

RECOMMENDATION:

None. For information only.

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager

Subject: For Information Only – 2023 Legislative Session Update

**RECOMMENDATION/ACTION:**

None; For information only.

**DISCUSSION**

**DHHL LEGISLATIVE PROPOSALS**

Legislative proposals approved by the Hawaiian Homes Commission were submitted for inclusion in the Administration's legislative package for the 2023 Regular Session. The following table reflects the Legislative Proposal, Description and Progress.

<b>Legislative Proposal</b>	<b>Description</b>	<b>Progress</b>
Proposal HHL-01(23) Independent Legal Counsel	Allows DHHL to retain independent legal counsel	SB1014 – JHA Hrg on 3/14 at 2pm
<i>Proposal HHL-02(23) Representation on CWRM</i>	<i>Adds the Chairman of the HHC or designee to CWRM</i>	
<b>Proposal HHL-03(23) Tax Exemption</b>	<b>Exempts any homestead development or housing for DHHL from GET</b>	<b>HB567 – Referred to HWN/HOU/PSM, WAM</b>
Proposal HHL-04(23) Historic Preservation Reviews	Allows DHHL to assume review of historic properties or burial sites for its lands	SB1354 – Referred to WAL, JHA
<i>Proposal HHL-05(23) Interim Admin Rules</i>	<i>Allows DHHL after beneficiary consultation to issue interim rules</i>	
Proposal HHL-06(23) Compliance and Enforcement on HHL	Establishes a compliance and enforcement program within DHHL	SB490 – JHA Hrg on 3/14 at 2pm
Proposal HHL-07(23) Adoption	Allows an adopted individual to benefit both by natural and adoptive parent	HB1058 – HWN Hrg on 3/14 at 1pm
<b>Proposal HHL-08(23) Affordable Housing Credits</b>	<b>Makes permanent the affordable housing credit program</b>	<b>HB567 – Referred to HWN/HOU/PSM, WAM SB1357 – Referred to HSG, FIN</b>

<b>Legislative Proposal</b>	<b>Description</b>	<b>Progress</b>
<b>Proposal HHL-09(23) School Impact Fees</b>	<b>Makes permanent exclusion of school impact fees</b>	<b>HB567 – Referred to HWN/HOU/PSM, WAM</b>
<b>Proposal HHL-10(23) Act 279 (2022) Lapse Fix</b>	<b>Allows for expenditure of funds until June 30, 2025</b>	<b>HB567 – Referred to HWN/HOU/PSM, WAM</b>

The proposals italicized no longer have measures moving this session. The proposals in bold are combined in HB567, HD2.

## **THE STATE BUDGET**

The Governor's Biennium Budget request for FY 2024 and FY 2025 is reflected in HB300 and included \$16,428,191 in general funds for FY 2024 and \$16,796,100 for FY 2025 to cover the department's existing personnel, administrative and operating costs. The budget also included \$10 million in general funds for planning and development for Hawaiian Homesteads and \$20 million in CIP funding for each fiscal year for repairs and maintenance to existing infrastructure on various Hawaiian Home Lands, Statewide. The House Finance Committee passed HB300 without any changes to the Governor's Biennium Budget request for DHHL. A chart highlighting the budget information is attached as Exhibit 'A'.

## **MEASURE TRACKING**

Staff has prepared a measure tracking spreadsheet listing all measures that impact the department that are still moving in the Legislature. The current spreadsheet with the status of each measure as of 03-13-23 is attached as Exhibit 'B'.

In addition to the bills and resolutions that specifically reference the department, staff monitors and prepares testimony as appropriate on measures that would impact Hawaiian Home lands or the department as a state agency.

## **RECOMMENDED MOTION/ACTION**

None; For information only.

# DHHL's "Sufficient Funds" & Executive Biennium Budget FY 2024 – Operating

	FY2024 DHHL	FY2024 GOV	FY2024 HB300, HD1
A & O Budget Request (A)	(212) \$33,332,326	(200) \$26,428,191	(200) \$26,428,191
Operating R&M for Existing Infrastructure (A)	\$12,700,000		
Rehab Projects (A)	*\$14,924,096		
Total HHC A & O Budget Request	\$60,956,422	\$26,428,191	\$26,428,191

\*Includes \$2,639,996 requested by homestead leaders.



# DHHL's "Sufficient Funds" & Executive Biennium Budget FY 2025 – Operating

	FY2025 DHHL	FY2025 GOV	FY2025 HB300, HD1
A & O Budget Request (A)	(212) \$33,332,326	(200) \$26,796,100	(200) \$26,796,100
Operating R&M for Existing Infrastructure (A)	\$12,700,000		
Rehab Projects (A)	*\$14,924,096		
Total HHC A & O Budget Request	\$60,956,422	\$26,796,100	\$26,796,100

\*Includes \$2,179,996 requested by homestead leaders.





# DHHL's "Sufficient Funds" & Executive Biennium Budget FY 2024 – CIP

	FY2024 DHHL	FY2024 GOV	FY2024 - HB300, HD1
CIP R&M for Existing Infrastructure (C)	\$34,650,000	\$20,000,000	\$20,000,000
Lot Development (C)	\$62,650,000		
Loans (C)	\$73,100,000		
Rehab Projects (C)	*\$56,890,000		
Total	\$227,290,000	\$20,000,000	\$20,000,000

\*Total reflects projects requested by homestead leaders.



# DHHL's "Sufficient Funds" & Executive Biennium Budget FY 2025 – CIP

	FY2025 DHHL	FY2025 GOV	FY2025 HB300, HD1
CIP R&M for Existing Infrastructure (C)	\$113,700,000	\$20,000,000	\$20,000,000
Lot Development (C)	\$139,550,000		
Loans (C)	\$73,100,000		
Rehab Projects (C)	*\$40,400,000		
Total	\$366,750,000	\$20,000,000	\$20,000,000

\*Total reflects projects requested by homestead leaders.





Measure	Report Title	Measure Title	Description	Status	Introducer(s)	Referral	Comp.
<a href="#">GM524</a>	Chairperson, Department of Hawaiian Homelands	Submitting for consideration and confirmation as the Chairperson, Department of Hawaiian Homelands, Gubernatorial Nominee, KALI WATSON, for a term to expire 12-31-2026.		S 3/1/2023: The committee(s) on HWN has scheduled a public hearing on 03-16-23 1:00PM; Conference Room 016 & Videoconference.		HWN	
<a href="#">GM526</a>	Deputy to the Chairperson, Department of Hawaiian Homelands	Submitting for consideration and confirmation as the Deputy to the Chairperson, Department of Hawaiian Homelands, Gubernatorial Nominee, KATIE DUCATT, for a term to expire 12-07-2026.		S 3/2/2023: Referred to HWN.		HWN	
<a href="#">HB300 HD1</a>	State Budget	RELATING TO THE STATE BUDGET.	Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2023-2024 and 2024-2025. (HD1)	H 3/13/2023: Reported from FIN (Stand. Com. Rep. No. 1222) as amended in HD 1, recommending passage on Second Reading and placement on the calendar for Third Reading.	SAIKI (Introduced by request of another party)	FIN	SB354
<a href="#">HB567 HD2</a>	DHHL; Housing Development; General Excise Tax Exemption; School Impact Fee Exemption; Affordable Housing Credits; Appropriation	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS.	Exempts certain projects for the department of Hawaiian home lands from general excise taxes. Makes permanent the exemption of certain housing developed by the department of Hawaiian home lands from school impact fee requirements. Ensures that the \$600,000,000 appropriated to the department of Hawaiian home lands in Act 279, Session Laws of Hawaii 2022, is available for expenditure until June 30, 2025. Makes permanent the issuance of county affordable housing credits to the department of Hawaiian home lands. Effective 7/1/3000. (HD2)	S 3/10/2023: Referred to HWN/HOU/PSM, WAM.	HOLT, AMATO, GANADEN, GATES, HASHIMOTO, MARTEN, MORIKAWA, QUINLAN, TARNAS, TODD, WARD	HWN/HOU/PSM, WAM	SB448
<a href="#">HB905 HD1</a>	Sustainable Groundwater Yields; Model; University of Hawaii; Commission on Water Resource Management	RELATING TO SUSTAINABLE GROUNDWATER YIELDS.	Requires the University of Hawaii, in consultation with the commission on water resource management, to develop a scope of work and cost analysis to complete a flexible groundwater model that proposes methods for determining the needs of traditional and customary Native Hawaiian practices, climate change projections, and groundwater dependent ecosystems. Requires a joint report to be submitted to the legislature by 11/1/2023. Effective 6/30/3000. (HD1)	S 3/10/2023: Referred to HRE/WTL/HWN, WAM.	POEPOE, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, HOLT, HUSSEY-BURDICK, ICHIYAMA, KAPELA, KILA, LAMOSAO, MARTEN, PERRUSO, Tam	HRE/WTL/HWN, WAM	

<a href="#">HB1058 HD1</a>	Department of Hawaiian Home Lands; Adoption	RELATING TO ADOPTION.	Requires an adopted individual to be considered a child of both the adopted and natural parents for the sole purpose of determining familial relationships, including for purposes of the Hawaiian Homes Commission Act. Effective 6/30/3000. (HD1)	S 3/10/2023: The committee(s) on HWN has scheduled a public hearing on 03-14-23 1:00PM; Conference Room 224 & Videoconference.	SAIKI (Introduced by request of another party)	HWN, JDC	SB1356
<a href="#">HCR125</a>	Department of Hawaiian Home Lands; Identification of Resources; Report to Legislature	REQUESTING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO IDENTIFY RESOURCES NEEDED TO EXECUTE A PLAN TO REPAIR HOMES FOR SAFE HABITATION.		H 3/10/2023: Offered	MARTEN, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, GARCIA, HASHIMOTO, HUSSEY-BURDICK, KAPELA, LA CHICA, LOWEN, NAKASHIMA, PERRUSO, TAM, WARD		HR126
<a href="#">HCR153</a>	Department of Human Home Lands; Molokai; Flooding; Study; Report	REQUESTING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO CONDUCT A STUDY THAT EVALUATES POSSIBLE METHODS OF FLOOD REMEDIATION AND FLOOD AVERSION FOR CERTAIN AREAS OF THE ISLAND OF MOLOKAI.		H 3/10/2023: Offered	POEPOE, AMATO, CHUN, COCHRAN, GANADEN, GARRETT, HASHIMOTO, HUSSEY-BURDICK, KAHALOA, KAPELA, LA CHICA, MARTEN, MARTINEZ, MATAYOSHI, MIZUNO, PERRUSO, SAYAMA, TAKENOUCHI, TAM		HR154
<a href="#">HCR173</a>	DOT; DHHL; Tax Breaks; Sellers; Native Hawaiian; Affirmative Action	URGING THE DEPARTMENT OF TAXATION, IN CONSULTATION WITH THE DEPARTMENT OF HAWAIIAN HOME LANDS, TO CONDUCT A FEASIBILITY STUDY ON PROVIDING TAX BREAKS TO INDIVIDUALS WHO SELL PROPERTY TO NATIVE HAWAIIANS ON THE DEPARTMENT OF HAWAIIAN HOME LANDS WAITLIST.		H 3/10/2023: Offered	GATES, HUSSEY-BURDICK, KAHALOA, KILA, LAMOSAO, MARTINEZ, MIZUNO, NAKASHIMA, PERRUSO		HR178
<a href="#">HR10</a>	Legislative Working Group to Oversee Appropriation to Department of Hawaiian Home Lands	ESTABLISHING A LEGISLATIVE WORKING GROUP TO OVERSEE THE DEPARTMENT OF HAWAIIAN HOME LANDS' EXECUTION OF FUNDS APPROPRIATED PURSUANT TO ACT 279, SESSION LAWS OF HAWAII 2022, TO ADDRESS THE BENEFICIARY WAITING LIST.		H 1/31/2023: Resolution adopted in final form.	SAIKI, AIU, AMATO, BELATTI, CHUN, COCHRAN, GANADEN, GARRETT, GATES, HASHEM, HASHIMOTO, HOLT, HUSSEY-BURDICK, ICHIYAMA, ILAGAN, KAHALOA, KAPELA, KILA, KITAGAWA, KOBAYASHI, LAMOSAO, LOWEN, MARTEN, MARTINEZ, MATAYOSHI, MIZUNO, MORIKAWA, NAKAMURA, NISHIMOTO, ONISHI, PERRUSO, POEPOE, QUINLAN, SAYAMA, TAKAYAMA, TAKENOUCHI, TAM, TARNAS, TODD, WOODSON, YAMASHITA		

<a href="#">SB139 SD2</a>	HPHA; Study; Affordable Housing; State-Owned Lands; Mass Transit; Appropriation	RELATING TO IMPORTANT HOUSING LANDS.	Requires the Hawaii Public Housing Authority to conduct a study identifying certain state-owned lands located within a one-half mile radius of any rail mass transit station, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, that are most suitable for constructing at least one hundred thousand housing units. Appropriates funds to the Hawaii Public Housing Authority to conduct the study, or contract services to conduct the study. Effective 7/1/2050 and 7/1/2051. (SD2)	H 3/9/2023: Referred to HSG/WAL, FIN, referral sheet 17	CHANG, AQUINO, ELEFANTE, KANUHA, KEITH-AGARAN, RHOADS, Kidani, Richards	HSG/WAL, FIN	
<a href="#">SB261 SD2</a>	DHHL; Hawaiian Home Lands; Beneficiaries; Monthly Reports	RELATING TO THE HAWAIIAN HOMES COMMISSION ACT.	Requires the Department of Hawaiian Home Lands to provide to beneficiaries of the Hawaiian Homes Commission Act, 1920, monthly accountability reports that contain certain information on leases and fiscal matters. Effective 7/1/2050. (SD2)	H 3/10/2023: Bill scheduled to be heard by JHA on Tuesday, 03-14-23 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	FEVELLA, Kidani	JHA, FIN	
<a href="#">SB278 SD2</a>	DHHL; Hawaiian Home Lands; Prince Jonah Kuhio Kalanianaʻole; Mass Transit; Portraits	RELATING TO PRINCE JONAH KUHIO KALANIANAʻOLE.	Requires certain public buildings near mass transit projects and on Hawaiian home lands to display portraits of Prince Jonah Kuhio Kalanianaʻole. Effective 7/1/2050. (SD2)	H 3/13/2023: Bill scheduled to be heard by CAI on Wednesday, 03-15-23 10:00AM in House conference room 309 VIA VIDEOCONFERENCE.	FEVELLA, AQUINO	CAI, JHA, FIN	

<a href="#">SB285 SD2</a>	Cesspools; New Wastewater System Demonstration Pilot Project; Report; Appropriations	RELATING TO WASTEWATER SYSTEMS.	Establishes a 3-year New Wastewater System Demonstration Pilot Program within the University of Hawaii Water Resources Research Center to examine and demonstrate new wastewater technology systems; implement those technologies in demonstration projects in areas across the State that are identified as Priority Level 1 in the 2021 Hawaii Cesspool Hazard Assessment and Prioritization Tool Report; and establish a similar ranking system for prioritization levels for the islands of Molokai, Lanai, and Niihau. Requires the University of Hawaii Water Resources Research Center to submit reports to the Legislature. Appropriates funds for the pilot program. Appropriates funds for 1 full-time equivalent (1.0 FTE) engineer position and 1 full-time equivalent (1.0 FTE) planner position within the Department of Health's Wastewater Branch to support approval of individual wastewater systems applications. Effective 7/1/2050. (SD2)	H 3/10/2023: Bill scheduled to be heard by EEP/WAL on Thursday, 03-16-23 9:00AM in House conference room 325 VIA VIDEOCONFERENCE.	DELA CRUZ, CHANG, FUKUNAGA, KANUHA, KEITH-AGARAN, KEOHOKALOLE, MCKELVEY, MORIWAKI, RHOADS, Kidani, Kim, Richards, Shimabukuro, Wakai	EEP/WAL, CPC, FIN	
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<a href="#">SB330 SD2</a>	HHFDC; Development; Right of First Refusal	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Authorizes the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all development on state lands, excluding the Stadium Development District and lands under Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide sixty days advance written notice of any approval of a proposed development or proposed transfer of such lands. Effective 7/1/2050. (SD2)	H 3/10/2023: Bill scheduled to be heard by HSG on Wednesday, 03-15-23 9:00AM in House conference room 312 VIA VIDEOCONFERENCE.	CHANG, RHOADS, Fukunaga, Keohokalole, Kidani	HSG, CPC, FIN	
<a href="#">SB490 SD2</a>	Compliance and Enforcement; Hawaiian Home Lands; Department of Law Enforcement; Appropriation	RELATING TO COMPLIANCE ON HAWAIIAN HOME LANDS.	Appropriates funds to the Department of Law Enforcement to hire law enforcement officers dedicated to investigating complaints, conducting investigations, and cooperating with enforcement authorities to ensure compliance with state laws and rules, county ordinances, including the Hawaiian Homes Commission Act, 1920, as amended, and the rules adopted thereunder, on Hawaiian home lands; provided that the law enforcement officers hired for this purpose shall not be prohibited from exercising their law enforcement authority outside of the Hawaiian home lands. Takes effect 03/22/2075. (SD2)	H 3/10/2023: Bill scheduled to be heard by JHA on Tuesday, 03-14-23 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	KEOHOKALOLE	JHA, FIN	HB1139
<a href="#">SB735 SD1</a>	Water Rights; Commercial Kalo Farming; Native Hawaiian Practices; Exemptions	RELATING TO THE DISPOSITION OF WATER RIGHTS.	Establishes that the public auction requirements for the disposition of water rights shall not be required for a lease of water for commercial kalo cultivation. Effective 7/1/2050. (SD1)	H 3/9/2023: Referred to WAL, JHA, referral sheet 17	INOUYE, AQUINO, AWA, DECOITE, FEVELLA, KANUHA, KEOHOKALOLE, Kidani	WAL, JHA	HB621

<a href="#">SB738 SD2</a>	Beneficiaries; Lease Awards; Successors; Successorship Claims; Department of Hawaiian Home Lands	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS.	Authorizes the Department of Hawaiian Home Lands to administer a lease award program for beneficiaries on the homestead lease waiting list who are sixty years old or older or terminally ill, under certain conditions. Authorizes qualified successors of beneficiaries on the waiting list who died before receiving a lease to file a claim for a lease award within four years of the effective date. Requires the Department of Hawaiian Home Lands to adopt rules by a certain date. Effective 3/22/2075. (SD2)	H 3/10/2023: Bill scheduled to be heard by JHA on Tuesday, 03-14-23 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	SHIMABUKURO, AQUINO, AWA, FEVELLA, INOUE, MCKELVEY, Kidani	JHA, FIN	
<a href="#">SB741 SD2</a>	Native Hawaiian Caucus; Department of Hawaiian Home Lands; Lessees; Waiting List	RELATING TO THE HAWAIIAN HOMES COMMISSION ACT.	Excludes from any waiting list maintained by the Department of Hawaiian Home Lands any lessee or successor who sells or transfers their lease on a tract of Hawaiian home lands for personal gain. Establishes that the Hawaiian Homes Commission shall have a right of first refusal for the sale or transfer of a lessee's interest in the lease when the sale or transfer is for personal gain. Takes effect 3/22/2075. (SD2)	H 3/10/2023: Bill scheduled to be heard by JHA on Tuesday, 03-14-23 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	DECOITE, AQUINO, FEVELLA, INOUE, KANUHA, KEOHOKALOLE, RICHARDS, Kidani, McKelvey	JHA, FIN	
<a href="#">SB1014 SD2</a>	Department of Hawaiian Home Lands; Legal Counsel	RELATING TO INDEPENDENT LEGAL COUNSEL.	Allows the Department of Hawaiian Home Lands to retain independent legal counsel where the opposing party to the reasonably anticipated litigation is the State or another state agency. Provides that fees owed to independent legal counsel shall be paid by the State. Effective 3/22/2075. (SD2)	H 3/10/2023: Bill scheduled to be heard by JHA on Tuesday, 03-14-23 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	SHIMABUKURO, KEOHOKALOLE, MCKELVEY	JHA, FIN	

<a href="#">SB1040 SD2</a>	DHHL; Rent-With-Option-To-Purchase Pilot Program; Leeward Coast of Oahu; Homelessness; Housing; Services; Appropriations	RELATING TO HOMELESSNESS.	Requires the Department of Hawaiian Home Lands to establish the Rent-With-Option-To-Purchase Pilot Program on the Leeward Coast of Oahu to provide rent-with-option-to-purchase individual or shared micro housing units and services to native Hawaiian beneficiaries who are homeless, or threatened with homelessness, and who are on the Department of Hawaiian Home Lands waiting list. Appropriates funds. Effective 7/1/2050. (SD2)	H 3/10/2023: Bill scheduled to be heard by HSG on Wednesday, 03-15-23 9:00AM in House conference room 312 VIA VIDEOCONFERENCE.	SHIMABUKURO, AQUINO, CHANG	HSG, JHA, FIN	
<a href="#">SB1354 SD2</a>	Historic Preservation; DHHL; Project Reviews of Proposed State Projects	RELATING TO HISTORIC PRESERVATION REVIEWS.	Authorizes the Department of Hawaiian Home Lands to assume historic preservation review of the effect of any proposed project for lands under its jurisdiction except for projects affecting properties listed or nominated for inclusion in the Hawaii register of historic places or the national register of historic places or located in a designated historic district. Effective 7/1/2050. (SD2)	H 3/9/2023: Referred to WAL, JHA, referral sheet 17	KOUCHI (Introduced by request of another party)	WAL, JHA	HB1056
<a href="#">SB1357 SD1</a>	Hawaiian Home Lands; Affordable Housing Credits	RELATING TO AFFORDABLE HOUSING ON HAWAIIAN HOME LANDS.	Makes permanent Act 141, Session Laws of Hawaii 2009, which requires the counties to issue affordable housing credits to the Department of Hawaiian Home Lands upon the Department's request. Makes permanent Act 98, Session Laws of Hawaii 2012, which requires the counties to issue affordable housing credits for each residential unit developed by the Department of Hawaiian Home Lands. (SD1)	H 3/9/2023: Referred to HSG, FIN, referral sheet 17	KOUCHI (Introduced by request of another party)	HSG, FIN	HB1059
<a href="#">SCR11</a>	Hawaiian Home Lands; Hawaiian Homes Commission; Beneficiaries	URGING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO NOTIFY BENEFICIARIES THROUGH BENEFICIARY CONSULTATION PRIOR TO DISPOSING OF HAWAIIAN HOME LANDS AND TO EXERCISE OTHER PROTECTIONS OF BENEFICIARY INTERESTS.		S 1/30/2023: Referred to HWN.	FEVELLA	HWN	


<a href="#">SCR80</a>	Department of Hawaiian Home Lands; Identification of Resources; Report to Legislature	REQUESTING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO IDENTIFY RESOURCES NEEDED TO EXECUTE A PLAN TO REPAIR HOMES FOR SAFE HABITATION.		S 3/10/2023: Offered.	LEE		
<a href="#">SCR104</a>	Hawaiian Home Lands Preservation Act; Minimum Blood Quantum Requirement; Department of Hawaiian Home Lands; Successor Lessees; Homestead Leases	URGING THE UNITED STATES CONGRESS TO PASS THE HAWAIIAN HOME LANDS PRESERVATION ACT, H.R. RES. 9614, 117TH CONG. (2ND SESS. 2022), TO LOWER THE REQUIRED MINIMUM BLOOD QUANTUM FOR CERTAIN DEPARTMENT OF HAWAIIAN HOME LANDS SUCCESSOR LESSEE BENEFICIARIES FROM ONE-QUARTER NATIVE HAWAIIAN BLOOD TO ONE THIRTY-SECOND.		S 3/10/2023: Offered.	DELA CRUZ, AWA, CHANG, MORIWAKI, SHIMABUKURO, Wakai		
<a href="#">SCR142</a>	United States Military; Department of Hawaiian Home Lands	URGING THE UNITED STATES ARMED FORCES, GOVERNOR, AND HAWAII'S CONGRESSIONAL DELEGATION TO WORK TOGETHER TO FACILITATE THE CLEAN UP AND RETURN OF ADDITIONAL MILITARY LANDS.		S 3/10/2023: Offered.	FEVELLA		
<a href="#">SR142</a>	Hawaiian Homes; Native Hawaiians; Leases; Licenses; Properties	REQUESTING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO TAKE CERTAIN ACTIONS TO PREVENT THE MISUSE OF HAWAIIAN HOME LANDS.		S 3/10/2023: Offered.	FEVELLA		



**D ITEMS**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
From: Juan Garcia, HSD Administrator   
SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

The following reports are for information only:

- Exhibit A: Homestead Lease & Application Totals and Monthly Activity Reports
- Exhibit B: Delinquency Report
- Exhibit C: DHHL Guarantees for USDA-Rural Development Mortgage Loans

March 20, 2023

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through February 28, 2023

	As of 1/31/23	Add	Cancel	As of 2/28/23
Residential	8,475	1	4	8,472
Agricultural	1,091	0	0	1,091
Pastoral	413	0	0	413
<b>Total</b>	<b>9,979</b>	<b>1</b>	<b>4</b>	<b>9,976</b>

The cumulative number of Converted Undivided Interest Lessees represents an increase of 540 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 1/31/23	Converted	Rescinded/ Surrendered/ Cancelled	As of 2/28/23
Undivided	773	0	0	773

Balance as of 2/28/2023

Awarded	1,434
Relocated to UNDV	7
Rescinded	118
Surrendered	6
Cancelled	4
Converted	540
Balance to Convert	773

**Lease Report For the Month Ending February 28, 2023**

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL LEASES			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
<b>OAHU</b>																
Kakaina	31	0	0	31	0	0	0	0	0	0	0	0	31	0	0	31
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	0	90	0	0	90
Kanehili	399	0	0	399	0	0	0	0	0	0	0	0	399	0	0	399
Kapolei	176	0	0	176	0	0	0	0	0	0	0	0	176	0	0	176
Kauluokahai	147	0	0	147	0	0	0	0	0	0	0	0	147	0	0	147
Kaupea	324	0	1	323	0	0	0	0	0	0	0	0	324	0	1	323
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	248	0	0	248	0	0	0	0	0	0	0	0	248	0	0	248
Kumuhau	51	0	0	51	0	0	0	0	0	0	0	0	51	0	0	51
Lualualei	147	0	0	147	30	0	0	30	0	0	0	0	177	0	0	177
Malu'ohai	225	0	0	225	0	0	0	0	0	0	0	0	225	0	0	225
Nanakuli	1,044	0	1	1,043	0	0	0	0	0	0	0	0	1,044	0	1	1,043
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	270	0	1	269	0	0	0	0	0	0	0	0	270	0	1	269
Wahalohe	0	0	0	0	17	0	0	17	0	0	0	0	17	0	0	17
Waianae	421	0	1	420	12	0	0	12	0	0	0	0	433	0	1	432
Waimanalo	714	0	0	714	2	0	0	2	0	0	0	0	716	0	0	716
<b>TOTAL</b>	<b>4,370</b>	<b>0</b>	<b>4</b>	<b>4,366</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,431</b>	<b>0</b>	<b>4</b>	<b>4,427</b>
<b>MAUI</b>																
Hikina	31	0	0	31	0	0	0	0	0	0	0	0	31	0	0	31
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75	75	0	0	75
Keokea	0	0	0	0	64	0	0	64	0	0	0	0	64	0	0	64
Lelalii	102	0	0	102	0	0	0	0	0	0	0	0	102	0	0	102
Paukukalo	178	0	0	178	0	0	0	0	0	0	0	0	178	0	0	178
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Waiehu 3	113	0	0	113	0	0	0	0	0	0	0	0	113	0	0	113
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	0	97	0	0	97
Waiohuli	591	0	0	591	0	0	0	0	0	0	0	0	591	0	0	591
<b>TOTAL</b>	<b>1,260</b>	<b>0</b>	<b>0</b>	<b>1,260</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>1,399</b>	<b>0</b>	<b>0</b>	<b>1,399</b>
<b>EAST HAWAII</b>																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamoa	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaunama	43	0	0	43	0	0	0	0	0	0	0	0	43	0	0	43
Keaukaha	471	0	0	471	0	0	0	0	0	0	0	0	471	0	0	471
Kuristown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	120	0	0	120	0	0	0	0	120	0	0	120
Panaewa	13	0	0	13	260	0	0	260	0	0	0	0	273	0	0	273
Pihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Pueo	0	0	0	0	12	0	0	12	0	0	0	0	12	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Waiakea	285	0	0	285	0	0	0	0	0	0	0	0	285	0	0	285
<b>TOTAL</b>	<b>838</b>	<b>0</b>	<b>0</b>	<b>838</b>	<b>392</b>	<b>0</b>	<b>0</b>	<b>392</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>1,255</b>	<b>0</b>	<b>0</b>	<b>1,255</b>
<b>WEST HAWAII</b>																
Honokala	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Hunuula	0	0	0	0	0	0	0	0	5	0	0	5	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16	16	0	0	16
Kanikohale	223	0	0	223	0	0	0	0	0	0	0	0	223	0	0	223
Kawaihae	192	0	0	192	0	0	0	0	1	0	0	1	193	0	0	193
Laiopua	277	0	0	277	0	0	0	0	0	0	0	0	277	0	0	277
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21	21	0	0	21
Puukapu/Waimea/Kuhio Vil	117	1	0	118	110	0	0	110	218	0	0	218	445	1	0	446
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
<b>TOTAL</b>	<b>872</b>	<b>1</b>	<b>0</b>	<b>873</b>	<b>110</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>285</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>1,267</b>	<b>1</b>	<b>0</b>	<b>1,268</b>
<b>KAUAI</b>																
Anahola	533	0	0	533	46	0	0	46	0	0	0	0	579	0	0	579
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	0	117	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1
<b>TOTAL</b>	<b>697</b>	<b>0</b>	<b>0</b>	<b>697</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>744</b>	<b>0</b>	<b>0</b>	<b>744</b>
<b>MOLOKAI</b>																
Hoolehua	153	0	0	153	345	0	0	345	21	0	0	21	519	0	0	519
Kalamaula	167	0	0	167	70	0	0	70	3	0	0	3	240	0	0	240
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	3	50	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	3
One Aili	27	0	0	27	0	0	0	0	0	0	0	0	27	0	0	27
<b>TOTAL</b>	<b>384</b>	<b>0</b>	<b>0</b>	<b>384</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>418</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>839</b>	<b>0</b>	<b>0</b>	<b>839</b>
<b>LANAI</b>																
Lanai	44	0	0	44	0	0	0	0	0	0	0	0	44	0	0	44
<b>TOTAL</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>
<b>STATEWIDE TOTAL</b>	<b>8,475</b>	<b>1</b>	<b>4</b>	<b>8,472</b>	<b>1,091</b>	<b>0</b>	<b>0</b>	<b>1,091</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>413</b>	<b>9,979</b>	<b>1</b>	<b>4</b>	<b>9,976</b>

**HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING**  
February 28, 2023

**AREA WAITING LIST**

DISTRICT AREA	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	LAST MONTH	Add	Cancel	Last Month	Add	Cancel	
Oahu District	936	0	0	0	0	0	0	0	0	936
Maui District	50	0	0	4	0	0	5	0	0	59
Hawaii District	127	0	0	28	0	0	46	0	0	201
Kauai District	50	0	0	3	0	0	27	0	0	80
Molokai District	19	0	0	17	0	0	1	0	0	37
<b>TOTAL</b>	<b>1,182</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>1,313</b>

**ISLANDWIDE WAITING LIST**

ISLAND	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
Oahu	10,234	21	7	3,973	15	0	0	0	0	14,236
Maui	3,884	2	0	4,730	2	1	626	1	0	9,244
Hawaii	5,890	0	2	7,319	1	1	1,920	0	0	15,127
Kauai	1,677	1	0	2,281	1	0	308	0	0	4,268
Molokai	809	1	2	1089	1	1	203	0	0	2,100
Lanai	74	0	0	0	0	0	0	0	0	74
<b>TOTAL</b>	<b>22,568</b>	<b>25</b>	<b>11</b>	<b>19,392</b>	<b>20</b>	<b>3</b>	<b>3,057</b>	<b>1</b>	<b>0</b>	<b>45,049</b>

**AREA AND ISLANDWIDE LISTS**

	RES			AG	PAS	TOTAL	ADDITIONS			CANCELLATIONS		
OAHU	11,184		3,988	0	15,172		New Applications	44	New Lease Awards	6		
MAUI	3,936		4,735	632	9,303		Application Transfers	2	Application Transfers	2		
HAWAII	6,015		7,347	1,966	15,328		Lease Rescissions	0	Succ'd and Cancel Own	6		
KAUAI	1,728		2,285	335	4,348		App Reinstatements	0	Public Notice Cancel	0		
MOLOKAI	827		1,106	204	2,137		HHC Adjustments	0	Voluntary Cancellations	0		
LANAI	74		0	0	74		TOTAL	46	Lease Successors	0		
TOTAL	23,764		19,461	3,137	46,362				HHC Adjustments	0		
									Dec'd No Successor	0		
									Additional Acreage	0		
									NHQ Unqualified	0		
									TOTAL	14		

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING

February 28, 2023

	RESIDENCE				AGRICULTURE				PASTURE			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
<b>OAHU DISTRICT</b>												
Nanakuli	159	0	0	159	0	0	0	0	0	0	0	0
Waianae	138	0	0	138	0	0	0	0	0	0	0	0
Luahalei	0	0	0	0	0	0	0	0	0	0	0	0
Papaikou/Kewalo	66	0	0	66	0	0	0	0	0	0	0	0
Waimanalo	547	0	0	547	0	0	0	0	0	0	0	0
Subtotal Area	936	0	0	936	0	0	0	0	0	0	0	0
Islandwide	10,234	21	7	10,248	3,973	15	0	3,988	0	0	0	0
<b>TOTAL OAHU APPS</b>	<b>11,170</b>	<b>21</b>	<b>7</b>	<b>11,184</b>	<b>3,973</b>	<b>15</b>	<b>0</b>	<b>3,988</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>MAUI DISTRICT</b>												
Paukukalo	50	0	0	50	0	0	0	0	0	0	0	0
Kula	0	0	0	0	4	0	0	4	5	0	0	5
Subtotal Area	50	0	0	50	4	0	0	4	5	0	0	5
Islandwide	3,884	2	0	3,886	4,730	2	1	4,731	626	1	0	627
<b>TOTAL MAUI APPS</b>	<b>3,934</b>	<b>2</b>	<b>0</b>	<b>3,936</b>	<b>4,734</b>	<b>2</b>	<b>1</b>	<b>4,735</b>	<b>631</b>	<b>1</b>	<b>0</b>	<b>632</b>
<b>HAWAII DISTRICT</b>												
Keaukaha/Waiakea	67	0	0	67	0	0	0	0	0	0	0	0
Panaewa	0	0	0	0	16	0	0	16	0	0	0	0
Humuula	0	0	0	0	0	0	0	0	0	0	0	0
Kawaihae	16	0	0	16	0	0	0	0	0	0	0	0
Waimea	44	0	0	44	12	0	0	12	46	0	0	46
Subtotal Area	127	0	0	127	28	0	0	28	46	0	0	46
Islandwide	5,890	0	2	5,888	7,319	1	1	7,319	1,920	0	0	1,920
<b>TOTAL HAWAII APPS</b>	<b>6,017</b>	<b>0</b>	<b>2</b>	<b>6,015</b>	<b>7,347</b>	<b>1</b>	<b>1</b>	<b>7,347</b>	<b>1,966</b>	<b>0</b>	<b>0</b>	<b>1,966</b>
<b>KAUAI DISTRICT</b>												
Anahola	42	0	0	42	3	0	0	3	20	0	0	20
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	7	0	0	7
Subtotal Area	50	0	0	50	3	0	0	3	27	0	0	27
Islandwide	1,677	1	0	1,678	2,281	1	0	2,282	308	0	0	308
<b>TOTAL KAUAI APPS</b>	<b>1,727</b>	<b>1</b>	<b>0</b>	<b>1,728</b>	<b>2,284</b>	<b>1</b>	<b>0</b>	<b>2,285</b>	<b>335</b>	<b>0</b>	<b>0</b>	<b>335</b>
<b>MOLOKAI DISTRICT</b>												
Kalamaula	4	0	0	4	0	0	0	0	0	0	0	0
Hoolehua	8	0	0	8	17	0	0	17	1	0	0	1
Kapaakea	6	0	0	6	0	0	0	0	0	0	0	0
One Alii	1	0	0	1	0	0	0	0	0	0	0	0
Subtotal Area	19	0	0	19	17	0	0	17	1	0	0	1
Islandwide	809	1	2	808	1,089	1	1	1,089	203	0	0	203
<b>TOTAL MOLOKAI APPS</b>	<b>828</b>	<b>1</b>	<b>2</b>	<b>827</b>	<b>1,106</b>	<b>1</b>	<b>1</b>	<b>1,106</b>	<b>204</b>	<b>0</b>	<b>0</b>	<b>204</b>
<b>LANAI DISTRICT</b>												
Islandwide	74	0	0	74	0	0	0	0	0	0	0	0
<b>TOTAL LANAI APPS</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AREA ONLY</b>	<b>1,182</b>	<b>0</b>	<b>0</b>	<b>1,182</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>79</b>
<b>TOTAL ISLANDWIDE</b>	<b>22,568</b>	<b>25</b>	<b>11</b>	<b>22,582</b>	<b>19,392</b>	<b>20</b>	<b>3</b>	<b>19,409</b>	<b>3,057</b>	<b>1</b>	<b>0</b>	<b>3,058</b>
<b>TOTAL STATEWIDE</b>	<b>23,750</b>	<b>25</b>	<b>11</b>	<b>23,764</b>	<b>19,444</b>	<b>20</b>	<b>3</b>	<b>19,461</b>	<b>3,136</b>	<b>1</b>	<b>0</b>	<b>3,137</b>

DELINQUENCY REPORT - STATEWIDE

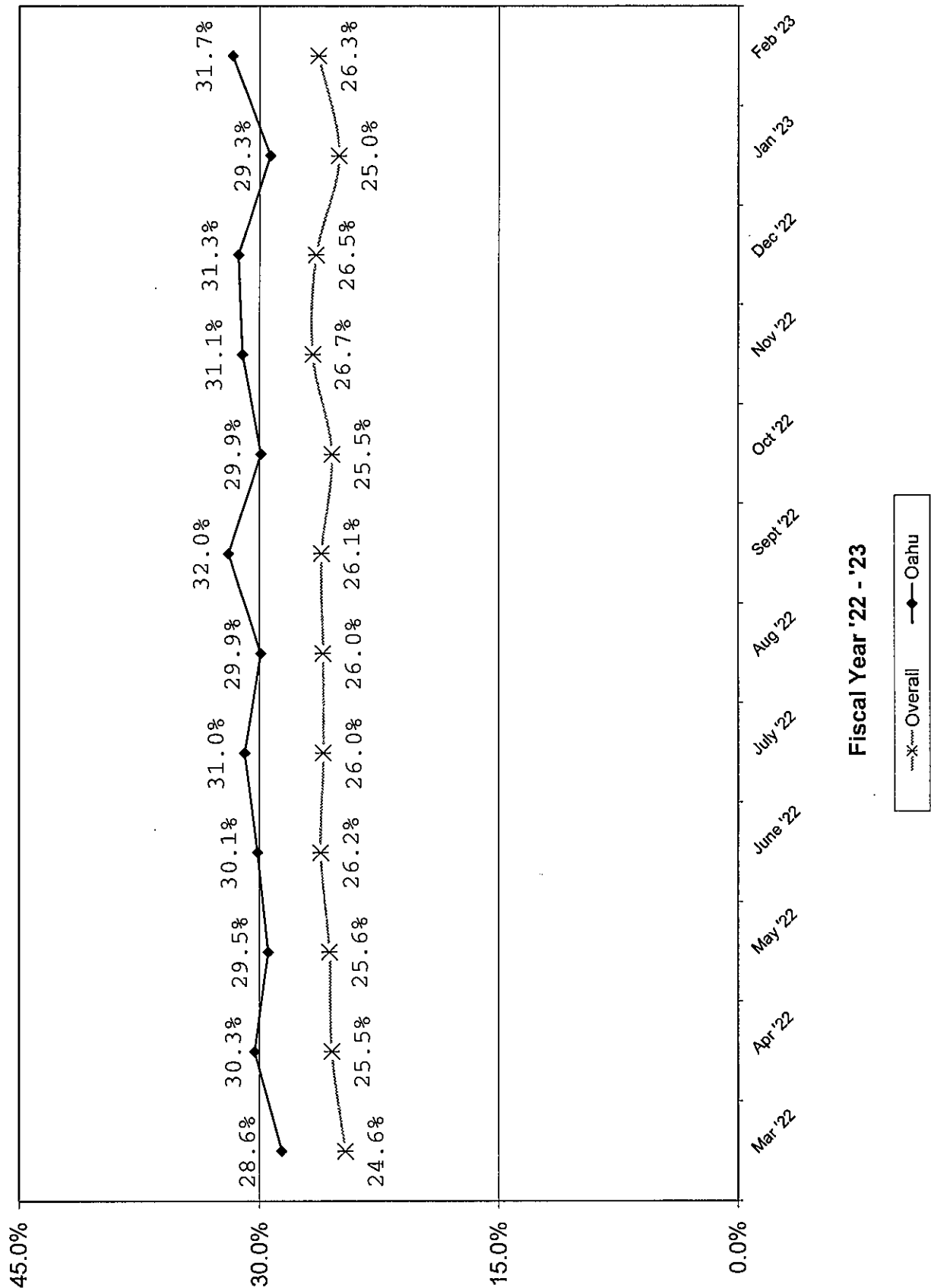
March 20, 2023  
(\$Thousands)

DIRECT LOANS	Total Outstanding		Total Delinquency		R I S K										% of Totals 2/28/2023	
	(000s)		(000s)		30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)					
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.				
OAHU	375	36,645	118	11,620	26	2,743	6	428	21	2,198	65	6,251	31.5%	31.7%	\$	31.7%
EAST HAWAII	197	11,973	61	4,069	10	465	5	328	6	314	40	2,962	31.0%	34.0%		34.0%
WEST HAWAII	77	7,917	11	1,219	4	423	2	313	1	126	4	358	14.3%	15.4%		15.4%
MOLOKAI	80	7,028	16	681	4	170	2	51	1	125	9	335	20.0%	9.7%		9.7%
KAUAI	90	7,133	12	696	3	104	2	282	1	57	6	254	13.3%	9.8%		9.8%
MAUI	106	14,299	31	4,091	7	541	4	614	6	763	14	2,173	29.2%	28.6%		28.6%
TOTAL DIRECT	925	84,995	249	22,377	54	4,446	21	2,016	36	3,582	138	12,333	26.9%	26.3%		26.3%
	100.0%	100.0%	26.9%	26.3%	5.8%	5.2%	2.3%	2.4%	3.9%	4.2%	14.9%	14.5%				
Advances (including RPT)	249	5,779	249	5,779	0	0	0	0	249	5,779			100%	100%		100%
DHHL LOANS & Advances	1,174	90,774	498	28,157	54	4,446	21	2,016	285	9,361	138	12,333	42.4%	31.0%		31.0%
LOAN GUARANTEES as of June 30, 2022																
SBA	2	67	0	0	0	0	0	0	0	0			0.0%	0.0%		0.0%
USDA-RD	274	35,831	43	6,613	0	0	0	0	43	6,613			15.7%	18.5%		18.5%
Habitat for Humanity	32	893	16	429	0	0	0	0	16	429			50.0%	48.0%		48.0%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%		0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%		100.0%
City & County	10	204	10	204	0	0	0	0	10	204			100.0%	100.0%		100.0%
FHA Interim	6	1,366	0	0	0	0	0	0	0	0			0.0%	0.0%		0.0%
OHA	1	6	1	6	0	0	0	0	1	6			100.0%	100.0%		100.0%
TOTAL GUARANTEE	331	38,448	71	7,259	0	0	0	0	71	7,259			21.5%	18.9%		18.9%
PMI Loans	123	17,146	6	978	2	205	1	86	3	687			4.9%	5.7%		5.7%
HUD REASSIGNED for Recovery	122	12,977	96	11,236	1	9	0	0	5	435	90	10,792	78.7%	86.6%		86.6%
FHA Insured Loans	2,941	533,887	213	33,274	0	0	0	0	213	33,274			7.2%	6.2%		6.2%
TOTAL INS. LOANS	3,186	564,010	315	45,488	3	214	1	86	221	34,396	90	10,792	9.9%	8.1%		8.1%
OVERALL TOTALS(EXC Adv/RP)	4,442	687,453	635	75,124	57	4,660	22	2,102	328	45,237	228	23,125	14.3%	10.9%		10.9%
ADJUSTED TOTALS	4,691	693,232	884	80,903	57	4,660	22	2,102	577	51,016	228	23,125		11.7%		11.7%

Note: HUD 184A loan program has 515 loans, with a total outstanding principal balance of \$112,252,547 as of June 30, 2022. 15 Loans, totaling \$3,590,830 are delinquent.

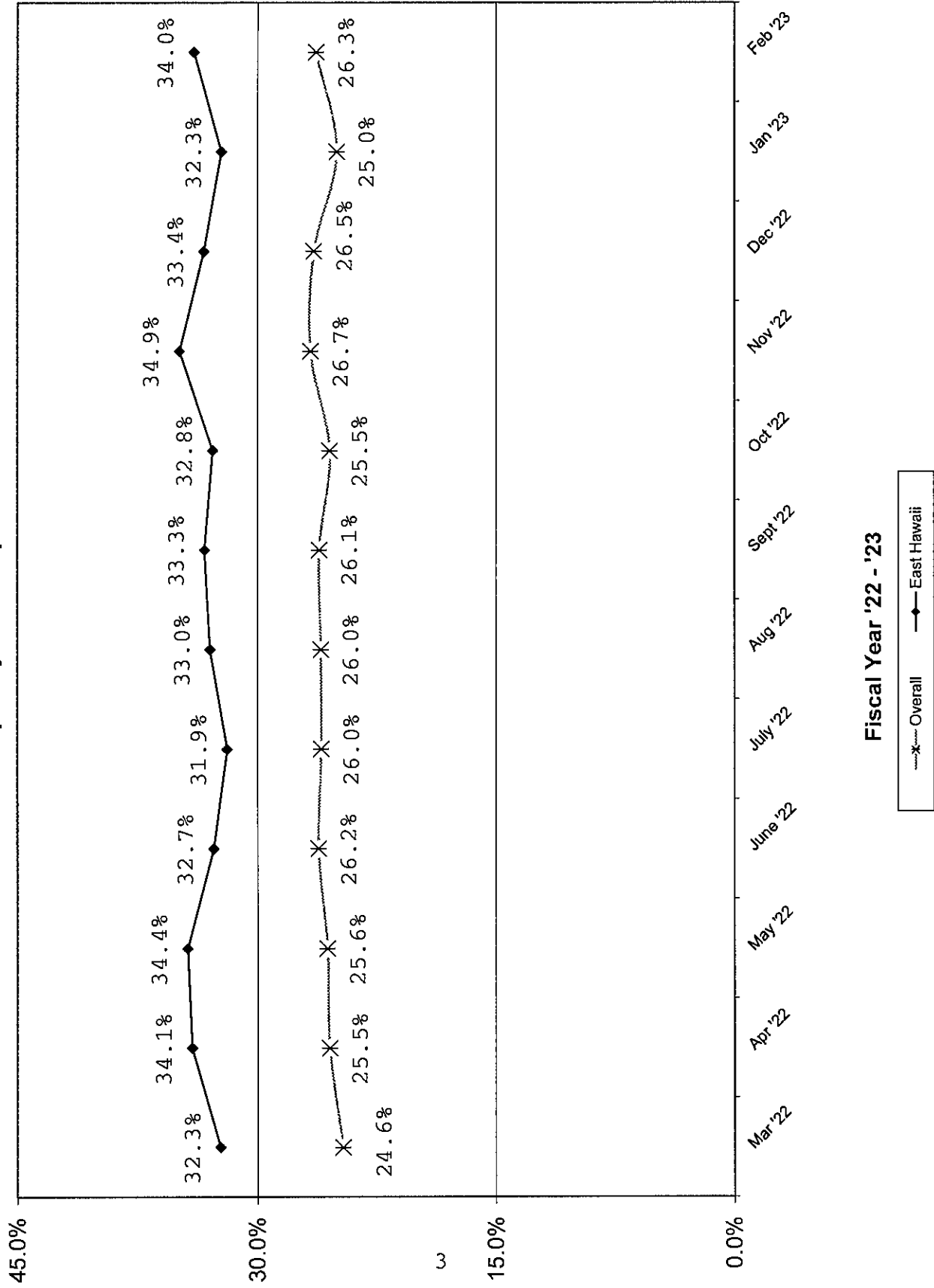
The deferred interest for 473 loans comes out to \$2,046,161.38 as of 2/28/2023.

# OAHU Direct Loans Delinquency Ratio Report

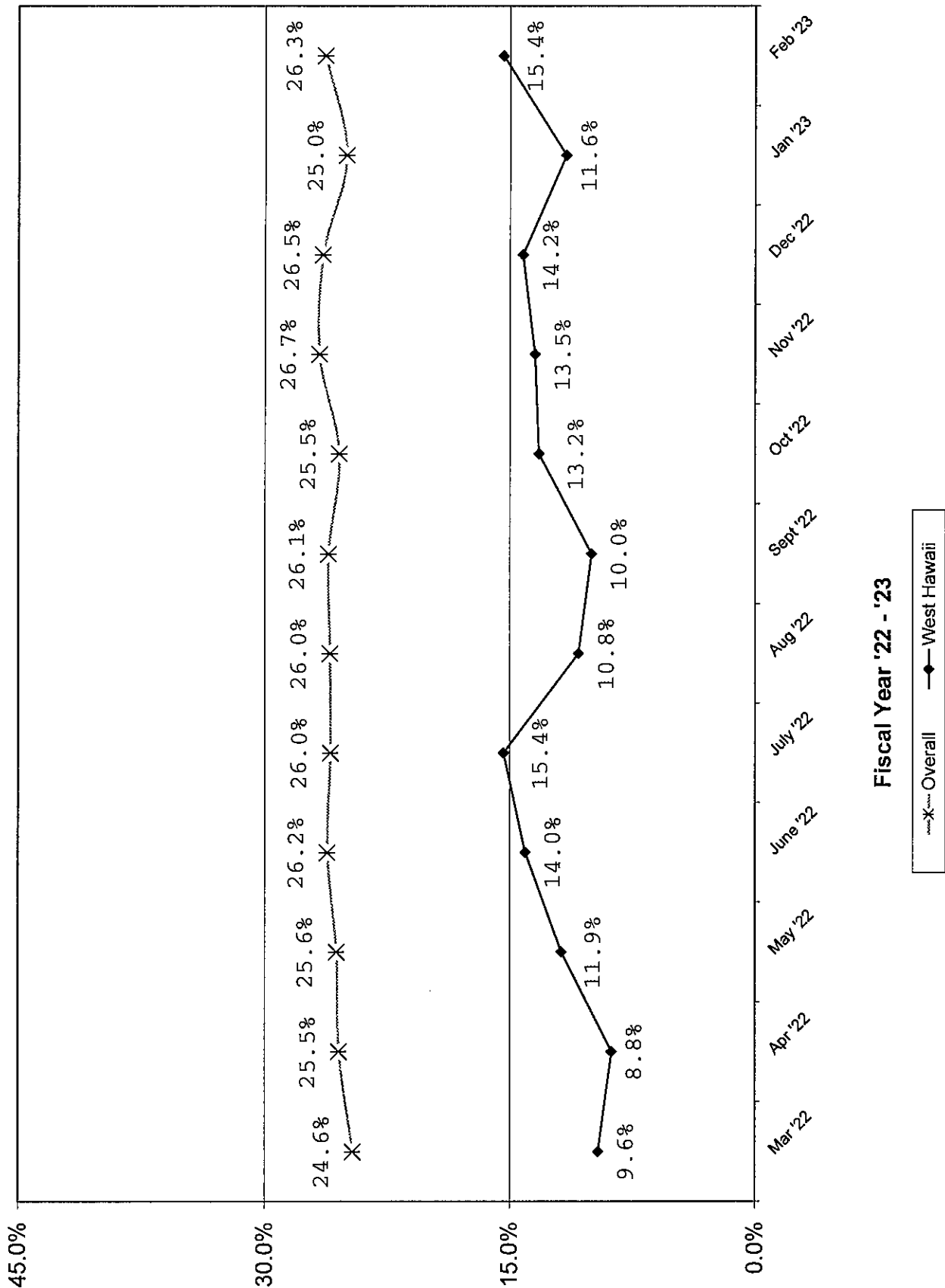




# EAST HAWAII Direct Loans Delinquency Ratio Report



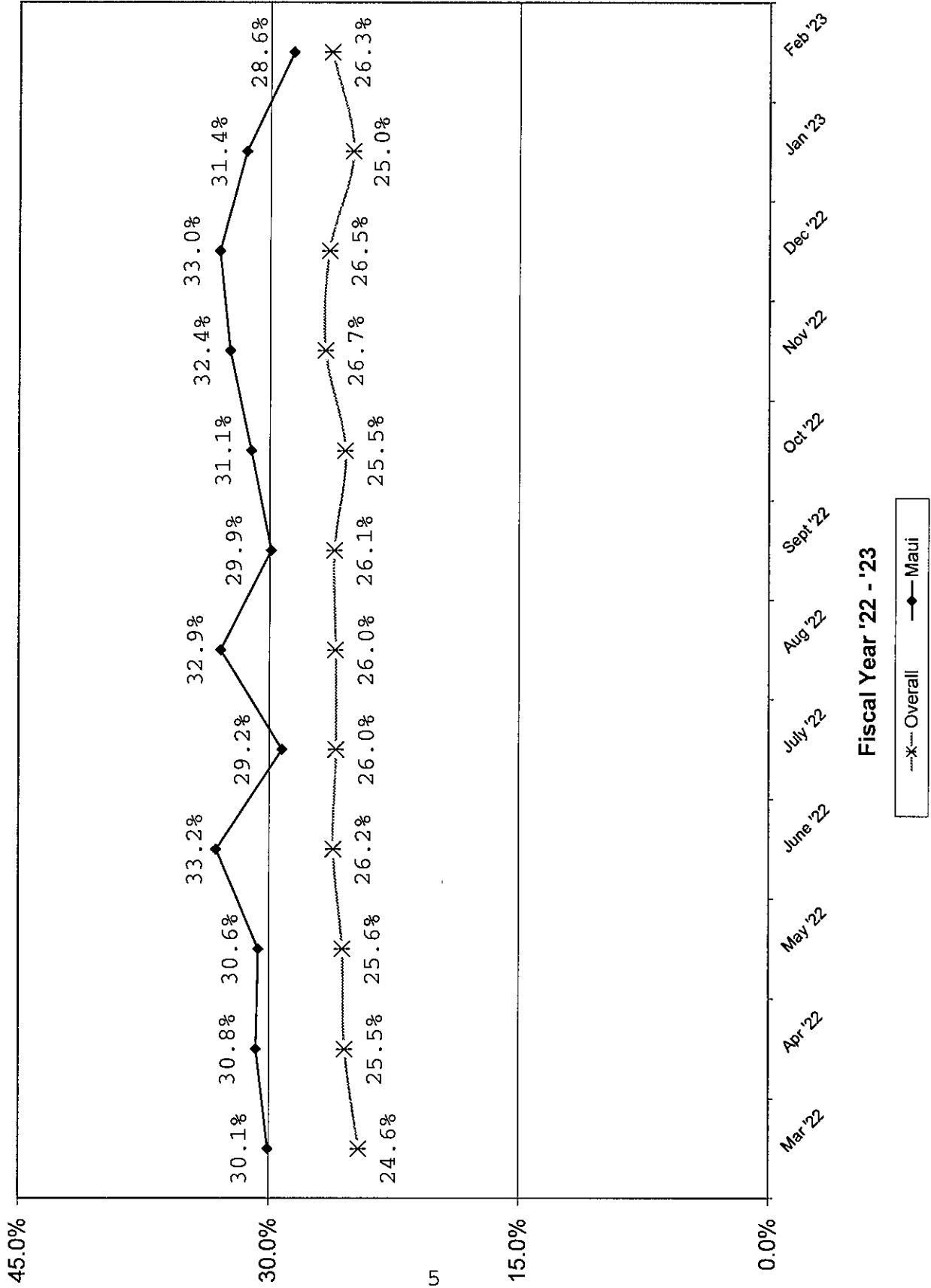
**WEST HAWAII**  
**Direct Loans**  
**Delinquency Ratio Report**



**Fiscal Year '22 - '23**

Overall — West Hawaii

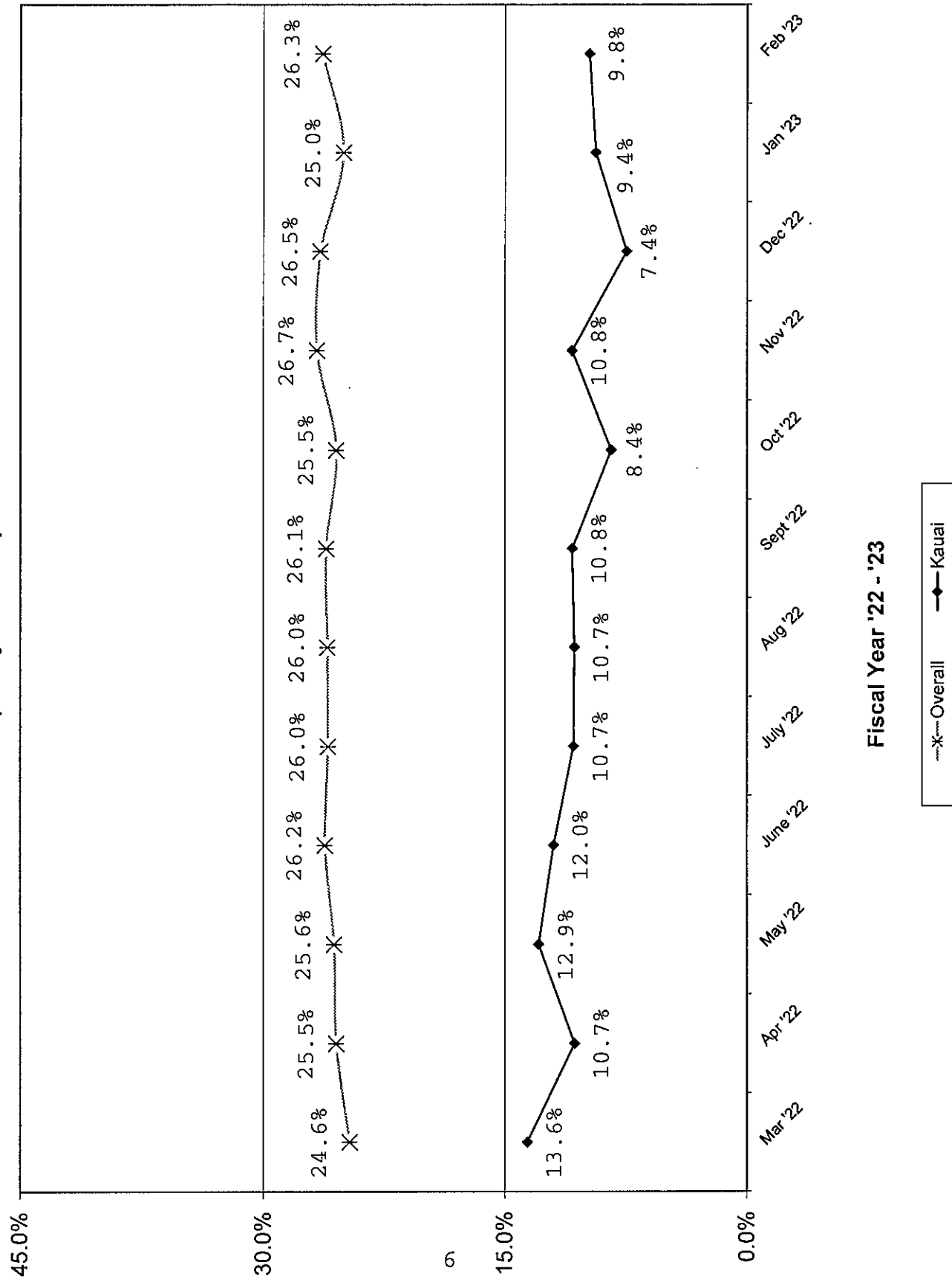
**MAUI**  
**Direct Loans**  
**Delinquency Ratio Report**



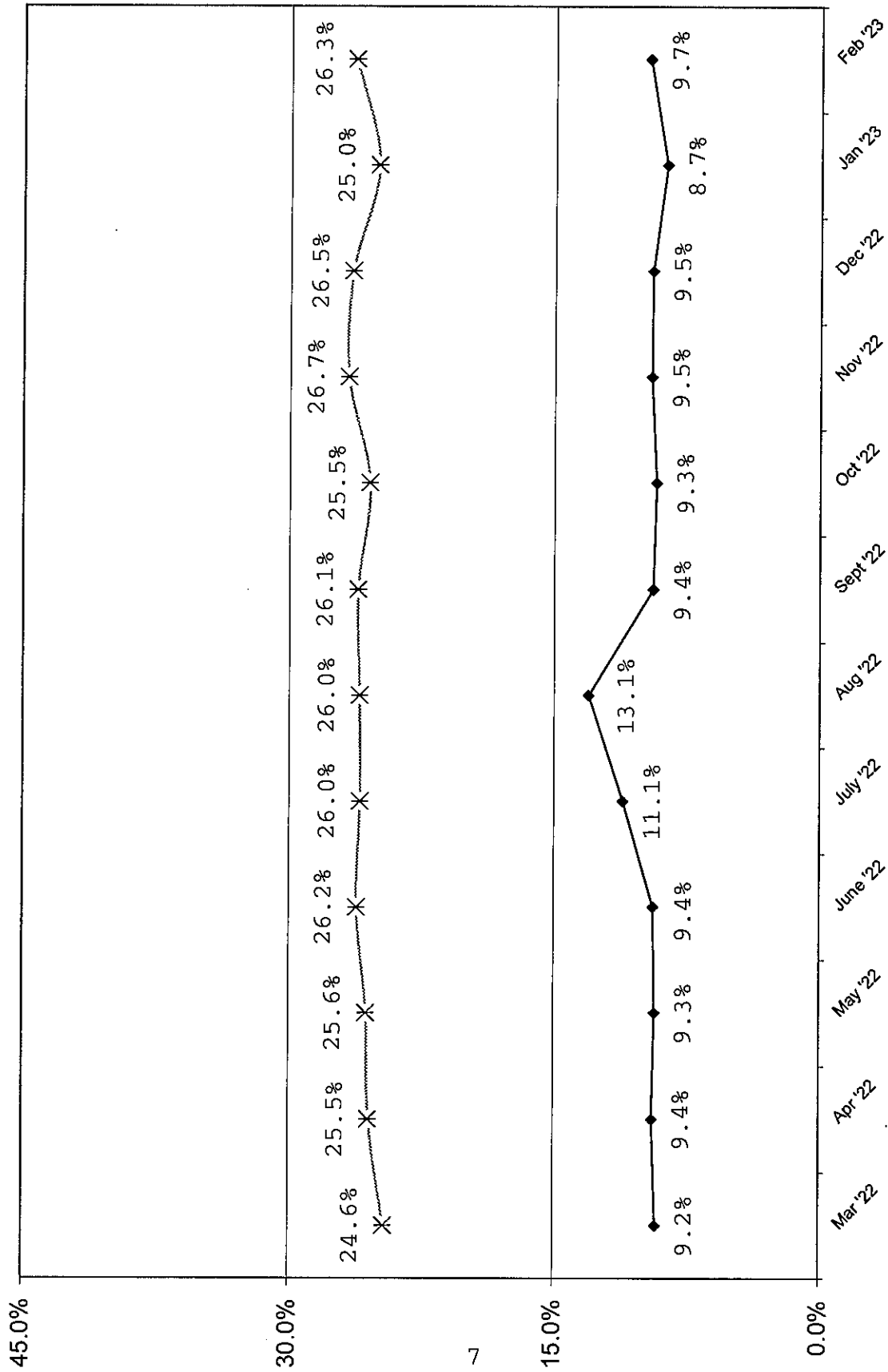
**Fiscal Year '22 - '23**

---X--- Overall    —◆— Maui

# KAUAI Direct Loans Delinquency Ratio Report



**MOLOKAI**  
Direct Loans  
Delinquency Ratio Report



Fiscal Year '22 - '23

---x--- Overall    —◆— Molokai

March 20, 2023

SUBJECT:     **DHHL Guarantees for USDA-Rural Development Mortgage Loans**

DISCUSSION: The Department issued guarantees for the following  
USDA Rural Development loans:

<u>LOT NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
41	Kakaina	Akiyoshi, Ruth P.	\$185,000	3/6/23

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/22	2	\$ 341,071
Previous Months	0	\$ -0-
This Month	<u>1</u>	<u>185,000</u>
FY '22-'23 to date	1	\$ 185,000

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator  
Homestead Services Division

FROM: Dean Oshiro, Loan Services Manager

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

To approve the following consents to mortgages for Federal Housing Administration (FHA) insured loans, Department of Veterans Affairs (VA) loans, United States Department of Agriculture, Rural Development (USDA, RD) guaranteed loans, United States Housing and Urban Development (HUD 184A) guaranteed loans and Conventional (CON) loans insured by private mortgage insurers.

DISCUSSION

OAHU

Kanehili Lease No. 12661 TMK: 1-9-1-152:083	PEDRO, Annie O. (Cash Out Refi) FHA	Bank of Hawaii	\$ 306,000
Maluohai Lease No. 9824 TMK: 1-9-1-119:044	BARR, Damien J. & BARR, Lydia (Cash Out Refi) FHA	HomeStreet Bank	\$ 320,000
Kaupea Lease No. 12044 TMK: 1-9-1-140:109	RODRIGUES, Moses N. (Cash Out Refi) FHA	SecurityNat- ional Mortg- age Co.	\$ 210,000
Kanehili Lease No. 12577 TMK: 1-9-1-153:112	GRIFFIN, Jonah K. (Purchase) FHA	Click N' Close, Inc.	\$ 277,000

OAHU

Waimanalo  
Lease No. 8767  
TMK: 1-4-1-038:003

KANEAKUA,  
Kevin T. N. (Cash  
Out Refi) FHA

Bank of \$ 300,000  
Hawaii

Maluohai  
Lease No. 12741  
TMK: 1-9-1-120:075

KALAMA,  
Nicole R. M. (Cash  
Out Refi) FHA

HighTechLen- \$ 428,175  
ding Inc.

MAUI

Paukukalo  
Lease No. 5436  
TMK: 2-3-3-006:017

TOLENTINO,  
Maile P.  
(Purchase)HUD 184

Homebridge \$ 51,338  
Financial  
Services,  
Inc.



<u>RECAP</u>	<u>NO.</u>	<u>FHA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>VA</u> <u>AMOUNT</u>
FY Ending 6/30/22	381	\$ 125,173,653	10	\$ 4,610,852
Prior Months	114	\$ 38,516,033	4	\$ 1,194,375
This Month	6	1,841,175	0	0
Total FY '22-'23	120	\$ 40,357,208	4	\$ 1,194,375

		<u>HUD 184A</u> <u>AMOUNT</u>		<u>USDA-RD</u> <u>AMOUNT</u>
FY Ending 6/30/22	54	\$ 16,015,743	5	\$ 1,134,606
Prior Months	16	\$ 5,460,321	2	\$ 671,858
This Month	1	51,338	0	0
Total FY '22-'23	17	\$ 5,511,659	2	\$ 671,858


ITEM NO. D-2


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator   
Homestead Services Division

FROM: Dean Oshiro, Loan Services Branch Manager 

SUBJECT: **Ratification of Loan Approvals**

RECOMMENDED MOTION/ACTION

To ratify the approval of the following loan previously approved by the Chairman, pursuant to section 10-2-17, Ratification of Chairman's action, of the Department of Hawaiian Home Lands Administrative Rules.

<u>LESSEE</u>	<u>LEASE NO. &amp; AREA</u>	<u>LOAN TERMS</u>
Perreira, Jacqueline	12201, WK-IV	NTE \$90,000 @ 4% interest per annum, NTE \$430 monthly, repayable over 30 years.

Loan Purpose: Refinance Contract of Loan No. 19504 to reduce the interest rate due to financial hardship. Original loan amount of \$115,324 @ 5.875% per annum, \$956 monthly, repayable over 30 years. A contested case hearing was not held for this account.

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<u>REFINANCE</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	6	\$ 1,275,214
Prior Months	9	1,038,425
This Month	<u>1</u>	<u>90,000</u>
Total FY '22-'23	10	\$ 1,128,425

<u>REPAIR</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	0	\$ -0-

<u>HOME CONSTRUCTION</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	1	\$ 250,000
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	0	\$ -0-

<u>FARM</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	0	\$ -0-

<u>TRANSFER WITH LOAN</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	1	\$ 133,000
Prior Months	1	143,000
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	1	\$ 143,000

<u>AWARD</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	3	\$ 469,550
Prior Months	1	199,500
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	1	\$ 199,500



  

<u>OTHER</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/22	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '22-'23	0	\$ -0-

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
THROUGH: Juan Garcia, HSD Administrator   
FROM: Nicole F. Bell, Application Branch Supervisor   
Homestead Services Division  
SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

To approve the transfers and cancellations of applications from the Application Waiting Lists for reasons described below:

DISCUSSION

1. Requests of Applicants to Transfer

NONE FOR SUBMITTAL

2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

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KOMOMUA, Doris K.

Assigned Residential Lease #8257, Lot 32 in Lualualei, Oahu dated 11/30/2021. Remove application dated 05/25/2011.

MANALO, Joydeen S.K.

Assigned Residential Lease #7848, Lot 22 in Hoolehua, Molokai dated 09/09/2022. Remove application dated 05/16/2019.

TOYOZAKI, Waylene U.

Assigned Residential Lease  
#12989, Lot 7-A in Kuhio  
Village, Hawaii dated  
02/24/2023. Remove application  
dated 10/24/2000.

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HAWAII ISLANDWIDE PASTORAL LEASE LIST

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AKIONA, James P., Jr.

Assigned Pastoral Lease #9043,  
Lot 1-5 in Honokaia, Hawaii  
dated 07/02/2019. Remove  
application dated 04/19/1993.

WAHINEKAPU, Sherilyn K.

Assigned Pastoral Lease #9043,  
Lot 1-5 in Honokaia, Hawaii  
dated 07/02/2019. Remove  
application dated 02/05/1986.

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ANAHOLA AREA / KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

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APANA, Carol H.

Assigned Residential Lease #12987,  
Lot 1 in Anahola, Kauai dated  
01/24/2023. Remove application  
dated 10/12/1976.

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MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

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KAMAKANA, Dennis K., Jr.

Assigned Residential Lease  
#5861, Lot 29 in Kalamaula,  
Molokai dated 10/28/2022.  
Remove application dated  
09/20/1995.

STARKEY, Gerard N.

Assigned Residential Lease  
#5886, Lot 102 in Kalamaula,  
Molokai dated 09/28/2022.  
Remove application dated  
02/25/2010.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments



NONE FOR SUBMITTAL

Last Month's Transaction Total	14
Last Month's Cumulative FY 2021-2022 Transaction Total	195
Transfers from Island to Island	0
Deceased	0
Cancellations:	
Awards of Leases	8
NHQ	0
Voluntary Cancellations	0
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	8
<b>This Month's Cumulative FY 2022-2023 Transaction Total</b>	<b>203</b>

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
THROUGH: Juan Garcia, HSD Administrator   
FROM: Nicole F. Bell, Application Branch Supervisor   
Homestead Services Division  
SUBJECT: **Approval to Certify Applications of Qualified Applicants for the month of February 2023**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of February 2023. The Department has verified the native Hawaiian blood quantum requirement of each applicant according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

At its October 2020 regular meeting, the Hawaii Homes Commission adopted the recommendation of the HHC Investigative Committee on the Native Hawaiian Qualification Process to recall to the HHC, pursuant to Hawaii Administrative Rules § 10-2-16(a), the authority to accept the Native Hawaiian Quantum (NHQ) determination for an individuals as a function requiring the exercise of judgement or discretion. The recommendation included a process to implement the Commission's review and acceptance of NHQ determinations. These applicants have been deemed by the Department to have met the native Hawaiian blood quantum requirement through the kumu 'ohanaprocess.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

KAHOOILIHALA, Troy K.	07/01/2022
KAHOOILIHALA, Kathraine K.	07/01/2022
KALUHIWA, La Vina L.	07/07/2022
NAHOOPII, Mary Ellen U.	07/07/2022

OWENS, Cassidee P.	11/22/2022
NEE, Aaron G.	11/23/2022
KAAHANUI, Chris K.	12/09/2022
WILLIAMS, Karla K.	12/21/2022
KAUHI, Jonah M.P.	12/22/2022
GOINS, Marvin Li K.	12/23/2022
KAAINOA, Terry Ann K.	12/28/2022
CRAWFORD, Lisa L.P.	01/03/2023
KAMEALOHA, Kiara L.	01/06/2023
KAMEALOHA, Wayne K., Jr.	01/06/2023
KAMEALOHA, Wayne K.	01/06/2023
PARK, Kim L.A.	01/09/2023
HAWELU, Sharae K.	01/12/2023
MEYER BORJE, Kelsey N.K.	01/20/2023
LOZANO, Laurie Ann U.L.	01/25/2023

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAHOOILIHALA, Troy K.	07/01/2022
KAHOOILIHALA, Kathraine K.	07/01/2022
IOPA, Joseph K., III	07/01/2022
TRAVIS-MOKU, Maliu S.	07/01/2022
LAUMAUNA, Pikake K.	07/07/2022
LAUMAUNA, Calvin I., Jr.	07/07/2022
KALUHIWA, La Vina L.	07/07/2022
NAHOOPII, Mary Ellen U.	07/07/2022



VALOROSO, Sunday V.	07/07/2022
MAHOE, Melanie K.	11/04/2022
WOODARD, James W.M.K.	11/09/2022
OWENS, Cassidee P.	11/22/2022
KOANUI, Chason T.N.K.	11/22/2022
NEE, Aaron G.	11/23/2022
WILLIAMS, John-Logan E.	11/29/2022
KANE, George K.	11/30/2022
KAIO, Colbert K.	12/02/2022
AWONG, Elgin B.	12/02/2022
YUEN, Brensen W.	12/05/2022
CHOY FOO, Quincy L., III	12/08/2022
KAAHANUI, Chris K.	12/09/2022
CLARK, Herman P.	12/12/2022
KIDDER, Haweo M.	12/14/2022
KIDDER, Ahaena H.	12/14/2022
VICTOR, Nathan K.	12/15/2022
LEE, Myrna	12/16/2022
WILLIAMS, Karla K.	12/21/2022
KAUHI, Jonah M.P.	12/22/2022
KAULILI, Grace Ellen K.	12/22/2022
GOINS, Marvin Li K.	12/23/2022
CRAWFORD, Lisa L.P.	12/27/2022
KAAINOA, Terry Ann K.	12/28/2022
LEE, Ethan K.	01/03/2023

GILMAN, Asai A.	01/03/2023
KAMEALOHA, Kiara L.	01/06/2023
KAMEALOHA, Wayne K., Jr.	01/06/2023
KAMEALOHA, Wayne K.	01/06/2023
SADOWSKI, John K.N.	01/06/2023
PARK, Kim L.A.	01/09/2023
SIMPSON, Eunice U.	01/10/2023
CAMARILLO, Steven R.	01/11/2023
HAWELU, Sharae K.	01/12/2023
PALAUALELO, Arthur K.	01/12/2023
MEYER BORJE, Kelsey N.K.	01/20/2023
LOZANO, Laurie Ann U.L.	01/25/2023

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MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

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ELAM, Harmony Ah'Che N.	12/05/2022
CHOY FOO, Quincy L., III	12/08/2022
AKI, Kalina S.	12/16/2022
KANANA, Keanu K.S.	12/20/2022
KAUPE, Patrick K.	12/27/2022
LEE, Ethan K.	01/03/2023
VALDES, Kahealani M.K.	01/19/2023
HOOPAI, Kai N.	01/24/2023

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MAUI ISLANDWIDE PASTORAL LEASE LIST

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KOANUI, Chason T.N.K.	11/22/2022
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WILLIAMS, John-Logan E.	11/29/2022
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MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

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ELAM, Harmony Ah'Che N.	12/05/2022
KALUA, Leialoha P.	12/07/2022
AKI, Kalina S.	12/16/2022
KANANA, Keanu K.S.	12/20/2022
KAUPE, Patrick K.	12/27/2022
VALDES, Kahealani M.K.	01/19/2023
HOOPAI, Kai N.	01/24/2023

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

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CHING, Cherylne P.	07/05/2022
HANAKEAWE, Duane Kawika	07/05/2022
HEANU, Mailikapu K.	07/05/2022
MENDONSA, Princeton K.I.A.S.	07/05/2022
KEKAHUNA SMITH, Zelena K.	11/10/2022
GOUVEIA, Keani K.	11/14/2022
WATAI-SIMEONA, Vanessa G.N.	11/18/2022
KAIO, Colbert K.	12/02/2022
BRIGHT, Keola K.	12/05/2022
KALUA, Leialoha P.	12/07/2022
PACADA, Robin H.	01/03/2023
KIHE GONZALES, Lavern K.	01/03/2023
WAIPA, Susan K.	01/25/2023

HAWAII ISLANDWIDE PASTORAL LEASE LIST

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TRAVIS-MOKU, Maliu S.	07/01/2022
BATHE, Melanie U.	07/05/2022
KAMOKU, Paul K., Jr.	12/30/2022
GILMAN, Asai A.	01/03/2023

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

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HANAKEAWE, Duane Kawikia	07/05/2022
HEANU, Mailikapu K.	07/05/2022
MENDONSA, Princeton K.I.A.S.	07/05/2022
BATHE, Melanie U.	07/05/2022
GOUVEIA, Logan L.	11/14/2022
GOUVEIA, Keani K.	11/14/2022
WATAI-SIMEONA, Vanessa G.N.	11/18/2022
DOW, Kekai K.G.K.	12/13/2022
KAMOKU, Paul K., Jr.	12/30/2022
PACADA, Robin H.	01/03/2023
KIHE GONZALES, Lavern K.	01/03/2023

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

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MCCABE, Reggie U.M.K.	12/19/2022
KAULILI, Grace Ellen K.	12/22/2022
BENIAMINA, Jason S.	12/23/2022
KAPEA, Brooke K.	12/27/2022

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

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MCCABE, Reggie U.M.K.	12/19/2022
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BENIAMINA, Jason S.

12/23/2022

KAPEA, Brooke K.

12/27/2022

Previous Cumulative Total for Current FY	534
Current Month's Total	116
<b>Fiscal Year Total: July 2022-June 2023</b>	<b>650</b>





STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator   
Homestead Services Division

FROM: Ross K. Kapeliela, Acting ODO Supervisor   
Homestead Services Division

SUBJECT: **Approval of Assignment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

1. To approve the assignment of the leasehold interest, pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended, and subject to any applicable terms and conditions of the assignment, including but not limited to the approval of a loan.

2. To approve and accept that the transferees are of no less than the required 25% or 50% Hawaiian ancestry as appropriate pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended.

DISCUSSION

Twelve (12) assignments of lease.

1. Lessee Name: Jade M. Bedell  
Res. Lease No. 3711, Lot No. 22  
Lease Date: 7/28/1967  
Area: Waimanalo, Oahu  
Property Sold & Amount: Yes, \$380,000.00  
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Manuel Smith  
Relationship: None  
Loan Assumption: N/A  
Applicant: Yes, Oahu IW Res., 1/31/2006

Reason for Transfer: "Live out of state." Special  
Condition: Transferee to obtain funds to pay purchase  
price. See simultaneous transfer below.

2. Lessee Name: Manuel Smith  
Res. Lease No. 3711, Lot No. 22  
Lease Date: 7/28/1967  
Area: Waimanalo, Oahu  
Property Sold & Amount: Yes, \$380,000.00  
Improvements: 3 bedroom, 2 bath dwelling
- Transferee Name: Keanu R. S. Freitas  
Relationship: Grandson  
Loan Assumption: N/A  
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special  
Condition: Transferee to obtain funds to pay purchase  
price.
3. Lessee Name: Ruth K. Beniamina  
Res. Lease No. 6007, Lot No. 24  
Lease Date: 4/26/1990  
Area: Kekaha, Kauai  
Property Sold & Amount: No, N/A  
Improvements: 3 bedrooms, 1-1/2 bath dwelling
- Transferee Name: Grace N. Kaohelauii-Kala  
Relationship: Sister  
Loan Assumption: N/A  
Applicant: Yes, Kauai IW Res. 7/23/1997
- Reason for Transfer: "Giving lease to relative."
4. Lessee Name: Geraldine D. N. Camara  
Res. Lease No. 12994, Lot No. 10  
Lease Date: To be determined  
Area: Waimanalo, Oahu  
Property Sold & Amount: Yes, \$285,000.00  
Improvements: 3 bedroom, 1-1/2 bath dwelling
- Transferee Name: Duke M. I. Lenchanko-Andrade  
Relationship: Nephew  
Loan Assumption: N/A  
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special  
Condition: Transferee to obtain funds to pay purchase  
price.



5. Lessee Name: Leslie K. Griffin  
Res. Lease No. 12577, Lot No. 18331  
Lease Date: 3/10/2010  
Area: Kanehili, Oahu  
Property Sold & Amount: Yes, \$275,000.00  
Improvements: 4 bedroom, 3 bath dwelling

Transferee Name: Jonah K. Griffin  
Relationship: Son  
Loan Assumption: N/A  
Applicant: No

Reason for Transfer: "Giving lease to relative." Special  
Condition: Transferee to obtain funds to pay purchase  
price.

6. Lessee Name: Saadia L. Hashimoto  
Res. Lease No. 12991, Lot No. 2  
Lease Date: To be determined  
Area: Kakaina, Oahu  
Property Sold & Amount: Yes, \$359,500.00  
Improvements: 4 bedroom, 2-1/2 bath dwelling

Transferee Name: Travis K. Hashimoto  
Relationship: Son  
Loan Assumption: N/A  
Applicant: Yes, Oahu IW Res., 8/30/2013

Reason for Transfer: "Giving lease to relative." Special  
Condition: Transferee to obtain funds to pay purchase  
price.

7. Lessee Name: Jesse K. H. Leleo  
Res. Lease No. 4545, Lot No. 100  
Lease Date: 1/20/1978  
Area: Nanakuli, Oahu  
Property Sold & Amount: Yes, \$350,000.00  
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: April H. Hill  
Relationship: None  
Loan Assumption: N/A  
Applicant: No

Reason for Transfer: "Getting a divorce." Special  
Condition: Transferee to obtain funds to pay purchase  
price. See simultaneous transfer below.

8. Lessee Name: April H. Hill  
Res. Lease No. 4545, Lot No. 100  
Lease Date: 1/20/1978  
Area: Nanakuli, Oahu  
Property Sold & Amount: Yes, \$350,000.00  
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Justina M. Anderson  
Relationship: Granddaughter  
Loan Assumption: N/A  
Applicant: No

Reason for Transfer: "Giving lease to relative." Special  
Condition: Transferee to obtain funds to pay purchase  
price.

9. Lessee Name: Alvin K. Mamala  
Res. Lease No. 4736, Lot No. 50  
Lease Date: 1/26/1978  
Area: Nanakuli, Oahu  
Property Sold & Amount: No, N/A  
Improvements: None

Transferee Name: Shawndy K. Spencer  
Relationship: None  
Loan Assumption: N/A  
Applicant: No

Reason for Transfer: "Giving to hanai uncle, didn't want the  
area."

10. Lessee Name: Patricia A. K. McKeague  
Res. Lease No. 9667, Lot No. 56  
Lease Date: 11/1/2001  
Area: Kawaihae, Hawaii  
Property Sold & Amount: Yes, \$300,000.00  
Improvements: 2 bedroom, 2 bath dwelling

Transferee Name: Lenora L. Alejo  
Relationship: None  
Loan Assumption: N/A  
Applicant: Yes, Hawaii IW Res., 10/26/2005

Reason for Transfer: "Moving with family." Special  
Condition: Transferee to obtain funds to pay purchase  
price. See simultaneous transfer below.

11. Lessee Name: Lenora L. Alejo  
 Res. Lease No. 9667, Lot No. 56  
 Lease Date: 11/1/2001  
 Area: Kawaihae, Hawaii  
 Property Sold & Amount: Yes, \$300,000.00  
 Improvements: 2 bedroom, 2 bath dwelling

Transferee Name: Kyle H. Hirayama  
 Relationship: Son  
 Loan Assumption: N/A  
 Applicant: No

Reason for Transfer: "Moving with family." Special  
 Condition: Transferee to obtain funds to pay purchase  
 price.

12. Lessee Name: Leslie K. Guerreiro  
 Res. Lease No. 12392, Lot No. UNDV073  
 Lease Date: 12/6/2008  
 Area: Kapolei, Oahu  
 Property Sold & Amount: No, N/A  
 Improvements: None

Transferee Name: Kamakahano K. Guerreiro  
 Relationship: Son  
 Loan Assumption: N/A  
 Applicant: No

Reason for Transfer: "Giving lease to relative."


Assignments for the Month of March '23	12
Previous FY '22 - '23 balance	<u>132</u>
FY '22 - '23 total to date	144
Assignments for FY '21 - '22	220


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator   
Homestead Services Division

FROM: Ross K. Kapeliela, Acting ODO Supervisor   
Homestead Services Division

SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Five (5) amendments of lease.

1. Lessee: Paige K. Barber  
Agr. Lease No.: 6037  
Lot No., Area, Island: 15-B, Hoolehua, Molokai  
Amendment: To amend the lot number to 126, update the property description due to final subdivision approval, incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.

2. Lessee: Corina N. Gomes, David N. K. Gomes,  
Andrew M. K. Gomes & Precious L. K.  
Keahi  
Res. Lease No.: 3880  
Lot No., Area, Island: 80, Kalamaula, Molokai  
Amendment: To amend the lease tenancy from  
joint tenants to tenants-in-common,  
to amend the lease title and  
lessor's name, and to incorporate  
the currently used terms,  
conditions, and covenants to the  
lease.
3. Lessee: Thomas H. Takahashi, Ludvina K.  
Takahashi, & Rhonelle K. R. T.  
Louis  
Res. Lease No.: 3184  
Lot No., Area, Island: 62, Kekaha, Kauai  
Amendment: To amend the lease title and  
lessor's name, to incorporate the  
currently used terms, conditions,  
and covenants to the lease, and  
extend the lease term to an  
aggregate term of 199 years.
4. Lessee: Mary P. Tollefson  
Res. Lease No.: 3207  
Lot No., Area, Island: 20-G, Kalamaula, Molokai  
Amendment: To update the property description,  
and extend the lease term to an  
aggregate term of 199 years.
5. Lessee: Edith W. Yim  
Res. Lease No.: 2168  
Lot No., Area, Island: 38, Kewalo, Oahu  
Amendment: To amend the lease title and  
lessor's name, to incorporate the  
currently used terms, conditions,  
and covenants to the lease, and  
extend the lease term to an  
aggregate term of 199 years and to  
amend the tenancy to tenant in  
severalty, due to the death of a  
joint tenant.


Amendments for the Month of March '23	5
Previous FY '22 - '23 balance	<u>64</u>
FY '22 - '23 total to date	69
Amendments for FY '21 - '22	133


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator 

FROM: Ross K. Kapeliela, Acting ODO Supervisor   
Homestead Services Division

SUBJECT: **Approval to Issue a Non-Exclusive License for Rooftop Photovoltaic Systems for Certain Lessees**

RECOMMENDED MOTION/ACTION

To approve the issuance of a non-exclusive license to allow the Permittee to provide adequate services related to the installation, maintenance, and operation of a photovoltaic system on the premises leased by the respective Lessees.

The non-exclusive license is necessary as the Lessee can not issue his/her own licenses.

DISCUSSION

Five (5) non-exclusive licenses.

1. Lessee: Robin M. Hoopii  
Res. Lease No.: 3915  
Lot No., Area, Island: 129-A, Keaukaha, Hawaii  
Permittee: Sunrun Installation Services, Inc.
2. Lessee: Le Roy K. Kaona  
Res. Lease No.: 6540  
Lot No., Area, Island: 21, Anahola, Kauai  
Permittee: Sunrun Installation Services, Inc.

3. Lessee: Margaret S. Murakami & Alana K. Kahae  
Res. Lease No.: 12253  
Lot No., Area, Island: 38, Waiehu IV, Maui  
Permittee: Sunrun Installation Services, Inc.
  
4. Lessee: Reggie Ann K. Ostermiller  
Res. Lease No.: 10231  
Lot No., Area, Island: 18, Hikina, Maui  
Permittee: Sunrun Installation Services, Inc.
  
5. Lessee: Nikki K. I. Victor  
Res. Lease No.: 4247  
Lot No., Area, Island: 200-B, Keaukaha, Hawaii  
Permittee: Sunrun Installation Services, Inc.

Non-Exclusive License for the Month of March '23	5
Previous FY '22 - '23 balance	<u>61</u>
FY '22 - '23 total to date	66
 Non-Exclusive License for FY '21 - '22	 53

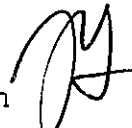


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator   
Homestead Services Division

FROM: Olinda L. Fisher, East Hawaii District Office  
Homestead District Assistant Supervisor

SUBJECT: **Approval to Consolidate and Re-subdivide, Amend  
Lease No. 5105, Lot No. 156-A, and Lease  
No. 5105-A, Lot No. 156-B, Panaewa, Hawaii -  
CARDINAL K. THOMAS, III & MARCEL K. EVANS**

RECOMMENDED MOTION/ACTION

To approve the request of Cardinal K. Thomas, III (Cardinal), Lease No. 5105, Lot No. 156-A, further identified as TMK (3) 2-2-061;035, and Marcel K. Evans (Marcel), Lease No. 5105-A, Lot No. 156-B, further identified as TMK (3) 2-2-061;065, see Exhibit A, to consolidate and re-subdivide the lots subject to the following:

1. Cardinal and Marcel shall be responsible for all costs incurred in the processing and completion of the subdivision, including but not limited to surveying fees, fees imposed by the County of Hawaii, fees for utilities (e.g., electric, water, etc.) and other fees associated with the consolidation and re-subdivision of lots.

2. Lease No. 5105 and Lease No. 5105-A to be amended to reflect the updated descriptions of the respective lots; and

3. The completion of the survey work will be done by a licensed surveyor, including but not limited to the surveying and staking of the lots boundaries, submitting the required number of final subdivision maps to the County, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands (Department), applying to the County for subdivision approval, obtaining the tax map keys for the Lots, and final subdivision approval by the County of Hawaii and the

recordation of the subdivision with the State of Hawaii Bureau of Conveyances.

4. Approval of the lender' servicing then existing loan attached to Lease No. 5105-A' to amend lease

#### DISCUSSION

Cardinal received Lease No. 5105 by way of the Transfer Through Successorship lease document dated January 23, 2009.

Marcel received Lease No. 5105-A by way of the Assignment of Lease and Consent dated September 24, 2003.

Cardinal and Marcel request the approval to consolidate and re-subdivide their respective lots to address the encroachment of Cardinal's home on Marcel's property. See attached Exhibit B

The encroachment of existing utility poles that are servicing Marcel's home and currently located on Cardinal's property will be relocated on Marcel's lot. See Exhibit C.

There is no outstanding loan attached to Cardinal's Lease No. 5105. The lease rent to Department is current and real property taxes are due in the amount of approximately \$9,500, in which Cardinal has provided a payment plan agreement with the County of Hawaii Real Property Tax office. See Exhibit D.

Marcel has an outstanding FHA loan with an original loan in the amount of \$161,928, dated March 11, 2020. Therefore, the lender servicing this loan must provide a written approval to amend the lease, otherwise the loan balance must be paid in full. The lease rent to Department has a credit balance of \$18 and real property taxes are paid current.

The Department recommends the approval of its recommendation.

August 18, 2022

Department of Hawaiian Homes Lands  
91-5420 Kapolei Pkway  
Kapolei, HI 96707

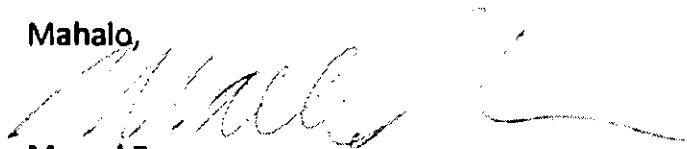
Re: 983 Ahuna Road Hilo, HI 96720  
Tmk: 2-2-061:065  
Lessee: Marcel Evans

To Whom It May Concern:

I am requesting to re-subdivide my lot at 983 Ahuna Road because of an encroachment from the neighboring property 955 Ahuna Road. Please see attached plot plans for both properties. Property 955 Ahuna Road has an encroachment of a fence with gate, drive way, shed and possibly 5' of the dwelling on to my property at 983 Ahuna Road. I would like to re-subdivide to take the back portion of the lot at 955 Ahuna Road and give the neighboring property the front portion of my property. By re-subdividing both properties would have our homes, driveway, fence, shed clearly in our own boundary lines releasing any liabilities. Because my lot at 983 Ahuna Road will be behind the property at 955 Ahuna Road my property would be considered a flag lot leaving my existing driveway as access to my home. I will also be removing the above ground HELCO poles that are in my current property parallel to the driveway into my re-subdivided property to release any liability or disruption to 955 Ahuna Road. Both lots will be surveyed to new boundary lines and recorded with the County. Cardinal Thomas III (Lessee of 955 Ahuna Road property) and I are both in agreement.

Please let me know if you need any additional information.

Mahalo,



Marcel Evans  
983 Ahuna Road  
Hilo, HI 96720  
(808) 987-8884

Lessee: Cardinal Kuhio Thomas III  
955 Ahuna rd. Hilo HI 96720  
808 769-1304  
Ckthomas9195@gmail.com

To whom it may concern,

I am requesting to re-subdivide my lot: 955 Ahuna RD. When my father (Cardinal Thomas Jr) built our house in 1983 he never anticipated the lots would be divided, and he built our house right on the property line. The lot at 983 Ahuna Rd. was given to my brother by my father, for my brother to build a house on. When this happened my father and brother agreed to split the lot as seen in the attached lot agreement. Currently, due to unforeseen circumstances, 983 Ahuna Rd. is being sold by my brothers ex-wife, Marcel Evans. There is now legal issues being that the house is encroaching neighboring lot 983. So I am writing this letter to request to re-subdivide the lot as seen in the attached form.

I am in agreement with Marcel Evans to move boundary lines. I am also in agreement with it being a flag lot. There are three HELCO poles currently on my property that will need to be moved alongside existing driveway 983, before property is sold. We are willing to do what is required by Hawaiian homes, So that both parties are in agreement and in compliance with the county of Hawaii.

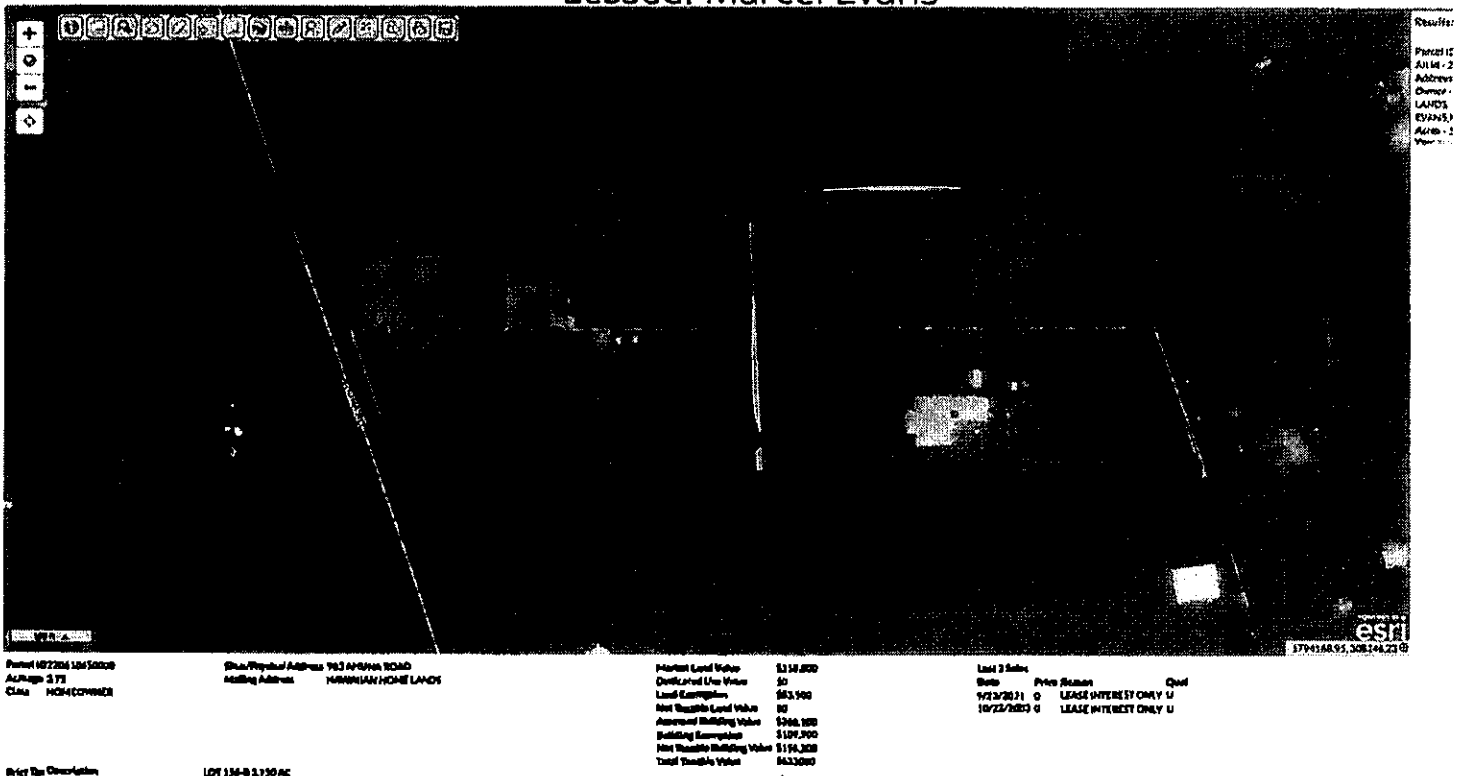
Cardinal Kuhio Thomas III

A handwritten signature in black ink, appearing to read "Cardinal Kuhio Thomas III", with a stylized flourish at the end.

983 Ahuna Road Hilo, HI 96720

TMK 2-2-061:065

Lessee: Marcel Evans



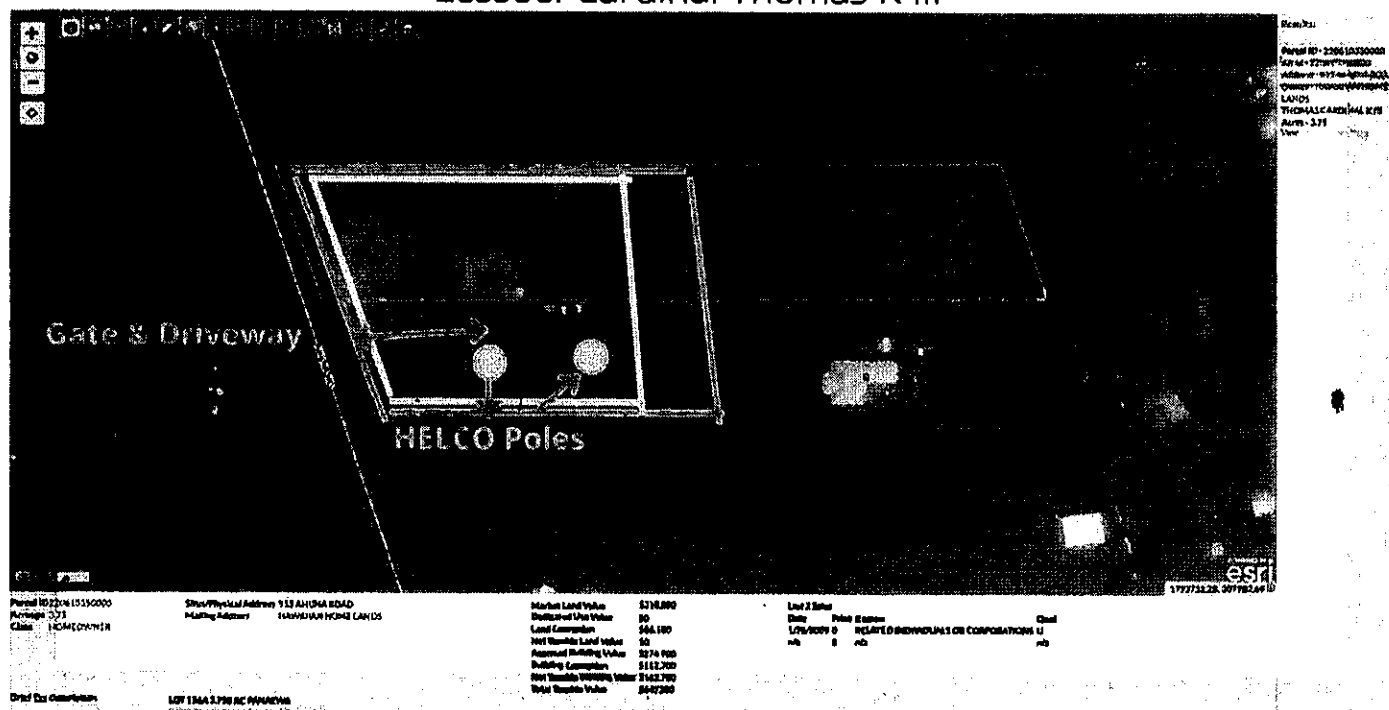
~~Blue Line: Original Property Boundary (2.75 Acre)~~

~~Red Line: New Property Boundary (2.75 Acre)~~

• • • Original Property Boundary

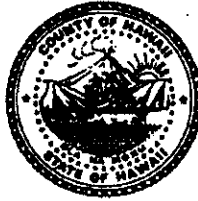
~~Red Line~~ Proposed Boundary

Lessee: Cardinal Thomas K III



Bureau of Census, Department of Commerce, Washington, D.C. 20543  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

Harry Kim  
Mayor



Deanna S. Sako  
Finance Director

Steven A. Hunt  
Deputy Director

## County of Hawai'i

### DEPARTMENT OF FINANCE - REAL PROPERTY TAX

Aupuni Center • 101 Paushi Street • Suite No. 4 • Hilo, Hawai'i 96720-4679 • Fax (808) 961-8415  
Appraisers (808) 961-8354 • Clerical (808) 961-8201 • Collections (808) 961-8282  
West Hawai'i Civic Center • 74-5044 Ane Keohokalole Hwy. • Bldg. D, 2nd Flr. • Kailua Kona, Hawai'i 96740  
Fax (808) 327-3538 • Appraisers (808) 323-4881 • Clerical (808) 323-4880

January 18, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS  
160 BAKER AVE  
HILO HI 96720-4869

RE: TMK (3) 2-2-061-035-0000 (Property Address: 955 Ahuna Road)

Dear Department of Hawaiian Home Lands,

This letter serves as verification that we have entered into a payment agreement with DHHL Lessee Cardinal K. Thomas III of 955 AHUNA RD, HILO HI 96720-5861 for the above referenced property.

Cardinal K. Thomas III agrees to pay \$100.00 per month towards the County of Hawaii Real Property Taxes until the taxes are current. The \$100.00 payment is due by the last day of each month.

Cardinal K. Thomas III understands that upon non-receipt of any given payment, the County of Hawaii Real Property Tax Division may notify the Department of Hawaiian Home Lands. The Department of Hawaiian Home Lands will take appropriate measures at that time.

Signed by:

A handwritten signature in black ink, appearing to read "Ann Kekahuna".

Ann Kekahuna  
County of Hawaii  
Real Property Tax Division  
Tax Collection Assistant  
Phone #: (808) 961-8403

A handwritten signature in black ink, appearing to read "Cardinal K. Thomas III".


Cardinal K. Thomas III  
Taxpayer

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator   
Homestead Services Division

FROM: James W. Du Pont, West Hawaii District Supervisor  
Homestead Services Division

SUBJECT: Request for Relocation - **KATHLEEN M. RAPOZA**, Lease  
No. 8082, Lot No. 108, Pu'ukapu, Hawaii

RECOMMENDED MOTION/ACTION

To approve the request for relocation to another available pastoral lot on the island of Hawaii for Kathleen M. Rapoza, Lease No. 8082, Lot No. 108, Pu'ukapu, Hawaii, subject to this approval to relocate will expire on March 31, 2024.

DISCUSSION

Kathleen M. Rapoza was awarded Pastoral Lot Lease No. 8082 to Lot No. 108, in Pu'ukapu, Hawaii on February 1, 1991.

On April 1, 2022, Ms. Rapoza, submitted a letter requesting to be relocated. See Exhibit A.

The department installed a security gate on FR12 Makalahau Alanui to keep non-homesteaders out of the area due to theft and illegal hunting. Ms. Rapoza has a hard time getting in and out of her vehicle to open and close the gate due to her health condition. She has fallen numerous times because of the inclined slope.

Ms. Rapoza is asking that the commission approve her request to relocate to a lower pastoral lot in the Pu'ukapu area due to health and safety concerns.



There are no outstanding loan attached to the lease  
and County is not yet assessing real property tax

HSD recommends approval of the action stated.

Kathleen Maile Rapoza

April 01, 2022

Lot#108 Pu'ukapu Pastoral

P.O Box 302 Holualoa, HI 96725

Phone: 808-322-3175

Dear Sir/Madam;

On January 13, 1991, I received award for 15 acres of Pastoral Land from DHHL. Lot# 108 located in Pu'ukapu Pastoral Kamuela, Hawaii. Upon accepting award for 15 acre, there was no stipulations of a gate on Makahalau Alanui to get to my 15 acre Lot 108. Gate installed around October 2018, by another leasee and at the discretion of leasee gate was installed on an incline slope with unstable traction for me to walk and unlock/lock gate. Followed up with DHHL Waimea Office of this gate and they advised this gate is required to be locked entering and exiting

Since the installation of gate I have fallen numerous times, because of unstable, no traction sloped road. The incline slope of walking up hill triggers my breathing. In order to get into my lot 108, I need to stop park vehicle on incline slope to step out of my vehicle on uneven unstable bad traction road walking up incline slope to unlock gate. Having my episode triggering my breathing, I need to seat or lean on an object to catch my breath. When I feel better, I then begin walking back down the uneven unstable bad traction slope to get back in my vehicle to enter through gates. Upon driving through the gates, I need to once again park on the slope to exit my vehicle walk down on uneven unstable bad traction road to lock gate. When ending my day working on the land, I have to repeat the same process to go out.

If I should have family members, friends to come visit or assist me on the land I need to drive to the gate park off to the side on the slope facing downward covered with more rocks and grass to exit my vehicle walk down the uneven unstable bad traction road to unlock gate. No turnabout area near gate and not safe to turnabout on grass to prevent fire from my exhaust. I need to drive down another 5 minutes to turn around in another leases dirt driveway. Repeat the same process upon entering back through the gate to get to my lot.

To prevent any more injuries due to falls and episodes of breathing I now need assistance of a family member to go with me just to unlock open and lock close the gate. This situation has caused me chronic stress and emotional mental strain. So I kindly ask with this formal written letter and for consideration to relocate to another available lot below my current Lot 108.

Please contact me should you have any questions or concerns at phone number listed above. I thank you for your time and will await your response.

Gratefully,

N  
N

Kathleen  
Maile Rapo


**ITEM NO. D-10**  
**EXHIBIT A**

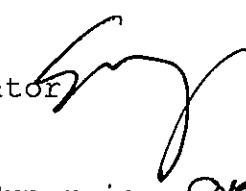
STATE OF HAWAII


DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator   
Homestead Services Division

Stewart Matsunaga, Acting Administrator   
Land Development Division

FROM: Ross K. Kapeliela, Acting District Supervisor   
Oahu District Office  
Homestead Services Division

SUBJECT: **Amendment to Lease - Withdrawal of a Portion of the following lots:**

- 1) **TERI MONTGOMERY, Residential Lease No. 9813, Lot No. 13821, Maluohai, Oahu, TMK: (1) 9-1-120:014;**
- 2) **VIOLET LUUWAI, Residential Lease No. 9800, Lot No. 13822, Maluohai, Oahu, TMK: (1) 9-1-120:015;**
- 3) **DAMIEN and LYDIA BARR, Residential Lease No. 9824, Lot No. 13692, Maluohai, Oahu, TMK: (1) 9-1-119:044**

RECOMMENDED MOTION/ACTION

1. To approve the withdrawal of restricted sight distance areas from the above leases.

2. To approve the amendment of the above leases to update the lot descriptions to reflect the withdrawal of the restricted sight distance areas from the leases and the removal of corresponding language in the leases requiring the lessees to maintain the restricted areas.

DISCUSSION

In 2000, 136 turnkey residential lots in Maluohai subdivision were constructed and awarded.

Three (3) turnkey lots on the corners of Kaiiau Avenue and Maluohai Street included restricted portions of the lease to provide vehicles approaching the intersection with adequate sight distance. (See EXHIBIT A: Portion of Land Court Map Application 1069, Map 1054 & EXHIBIT C)

The final subdivision map did not clearly articulate these restricted areas within the three subject lots.

During the construction of lot improvements, the vinyl perimeter fence was placed in such a manner that sight distance was preserved. While the perimeter fence effectively prevents access to the restricted sight distance areas by the affected lessees, their lease conditions *require* the lessees to maintain these areas. The placement of the perimeter fence allows for a 30-foot vehicle sight distance radius--a feature which is not identified as an easement on the Land Court Map or on the project's construction plans.

To remedy these issues, the Land Development Division recommends re-subdivision of the three lots shown in EXHIBIT C, effectively removing the restricted sight distance areas from each of the three respective homestead leases. The square footage of each sight distance easement is shown below in bold (See EXHIBIT D):

<u>Lessee</u>	<u>Lot No.</u>	Original Lot	Restricted	Present
		Size w/o	Site	Lot Size
		<u>Easement</u>	<u>Distance</u>	<u>w/o</u>
		<u>Easement</u>	<u>Easement</u>	<u>Easement</u>
1) MONTGOMERY	13821	5,002	<b>92</b>	4,910
2) LUUWAI	13822	5,031	<b>57</b>	4,974
3) BARR	13692	5,993	<b>326</b>	5,667

\*Area measurements in square feet

Each affected lease would also be amended to remove the requirement to maintain the withdrawn portions.

Upon final subdivision of the three lots, the Department would improve the three withdrawn parcels with grassing and irrigation to meet Villages of Kapolei Association (VOKA) standards. The three parcels would subsequently be conveyed to VOKA for VOKA to maintain by amending License No. 479.

The Department respectfully requests approval of its recommendations.



AND RESUBDIVISION OF SAID CONSOLIDATION INTO  
LOTS 13876-A, 13692-A, 13822-A AND 13821-A  
AND DESIGNATION OF EASEMENTS LS-1 AND LS-2  
AFFECTING LOT 13876-A  
AT HONOLULU, EWA, OAHU, HAWAII

By: Julie K. Kahan Exp.: 4/30/24  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NUMBER 10007  
 LAND COURT CERTIFICATE NUMBER 338

OWNER: DEPARTMENT OF HAWAIIAN HOME LANDS

TRANSFER CERTIFICATE OF TITLE:

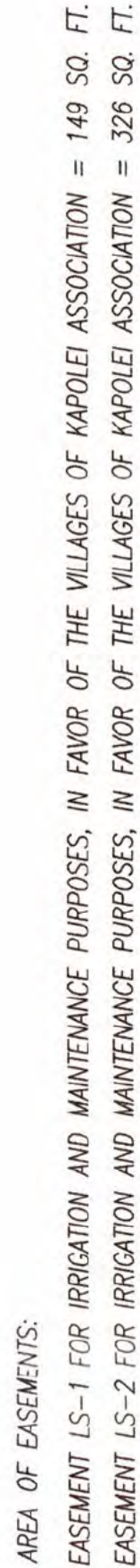
AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE  
OF THE LAND COURT DATED: \_\_\_\_\_  
BY ORDER OF THE COURT.

**REGISTRAR OF THE LAND COURT**

2022/SUB-34  
APPROVED  
DEPARTMENT OF PLANNING AND PERMITTING  
City and County of Honolulu  
JUL 2 2 2022  
[Signature]  
Director of Planning and Permitting  
For

1320 NORTH SCHOOL STREET  
HONOLULU, HAWAII  
July 18, 2022

RECEIVED  
2022 JUL 20 AM 8:46  
CITY & COUNTY OF DENVER



**See EXHIBIT C for enlargement.**

**ITEM NO. D-11**  
**EXHIBIT A**

Notes:

1. Zoning: R-5
2. SLUC: Urban
3. FEMA Flood Designation: D

Denotes No Vehicular Access Permitted

Denotes Access Permitted

Tax Map Keys: (1) 9-1-119: 044 and 125. (1) 9-1-120: 014 and 015





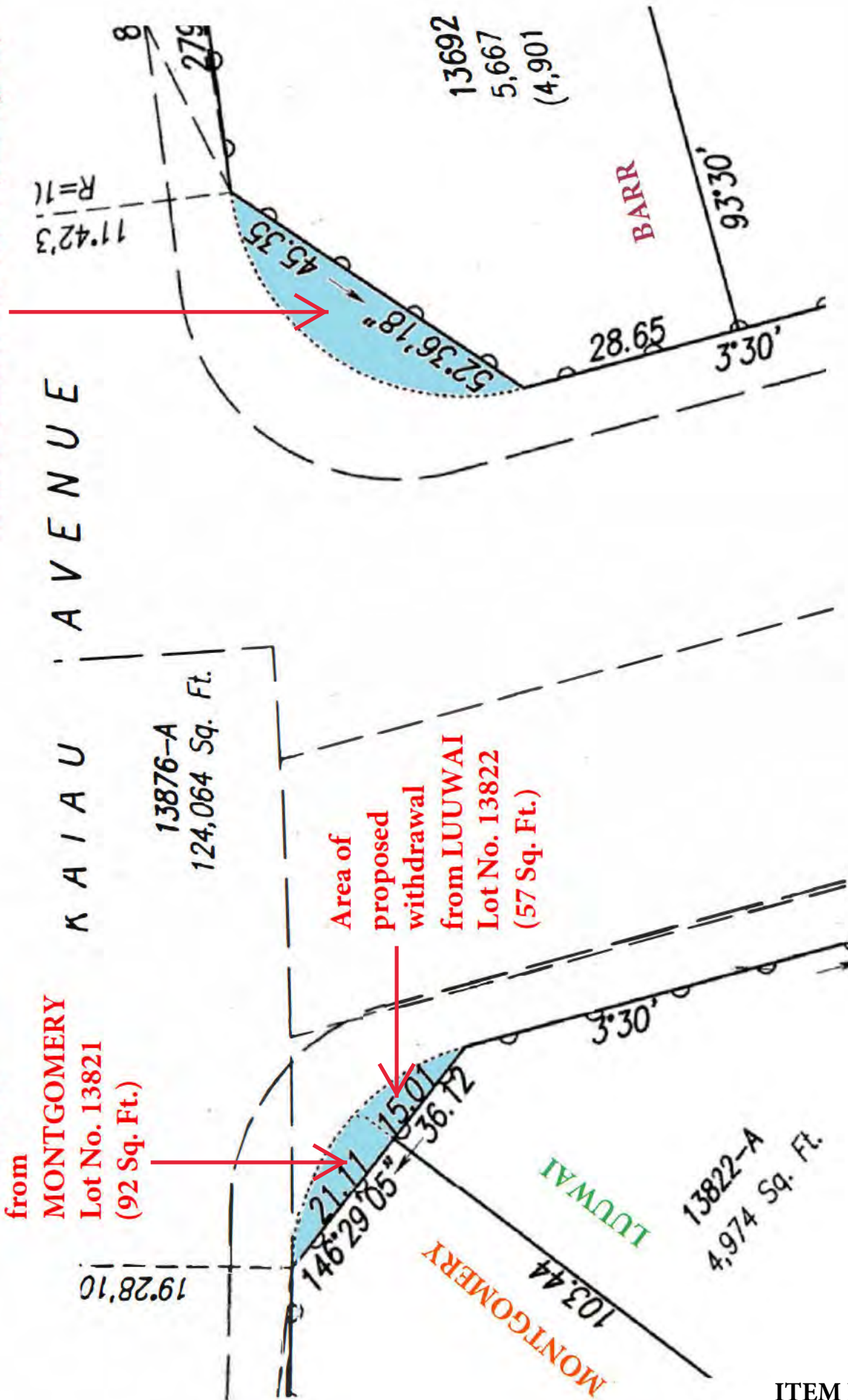




Area of proposed  
withdrawal  
from  
MONTGOMERY  
Lot No. 13821  
(92 Sq. Ft.)

Area of  
proposed  
withdrawal  
from LUUWAI  
Lot No. 13822  
(57 Sq. Ft.)

Area of proposed withdrawal  
from BARR Lot No. 13692 (326 Sq. Ft.)





STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juanito P. Garcia, Administrator  
Homestead Services Division

FROM: Ross K. Kapeliela,  
Acting O'ahu District Office Supervisor  
Homestead Services Division

SUBJECT: Recommendation to Cancel Residential Lease No. 1780,  
Lot No. 89, Nānākuli, O'ahu, Hawai'i Leased to Maxine  
Olaguera (Deceased) for Failure to Designate a  
Qualified Successor to Her Lease.

RECOMMENDED MOTION:

1. To approve the Department's recommendation to cancel Lease No. 1780, Lot No. 89, Nānākuli, O'ahu, Hawai'i; and
2. To authorize the Department to lease the land to a native Hawaiian as provided by the HHCA. See Section 209, Hawaiian Homes Commission Act, 1920, as amended.

DISCUSSION

A. Jesse, William, and Ikaika Did Not Respond to DHHL's Solicitation to Receive Net Proceeds of the Appraised Value of the Leasehold Improvements.

By Transfer through Successorship and Amendment to Lease No. 1780 dated October 17, 1994, but effective April 27, 1994, Maxine Olaguera succeeded to the Lease.

On July 21, 1994, Maxine designated her sons, William Olaguera, Jesse Olaguera, and Ikaika Olaguera to receive the net proceeds of the appraised value of the leasehold improvements upon her death, as calculated pursuant to Section 209 of the HHCA. Her sons did not have the requisite native Hawaiian ancestry to be designated as successors to the lease. She did not designate any primary or alternate successors. The Commission approved her designation on August 16, 1994.

On August 12, 2016, Maxine passed away. DHHL received her death certificate on September 23, 2016.

On May 8, 2018, DHHL Homestead Assistant Keala Pruett sent separate letters to William, Jesse, and Ikaika. DHHL informed them that Maxine designated them to receive the net proceeds of the appraised value of the leasehold improvements of the Lease. DHHL attached a Successorship to Lease Response form where each son could indicate their intentions to receive the net proceeds to the Lease. DHHL did not receive a response to its letters from William, Jesse, or Ikaika. Ikaika's mail was marked "return to sender" and received by DHHL on May 11, 2018.

On March 12, 2020, DHHL Homestead Assistant Rowena Kauila sent separate letters via certified mail, return receipt requested and United States regular mail to William, Jesse, and Ikaika. DHHL once again informed them that Maxine designated them to receive the net proceeds of the appraised value of the leasehold improvements of the Lease. DHHL requested them for their birth certificates, marriage certificates, photo identifications, and Social Security cards to determine their eligibility to receive the net proceeds. William and representatives for both Jesse and Ikaika signed the return receipts for their letters. William, Jesse, and Ikaika did not indicate their interest to receive the net proceeds of the interest to the Lease.

On April 6, 2020, DHHL received a phone call from William, informing DHHL that he did not have a valid photo identification card, but that he will send his birth certificate and social security card. DHHL did not receive his documents.

On October 14, 2021, Acting O'ahu District Office Supervisor Kana'i Kapeliela sent an *Appraisal of Homestead Lot Improvements* forms separately to Ikaika, Jesse, and William with a deadline date of November 12, 2021. This letter indicated that they were named by Maxine to received the appraised value of all improvements to the home. Thus, they were entitled to select one of the three following appraisal methods that DHHL would utilize to determine the homestead lot and its improvements. Ikaika's mail was returned unclaimed on November 5, 2021. No replies were received from Jesse or William.

B. DHHL Went to Public Notice to Determine a Qualified Successor to Maxine's Lease; There Were No Eligible Successors to Succeed to the Lease.

Because Maxine did not name a qualified successor to her Lease, pursuant to Section 10-3-63, Hawaii Administrative Rules, DHHL published a public notice in each of the newspapers of general circulation in the State (e.g., The Honolulu Star-Advertiser, The Maui News, The Garden Island, West Hawaii Today, and Hawaii Tribune Herald) to provide notification to other successors to present their claims to succeed to the Lease on June 2, 12, 16, and 26, 2019.

On June 4, 2019, DHHL received a successorship claim for the Lease pursuant to public notice from Maxine's brother, Blaise Lanikeali'i Jackman. On July 26, 2019, DHHL received a successorship claim for the Lease from Maxine's niece, Johnnail L. Pau'ole. The public notice period closed on September 30, 2019.

Pursuant to Section 209 of the HHCA, when a lessee fails to designate a successor, the Commission is authorized to terminate a lease or to continue the lease by designating a successor. Section 209 of the HHCA states, in part, that DHHL may select from only the following qualified relatives of the decedent:

- (1) Husband or wife; or
- (2) If there is no husband or wife, then the children; or
- (3) If there is no husband wife, or child, then the grandchildren; or
- (4) If there is no husband, wife, child, or grandchild, then the brothers or sisters; or
- (5) If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

As Maxine's brother, Blaise had a higher priority over her niece. On April 18, 2022, the Commission conditionally approved the designation of Blaise as the successor the lease for the remaining term of the Lease. Blaise's successorship right and interest to the Lease would not vest until Blaise signed the Transfer Through Successorship of Lease and Lease Addendum on or before June 30, 2022. If the documents were not signed by that time, the Commission's selection of Blaise as a designated successor would be automatically revoked. DHHL was authorized to

extend the deadline up to 60 days for good cause. On May 31, 2022, Blaise passed away before signing the Transfer through Successorship of Lease and Lease Addendum. Blaise's selection as a designated successor was automatically revoked upon his death.

After Blaise's passing, DHHL staff verified Johnnail's blood quantum. On November 30, 2022, DHHL sent a letter to Johnnail, informing her that she was determined to be unqualified to succeed to the Lease because she did not possess the requisite blood quantum.

According to Section 209 of the HHCA, in the case of the death of a lessee leaving no designated successor qualified to be a lessee of Hawaiian home lands, the land subject to the lease shall resume its status as unleased Hawaiian home lands and DHHL is authorized the lease the land to a native Hawaiian as provided for in the HHCA.

#### CONCLUSION

DHHL recommends approval of its recommendation that the land subject to the Lease shall resume its status as unleased Hawaiian home lands. DHHL also requests authorization to lease the land to a native Hawaiian as defined by the HHCA because:

- Maxine passed away without designating a primary or alternate successor to the Lease;
- Maxine's sons did not respond to DHHL's solicitation to receive net proceeds of the appraised value of the leasehold improvements;
- DHHL published legal notices to notify all interested, eligible, and qualified relatives to submit their successorship claims to the Lease; and
- There are no qualified relatives to succeed the Lease.

**E ITEMS**



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**E-1**  
**For Information Only**  
**WAIMANALO**  
**Project Updates**

March 20, 2023





# Residential and Subsistence Agriculture Lots

104.547 acres conveyed by DLNR to DHHL in 2018

Transferred DLNR GL expires November 30, 2029

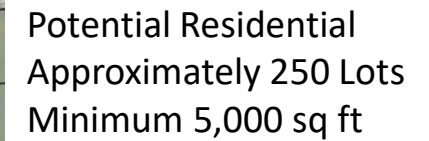
Draft Environmental Assessment: Summer 2023

Final Environmental Assessment: Fall 2023

Designs and Engineering: 2024 – 2025

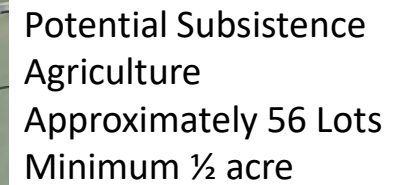
Construction: 2025 – 2026





DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION









# Nakini and Huli Streets Traffic Calming



Six speed bumps  
3 on Nakini Street  
3 on Huli Street

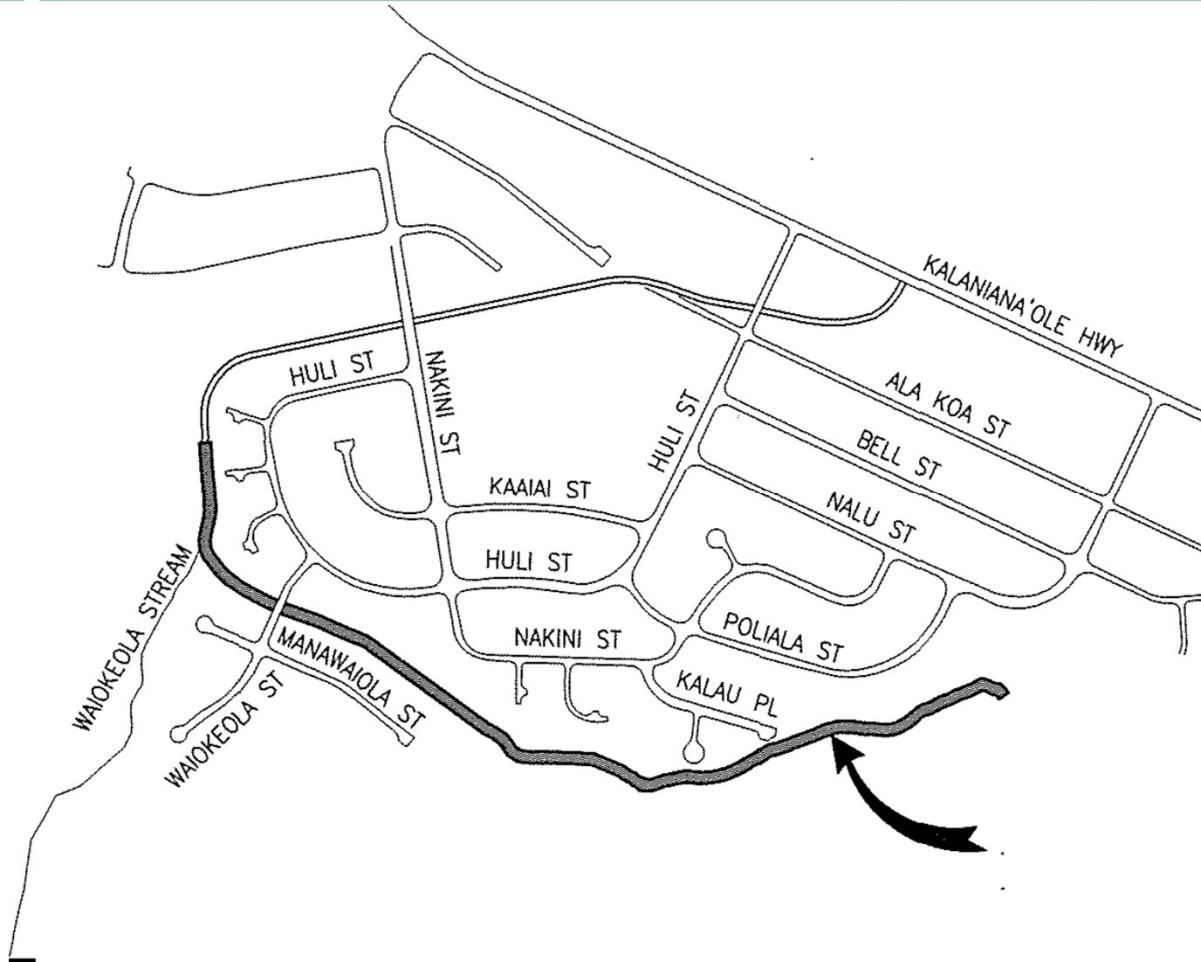
Other Traffic Calming measures investigated

Construction: February – July 2023

Legislative Appropriation (Act 6 SLH 2020) \$800,000

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

# Waiokeola Stream & Drainage Channel Improvements



- Improvements to dirt drainage channel to mitigate flooding complaints from homesteaders
- Install rip rap in various areas
- Install Fencing
- Construction started: September 2021
- Construction completed: February 2023
- Cost: \$2.5 million
- Fencing will be installed along maintenance road adjacent to homestead properties during the summer.





# Waimanalo Flood Control Channel Improvements

Before



After







# Waimanalo Flood Control Channel Improvements

Before



After







# Waimanalo Flood Control Channel Improvements

Before



After







# Waimanalo Flood Control Channel Improvements

Before



After







# Waimanalo Flood Control Channel Improvements

Before




After








# Waimanalo Flood Control Channel Improvements

- 
- Concrete lined channel (approximately 2,000 linear feet)
  - Runs from Kamauna Place down to Kalanianaʻole Highway
  - Improvements include:
    - Spall work
    - Crack Repair
    - Fence Repair
    - Tree Removal
    - Lining
  - Cost Est. \$ 4.5 Million (Leg CIP Purpose 4)
  - Construction Started: August 2022
  - Estimated completion: September 2023





# Bell Street Drainage Improvements

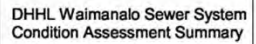
- 
- An aerial photograph of a residential neighborhood in Hawaii. A yellow line is overlaid on the map, tracing the path of Bell Street from the bottom left towards the top right, where it turns right. The street is flanked by houses, lawns, and trees. In the background, a beach and the ocean are visible. The text 'Ala Koa St' and 'Bell St' are visible on the map.
- Hydraulic Study completed for conversion to pipe drainage and new outlet (approximately 1,000 linear feet)
  - Budget request for \$500,000 proposed for engineering design
  - Estimated construction funding required: \$5 million (Leg CIP Purpose 4)



1. Repair sewer deficiencies identified through various field inspections
2. Upgrade existing DHHH sewers to the current City standards for ownership transfer to the City
3. Convert cesspools as required by Act 125 (SLH 2017) by 2050.

650 lots connected to City sewer system  
80 individual onsite sewage disposal systems (OSDS).

- Repair/replace existing DHHL sewers (\$18 million)
- Conversion of OSDs with pump station and new collector (\$12+ million)
- Construct sewer lift station and other sewer improvements at Bell Street (\$10M)







### Project location



400 0 400 800 Feet







## Recommendations

-  CIPP or Point Repair
-  Replacement
-  Manhole to Be Located/Raised
-  Manhole to Be Repaired

### Sewer Ownership

- City  
DHL
- Sewer  
Sewer Lateral  
Manhole

## Service Area

-  Non-DHHL Lots w/ OSDS  
 DHHL Lots w/ OSDS  
 DHHL Lots by City Sewer  
 DHHL Lots by DHHL Sewer  
 TMK Parcel  
 Project Area

## Notes

2. Recommendations on City sewers included for information by

**Figure 3 -  
CIP Recommendations Map**





# Waimānalo Cesspool Assessment

## Background

Act 125, Session Laws of Hawaii 2017, mandates upgrade, conversion, or sewer connection of all cesspools by 2050.

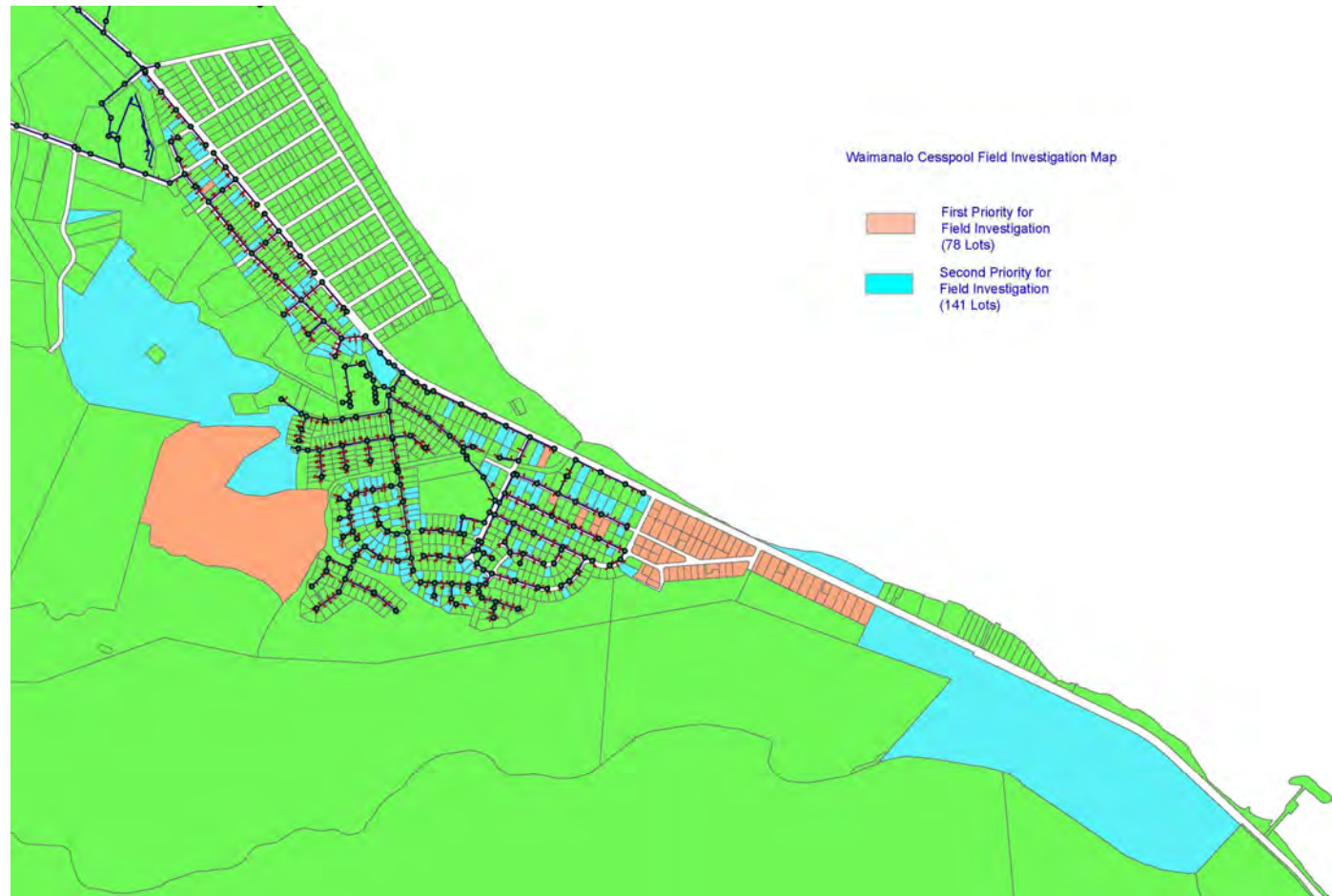
## Project Objectives

1. Identify existing DHHL lots with cesspools.
2. Assess options for connections to the public sewer system.

## Assessment Survey

Hawaii Engineering Group (HEG)

- field survey and aerial (drone) survey for data collection of cesspools and land topography, flying 200 feet above HHL lots.
- Door to door to gather related information
  - April – May 2023
  - 7:30 am – 5:00 pm
- Lessees may complete online survey at:  
<https://form.jotform.com/230125252010131>





# Mahalo



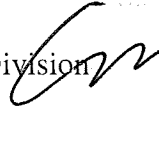
DEPARTMENT OF HAWAIIAN HOME LANDS

[www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Stewart Matsunaga, Acting Administrator, Land Development Division 

Subject: For Information Only  
Implementation Progress Report, as of March 13, 2023, for Act 279, Session  
Laws of Hawaii 2022

RECOMMENDED MOTION/ACTION

None, for information only.

BACKGROUND

Act 279 enacted in Regular Session of 2022 of the 31<sup>st</sup> Legislature appropriated \$600,000,000 in general funds to provide a multi-pronged approach to reducing the DHHL waitlist. The \$600,000,000 will address the needs of those on the waitlist and those beneficiaries still waiting. (Excerpt from “Strategic Plan to Implement Act 279 of 2022 dated November 2022)

On August 16, 2022, The Hawaiian Homes Commission (HHC) approved the Strategic Approach to Implement Act 279 - August 2022. Further, on November 22, 2022 the HHC approved the Strategic Plan to Implement Act 279 of 2022.

Pursuant to Section 4(c), Act 279, DHHL shall submit the strategic plan, including findings, recommendations, and any proposed legislation, to the Legislature, no later than December 10, 2022. On December 6, 2022 copies of the Strategic Plan to Implement Act 279, SLH 2022 was transmitted to the Senate President and members of the Senate and President of the House and members of the House of Representatives, pursuant to Section 4(c), Act 279.

DISCUSSION ON FY 2023 IMPLEMENTATION

Section 6, Act 279, SLH 2022 states:

There is appropriated out of the general revenues of the State of Hawaii the sum of \$600,000,000 or so much there of as may be necessary for the fiscal year 2021-2022 for the purposes of this Act; provided that any moneys not encumbered for specific purposes shall lapse to the general fund on June 30, 2025.

In order to comply with the Legislative deadline to encumber \$600,000,000 by June 30, 2025, HHC approved Agenda Item C-5, an implementation budget for Act 279, SLH 2022 on August 15, 2022. As a matter of information, the lapsing date of June 30, 2025, may have not been the

appropriate date to affix to Act 279. Therefore the State Legislature is reviewing this matter and will provide clarity to DHHL on the lapse date of Act 279 funds, if not encumbered.

On November 7, 2022, Governor David Ige approved the allotment and release of \$172,750,000 for the implementation of the FY 2023 projects.

Exhibit “A” provides the procurement, contract and encumbrance status of FY 2023 subdivisions and projects. As of March 13, 2023, the Department has encumbered over \$51.7 Million.

In its approval of the Act 279 Implementation Budget, the HHC authorized the Chairman to shift funding of expenditures between cost elements and funds as warranted, but not to exceed the total budget. DHHL intends to seek authorization from the Chairman to shift funds from FY 2024 to FY 2023, anticipating numerous offers for Land Acquisition and Development.

RECOMMENDED MOTION/ACTION:

None—for information only.

**DEPARTMENT OF HAWAIIAN HOME LANDS**  
**Act 279 IMPLEMENTATION IN FY 2023**  
**PROJECT STATUS AS OF MARCH 13, 2023\***

Island	FY23 Subdivision/Project	Lots	Phase	Act 279 Budget approved by HHC 8/15/22	Amend #1 approved to 12/31/22	Amend #2 Proposed Future HHC	Encumbrance in process	ENCUMBERED	EXPENDITURE	Status	Lead Staff
Hawaii	Laiopua Village 2 (Includes N. Kona Water Development	200	Land	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000				DHHL considering two well sites. Well site #1: Negotiating acquisition of property from Cannery Commercial LLC for well site. Well site #2: Seeking HHC approval on Preliminary Water Agreement with Kamehameha Schools and County Dept. of Water Supply (Item G-7 HHC December Meeting) Chair executed MOA. Meeting with KS 2/9/23. Meeting on 3/3/23. DHHL discussed acquisition of land from KS. then license land to DWS. Propose intergovernment agreement: Well #2 DWS to design and construct. Well #2A (location not clear) DHHL to design and construct. Negotiate water allocation and credits. KS to ID land/area and valuation of land. <b>Next meeting on 3/16/23 to discuss vehicle for water credits agreement and how Act 279 funding would be encumbered.</b>	Andrew
Hawaii	North Kona Water Development		Land			\$ 10,500,000				Coordinating meeting with land Owner, Gianulius and coffee farmer by end of Feb 2023. Potential acquisition cost, not to exceed \$11,000,000, but subject to further negotiation. <b>DHHL to consider homesteading opportunities on 127 acres. DHHL to make offer to landowner.</b>	Andrew
Lanai	Lanai Residence Lots Offsite Infrastructure	75	Design	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000				Consultant Selection 1st Q 2023; Selection committee approval in process. Robert Ing to provide committee members with Engineering consultant resumes and summary matrix. Selection committee review to be completed by 2/17/23. Bowers+Kubota selected; scope determination and negotiations in process. Consultant worked on prior Lanai Res Lot, Phase 1 and 2A. 75+ additional residential lots planned. Continue scope/fees negotiation. <b>Complete scope and fees negotiation by end of March 2023 Coordination with Pulama Lanai.</b>	Robert



Maui	Pu'unani Homestead Subdivision	161	Construction	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,171,944	Construction Contract Awarded to Maui Kupono Builders; \$17,171,944; construction commencement estimated Spring 2023. Construction contract executed. Development agreement includes developer construction of 137 turnkey homes and 24 improved vacant lots. Contractor submitting bonds/Insurance by 2/17/23. Construction contract at Fiscal. Certificate of Insurance pending as of 2/27/23. Blessing ceremony planned, pending approval of construction plans and subdivision agreements (in process). Contract docs at Fiscal for processing to DAGS for certification. <b>Contract certified/funds encumbered.</b>	Robert
Maui	Pu'unani Homestead Subdivision (Offsite Water Tank)		Design/Construction			\$ 5,509,000	\$ 5,509,000	Final EA Nov. 2022; Invitation to bid 2ndQ 2023; required for house occupance; \$5M+ DA Supp Cont 68453; Shift unencumbered budget from Leialii 1B offsite water. \$5.509M Encumbered December 2022. Developer preparing plans and specifications for IFB in Fall 2023, subject to County DWS approval of construction plans and storage agreements. Developer continuing to work with County DWS on construction plan approval. <b>Target Summer 2023 for construction bidding.</b>	Robert
Maui	Leialii 1B Offsite Water		Construction	\$ 15,000,000	\$ 13,533,000	\$ (8,024,000)		Draft EA published in Dec. 2022; continue design work. Coordinate booster pump station testing with County DWS. FONSI/FEA planned for summer 2023.This project will be included in RFP/RFQ in FY24. Propose budget amendment to shift funding to FY24. <b>Munekiyo continuing to work on FONSI/FEA. LDD proposes to prepare RFP/RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision.</b>	Bryan
Maui	Honokowai Subsistence Ag Ph. 1	50	Design		\$ 1,467,000	\$ 1,467,000	\$ 1,470,000	Design contract in process. Contract executed by Chair. Prepare contract for certification week of 2/6/23. Contract to Fiscal for processing. Contract certified. Amended amount from \$1,467,000 to \$1,470,000. <b>Notice to Proceed issued on 2/24/23. Coordination with County of Maui and Pulelehua proviate developer for installation of R-1 waterline for irrigation purposes.</b>	Robert

Oahu	Kaupea, Phase 2		Land	\$ 8,250,000	\$ 8,250,000	\$ 8,250,000		\$ 8,250,000	\$ 8,250,000	Transfer Agreement Executed; funds transferred to HHFDC.\$8.25M Encumbered December 2022; funds transferred shortly thereafter.	Darrell
	Kaupea, Phase 2	60	Dev Agree			\$ 15,000,000				Prepare Development Agreement RFP; Scheduled for publication on Feb. 27, 2023, subject to amending scope to address community request for park/recreation area. Pre-proposal conference on 3/6/23. <b>Proposals due on 4/28/23. Approximate budget is \$15,000,000.</b>	
Oahu	East Kapolei II Backbone Infrastructure		Design	\$ 3,000,000	\$ 3,000,000	\$ (3,000,000)				Design funds Encumbered with Trust Fund;Design Consultant initiating work; proposed budget decrease in Budget Amendment/shift to Pu'unani Homestead Offsite Water Tank.Construction bids scheduled for late 2023. <b>Subdivision map/Construction plans in progress.</b>	Darrell
Oahu	East Kapolei IIA	300	Dev Agree	\$ 14,000,000	\$ 14,000,000	\$ (14,000,000)				<b>RFP/RFQ scheduled for Fall 2023. Shift funding to FY24 due to myriad of development issues.</b>	Darrell
Oahu	East Kapolei IIE	142	Dev Agree	\$ 21,000,000	\$ 21,000,000	\$ (21,000,000)				<b>RFP/RFQ scheduled for Fall 2023, subject to development of backbone infrastructure designs. Shift funding to FY24.</b>	Darrell
Kauai	Hanapepe Residence Lots, Phase 2	82	Construct ion	\$ 23,000,000	\$ 23,000,000	\$ 23,000,000		\$ 17,800,126		Bids open on 12/21/22. Contract awarded to Hawaiian Dredging on on 12/29/22. Chair executed contract on 1/25/23. Contractor submitting bonds/insurance. Encumbrance estimated in late Feb 2023. Fiscal processing contract; insurance pending. Start planning for blessing ceremony in April 2023.Certificate of Insurance pending, as of 2/27/23.Contract docs at Fiscal for processing to DAGS for certification. <b>Contract certified.</b>	Bryan
Statewide	Land/Project Acquisition		Professio nal Services	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000		\$1,500,000	\$8,000	Request for Proposals let; Offers due Dec. 16, 2022; evaluation and selection committee approved by Chairman; DHHL anticipates need to increase budget. Townscape Inc. contracted for RFP review; \$1M Encumbered Jan 2023. Contract with Bowers+Kubota for Project Management Services; \$0.5M encumbered 1/26/23. Meeting on 1/6/23 to discuss PM services. Two part-time Project Managers proposed to assist LDD with Act 279 and other CIP projects. <b>LDD Eng 5 started 3/1/23. LDD adjusting project assignments.</b>	Darrell/Stewart

	Land/Project Acquisition		Dev Agree	\$ 33,500,000	\$ 33,500,000	\$ (33,500,000)				RFP let in November 2022; 7 Offers under review. Selections in Feb 2023.	Darrell
Oahu	Proposal "A"	142				\$ 20,239,443				Proposal Acceptable Acquisition: \$17,646,772 Source: NAHASDA Development: \$20,239,443 Source: Act 279	RFP Team
Maui	Proposal "B"	207				\$ 48,645,272				Proposal Acceptable Acquisition: \$5,200,000 Source: Act 279 Development: \$43,445,272 Source: Act 279	RFP Team
Hawaii	Proposal "C"	168				\$ 2,000,000				Proposal Acceptable for Acquisition Only Acquisition: \$2,000,000 Source: Act 279 Development: \$ 40,836,000 Not acceptable	RFP Team
Maui	Proposal "D"	366				\$ 103,814,040				Proposal Acceptable Acquisition: \$12,000,000 Source: Act 279 Development: \$91,814,040 Source: Act 279	RFP Team
Oahu	Proposal "E"	92				\$ 17,201,760				Proposal review continues with discussions with Developer. Acquisition: \$2,100,000 Source: Act 279 Development: \$15,101,760 Source: Act 279	RFP Team
Statewide	Project Financing/Partnership		Dev Agree	\$ 30,000,000	\$ 30,000,000	\$ (30,000,000)				Draft RFP/RFQ in Summer 2023. Propose budget amendment to shift funding to FY24.	Darrell
	Laiopua Village 4 Hema Housing RFP	125	House							Pre-proposal conference held on 2/28/23. Potential for developers to request interim financing for house construction. Proposals due 3/24/23.	Sara
	Total	2170		\$ 172,750,000	\$ 172,750,000	\$ 171,102,515	\$ -	\$ 51,701,070.00	\$ 8,258,000.00	11/17/22 \$172.75M ALLOTMENT released by Governor. 1/26/23 \$172.75M ALLOTMENT ADJUSTMENTS FOR 2ND AND 3RD Q APPROVED.	

ALLOTMENT  
REQUIRED,  
SUBJECT TO  
EVALS/  
CONTRACT  
NEGOTIATIONS

ENCUM-  
BRANCE IN  
PROCESS

ENCUMBERED

\$52.85M limit  
on expenditure  
per MOE

\* INDICATES UPDATED INFORMATION FROM PRIOR REPORT IN RED.

**F ITEMS**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator  
Land Management Division ~~KA~~

Subject: Authorization to General Lease, at Shafter Flats/Mapunapuna, Oahu Island, TMK No. (1) 1-1-064:021, & :033

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) authorizes the following:

1. To advertise and conduct land disposition for Hawaiian home lands parcel identified as follows:
  - a. TMK No. (1) 1-1-064:021, & :033 situated at Shafter Flats/Mapunapuna, Oahu Island;
2. To set all appropriate terms and conditions, to be approved by the Chairman, Hawaiian Homes Commission, in accordance with the requirements of Chapter 171, Hawaii Revised Statutes, as amended or Section 220.5, Hawaiian Homes Commission Act, 1920, as amended;
3. To expend budgeted funds necessary for a fair market summary appraisal report and environmental assessment, and DHHL beneficiary consultation/information as required and necessary on the subject parcels which are designated for non-residential I-2 Intensive Industrial District (Oahu Island.); and
4. To retain outside legal counsel, if necessary, in the lease negotiation of the final terms and conditions of the lease agreements.

DISCUSSION

Creating interest in the Department of Hawaiian Home Lands’ proposed general leasing program is a primary objective of the Land Management Division (LMD). In conjunction with publication of legal notices to auction public lands, the LMD will initiate its leasing process and notify beneficiaries as well as the public at large who have expressed interest in leasing land from the department.

In an effort the address trespassing issues that continue to plague our Honolulu, industrial subdivision development community, LMD seeks to offer long-term lease agreements, or the subject parcels as identified.

The department follows the real estate practice of continually marketing its commercial properties to draw the interest of qualified and creditworthy lessees.

#### SELECTED PROPERTY

1. Shafter Flats/Mapunapuna, Oahu Island Parcels (See Exhibits “A” and “B”)

Tax Map Key No.: (1) 1-1-064:021

Based on the Oahu Island Plan dated July 1, 2014, the 0.57-acre parcel of Hawaiian home lands’ situated in the Moanalua Ahupua’a, Oahu Island, particularly described and delineated on Exhibit “A” attached hereto is designated for non-residential Intensive Industrial District (I-2) development under Honolulu City & County Zoning guidelines. The parcel is generally square-shaped and is immediately surrounded by existing industrial use parcels immediately to the west, north, and east boundaries. Kilihaui Street is situated immediately to the south of the parcel offering excellent roadway frontage exposure and access. The property is improved with a large 6,885/sf storage warehouse with two separate (2,997/sf) split level offices and an approximate 9,000/sf of open uncovered parking/storage space. The high visibility and well-located position of the parcel makes it ideal for its designated-zoned use.

Tax Map Key No.: (1) 1-1-064:033

Based on the Oahu Island Plan dated July 1, 2014, the 0.53-acre parcel of Hawaiian home lands’ situated in the Moanalua Ahupua’a, Oahu Island, particularly described and delineated on Exhibit “A” attached hereto is designated for non-residential Intensive Industrial District (I-2) development under Honolulu City & County Zoning guidelines. The parcel is generally square-shaped and is immediately surrounded by an existing industrial use parcel immediately to the north, Moanalua stream to the east, and H-1 Freeway/Nimitz Blvd. to the south boundary. Kilihaui Street is situated immediately to the west of the parcel offering excellent roadway frontage exposure and access. The property is improved with a large 10,500/sf storage warehouse building an open uncovered parking lot space. The high visibility and well-located position of the parcel makes it ideal for its designated-zoned use.

#### AUTHORIZATION

Section 204(a)(2) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part... “In the management of any retained available lands not required for leasing under Section 207(a), the department may dispose of such lands to the public, including native Hawaiians, on the same terms, conditions, restrictions and uses applicable to the disposition of public lands as

provided in Chapter 171, Hawaii Revised Statutes, provided that the Department may not sell or dispose of such land in fee simple...”

Section 10-4-1 of the Department’s Administrative Rules, as amended, states in part that... “The department may lease, license or otherwise deal with any available lands as may not be immediately needed for the purposes of the Act as provided by Section 204(a)(2) of the act and Chapter 171, HRS, upon such terms and conditions as to it may deem fair reasonable.”

Section 220.5 of the Hawaiian Home Commission Act, as amended, also authorizes the department to enter into project developer agreement with a qualified developer for commercial or multi-purpose projects, subject to Section 171-60(a)(3).

#### RECOMMENDATION

Land Management Division requests approval of the motion as stated.







**O'AHU ISLAND PLAN**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

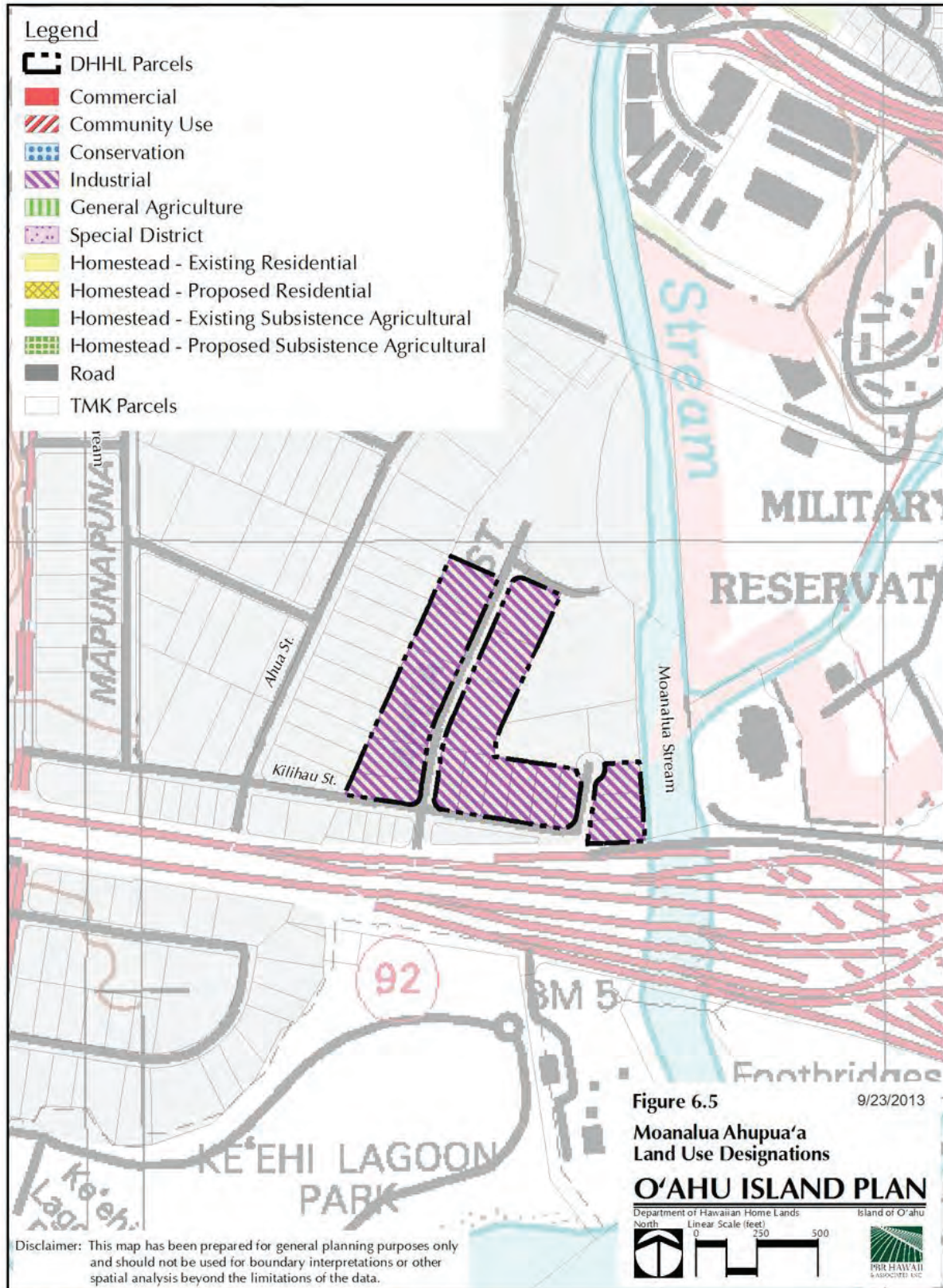


Figure 6-5 Moanalua Ahupua'a Land Use Designations

**Exhibit "B"**  
**Item No. F-1**

The department follows the real estate practice of continually marketing its commercial properties to draw the interest of qualified and creditworthy lessees.

### SELECTED PROPERTY

1. Waiakea, S. Hilo, Hawaii Island Parcels (See Exhibits “A” & “B”)

Tax Map Key No.: (3) 2-2-060:045

Based on the Hawaii Island Plan dated July 1, 2014, the 0.32-acre parcel of Hawaiian home lands’ situated in the Kaei Hana, Industrial Subdivision, particularly described and delineated on Exhibit “A” attached hereto is designated for non-residential Limited Industrial District (ML-10) development under the Hawaii County Zoning guidelines. The parcel is generally square-shaped and is immediately surrounded by existing industrial use parcels immediately to the north, south, east, and west directions. Fee simple properties runs along its entire western boundary. Holomua Street is situated immediately to the east of the parcel offering excellent roadway frontage exposure and access. The property is improved with a large 4,105/sf office-storage warehouse. The high visibility and well-located position of the parcel makes it ideal for its designated-zoned use.

Tax Map Key No.: (3) 2-2-060:019

Based on the Hawaii Island Plan dated July 1, 2014, the 0.57-acre parcel of Hawaiian home lands’ situated in the Kaei Hana, Industrial Subdivision, particularly described and delineated on Exhibit “A” attached hereto is designated for non-residential Limited Industrial District (ML-10) development under the Hawaii County Zoning guidelines. The parcel is generally square-shaped and is immediately surrounded by existing industrial use parcels immediately to the north, south, and east directions. Fee simple properties runs along its entire western boundary. Makaala Street is situated immediately to the east of the parcel offering excellent roadway frontage exposure and access. The property is vacant without any improvements. The high visibility and well-located position of the parcel makes it ideal for its designated-zoned use.

### AUTHORIZATION

Section 204(a)(2) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part... “In the management of any retained available lands not required for leasing under Section 207(a), the department may dispose of such lands to the public, including native Hawaiians, on the same terms, conditions, restrictions and uses applicable to the disposition of public lands as provided in Chapter 171, Hawaii Revised Statutes, provided that the Department may not sell or dispose of such land in fee simple...”

Section 10-4-1 of the Department’s Administrative Rules, as amended, states in part that... “The department may lease, license or otherwise deal with any available lands as may not be

immediately needed for the purposes of the Act as provided by Section 204(a)(2) of the act and Chapter 171, HRS, upon such terms and conditions as to it may deem fair reasonable.”

Section 220.5 of the Hawaiian Home Commission Act, as amended, also authorizes the department to enter into project developer agreement with a qualified developer for commercial or multi-purpose projects, subject to Section 171-60(a)(3).

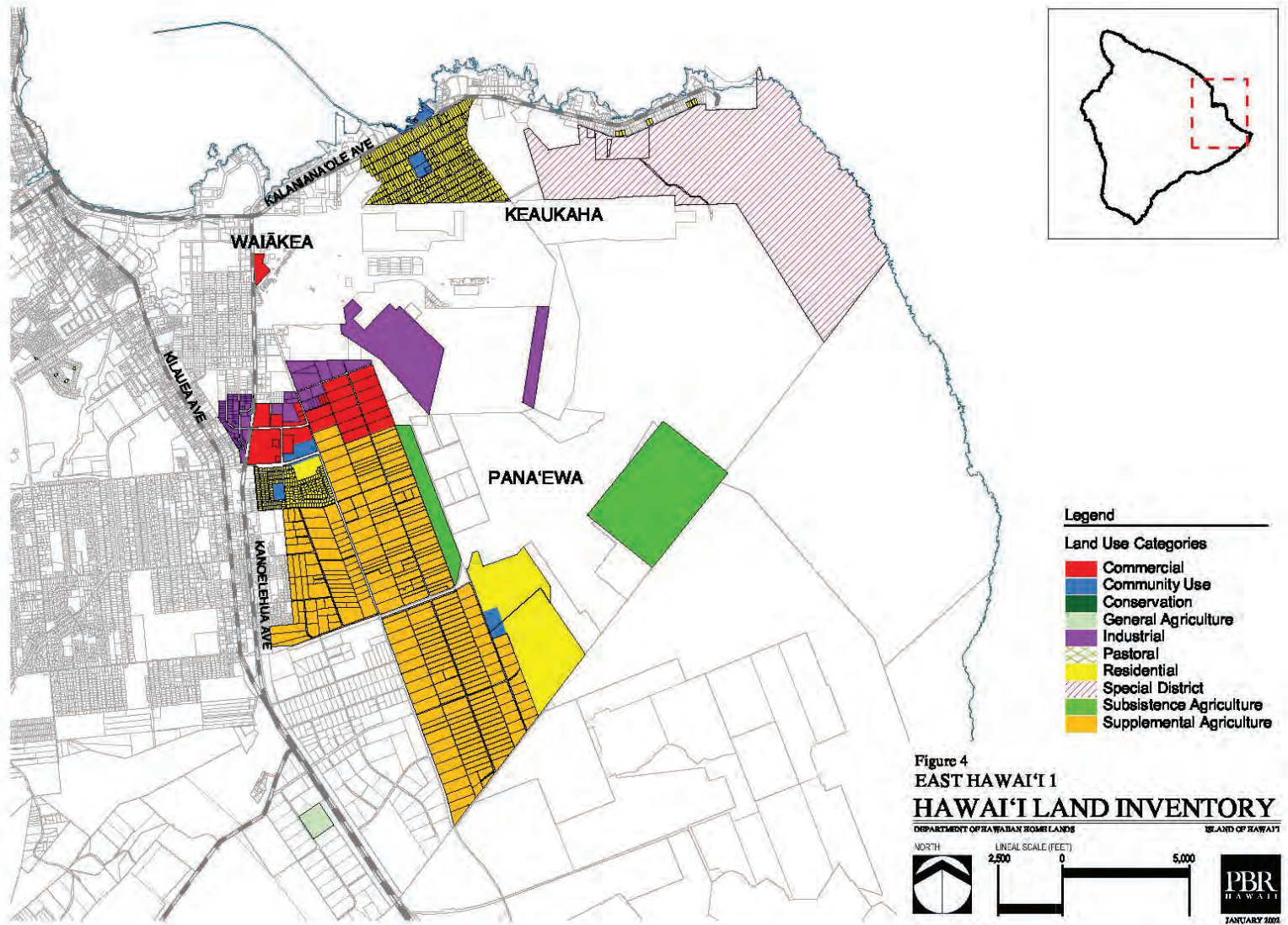
#### RECOMMENDATION

Land Management Division requests approval of the motion as stated.









**Exhibit "B"**  
**Item No. F-2**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator  
Land Management Division ~~K~~A

Subject: Authorization to General Lease, at Waiakea S. Hilo, Hawaii Island, TMK: Nos. (3)  
2-2-060:045 & :019

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) authorizes the following:

1. To advertise and conduct land disposition for Hawaiian home lands parcel identified as follows:
  - a. TMK No. (3) 2-2-060:045, & :019, situated at Waiakea, S. Hilo, Hawaii Island
2. To set all appropriate terms and conditions, to be approved by the Chairman, Hawaiian Homes Commission, in accordance with the requirements of Chapter 171, Hawaii Revised Statutes, as amended or Section 220.5, Hawaiian Homes Commission Act, 1920, as amended;
3. To expend budgeted funds necessary for a fair market summary appraisal report and environmental assessment, and DHHL beneficiary consultation/information as required and necessary on the subject parcels which are designated for non-residential ML-10 Limited Industrial District (Hawaii Island) development respectively; and
4. To retain outside legal counsel, if necessary, in the lease negotiation of the final terms and conditions of the lease agreements.

DISCUSSION

Creating interest in the Department of Hawaiian Home Lands’ proposed general leasing program is a primary objective of the Land Management Division (LMD). In conjunction with publication of legal notices to auction public lands, the LMD will initiate its leasing process and notify beneficiaries as well as the public at large who have expressed interest in leasing land from the department.

In an effort the address trespassing issues that continue to plague our Hilo industrial subdivision development community, LMD seeks to offer long-term lease agreements for the subject parcels as identified.


# **G ITEMS**

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission

Through: Andrew H. Choy, Planning Program Manager

From: Nancy McPherson, Planner 

Subject: Amend the Kaua'i Island Plan to Reconfigure Land Use Designations in the Anahola Makai Area, Anahola, Kawaihau, Kaua'i TMK (4)4-8-003:019 (por.)

RECOMMENDED ACTION

That the Hawaiian Homes Commission (HHC) approve an amendment to the *Kaua'i Island Plan* (KIP) (2004) to reconfigure and adjust the location of a 10-acre portion of the Community Use Land Use Designation to a 10-acre area of land in Anahola, Kawaihau, Kaua'i, TMK (4) 4-4-8-003:019 (portion).

DISCUSSION

In order to create consistency with a planning effort conducted by an Anahola-based beneficiary serving organization with and on behalf of the Anahola beneficiary community, the land use plan for Anahola/ Kamalomalo'o requires revision. This approval would relocate a ten (10) acre portion of the Community Use land use designation from the existing Residential Homestead designation to Community Use, as articulated in the Kukulu Kumuhana O Anahola (KKOA) Ulupono Anahola Master Plan and Environmental Assessment. For more detailed information on this project, please see HHC Meeting of Item G-1, Final EA and FONSI for KKOA Ulupono Anahola.

The HHC has been briefed several times on this planning effort in Anahola, Kaua'i by the project proponent and by staff, and has taken favorable action on two Beneficiary Consultation Reports, a Final EA and FONSI, and requests for a Right of Entry and License for KKOA, as follows:



- February 2023: Item G-2, Accept the Beneficiary Consultation Report for a Land Use Amendment to the Kaua'i Island Plan, KKOA, Ulupono Project. (For HHC action - Approved)
- October 2022: Item G-1, Declare a FONSI for the KKOA Ulupono Anahola Final EA (For HHC action - Approved)
- November 2021: Item F-1, Approval to Issue License Agreement, KKOA, Ulupono Project. (For HHC action - Approved, w/annual report requested one year from execution of license. License 851 executed April 29, 2022)
- September 2021: Item F-7, Approval to Issue a License Agreement, KKOA, Ulupono Project. (For HHC action - Conditionally Approved, with item to return to HHC in 60 days with milestones)
- September 2020: Item F-8, amend ROE to add 1-acre Farmer's Market site, KKOA (For HHC action - Approved)
- September 2019, Item G-2, Request for Acceptance of Beneficiary Consultation Report, Ulupono Anahola (For HHC action - Approved) **and** Item F-8, Issuance of Right-of-Entry for Due Diligence, Ulupono Anahola Agricultural Garden and Training Center (For HHC action - Approved)

In October 2022, the HHC did not take action on Item G-2, "Amend the Kaua'i Island Plan Anahola Community Use Designation," due to the lack of Beneficiary Consultation specifically on the land use amendment. Subsequently, the Planning Office scheduled a duly noticed virtual Beneficiary Consultation meeting in December 2022.

#### General Plan (2002, updated in 2022)

The General Plan development goal at the time the Kaua'i Island Plan was approved was for 840 Residential homesteads in the next 20 years for the entire island. The General Plan goals and objectives utilized in the development of the KIP included meeting the development goal as well as creating healthy communities by planning community use areas within each major new residential community.

Applicable Land Use goals from the 2002 General Plan include:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Encourage a balanced pattern of contiguous growth into urban and rural growth centers.
- Develop livable, sustainable communities that provide

space for or access to the amenities that serve the daily needs of its residents.

Applicable goals for Building Healthy Communities include:

- Empower the homestead associations to manage and govern their communities.
- Establish self-sufficient and healthy communities on Trust lands.

#### Kaua'i Island Plan (adopted 2004)

While preparing the KIP, certain key planning concepts or themes informed the direction of when and where to designate each of the ten DHHL land uses for each planning region. They are as follows:

- Focus on development of large, master planned communities;
- Create full-service communities;
- Use the ahupua'a concept where feasible;
- Identify income generating opportunities;
- Designate General Agriculture areas for hui and individual entrepreneurs to lease and develop;
- Designate Special Districts for special areas to create a Hawaiian sense of place; and
- Preserve and enhance the use and management of water rights and resources.

DHHL lands on Kaua'i are located in seven regions: Waimea, Kekaha, Hanapēpē, Wailua, Kapa'a, Anahola/Kamalomalo'o and Moloa'a. The KIP developed three priority areas for development on Kaua'i, with a primary emphasis on residential homestead development, in order of priority: 1) Wailua, 2) Hanapēpē and 3) Anahola / Kamalomalo'o. DHHL has been moving forward with residential lot developments in Hanapēpē Phase 2 and Anahola Unit 6, and water source development in Wailua.

Development of additional increments, including full buildout of Anahola Residential Unit 6, will be contingent upon development of additional water source, storage and transmission, as well as construction of wastewater treatment plants in Anahola and Hanapēpē or connection to and expansion of the County of Kaua'i's 'Ele'ele Wastewater Treatment Plan for Hanapēpē Phase 3. Wailua, which applicants expressed a strong preference for, will also require additional wastewater treatment capacity and water infrastructure, in coordination

with County of Kaua'i. Off-site improvements to state highways and intersections to provide safe ingress and egress and mitigate increased traffic counts will also be required.

The areas of proposed revisions to the land use plan are located within the Anahola Residential homestead area, which is within the 4,228-acre Anahola tract. The KIP Land Use Plan for Anahola/Kamalomalo'o consists of the following acreages by Land Use Designation:

Res Hmstd	Sub. Ag	General Ag	Pastoral	CU	Special District	CON	Comml
565	533	1,018	148	127	1,419	350	68

See Figure 1, Anahola Land Use Designations, below.

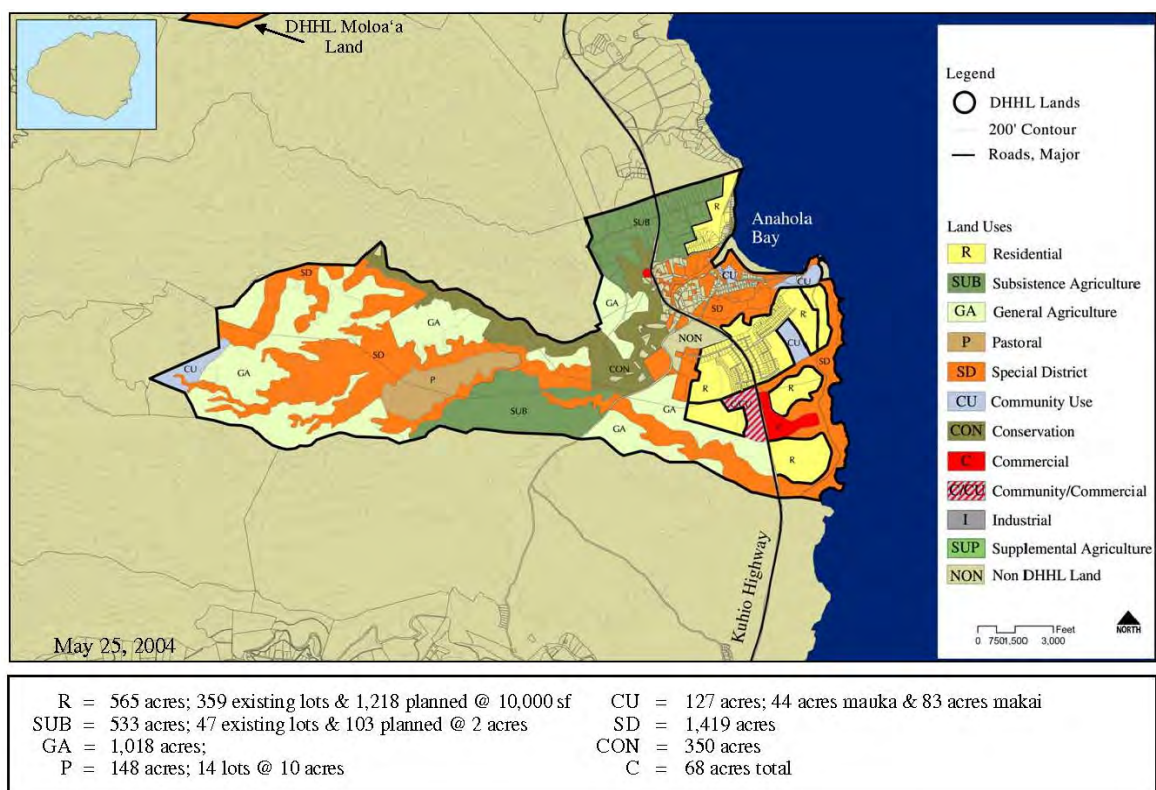


Figure 1 Anahola Land Use Designations (KIP 2004)

The KIP states that smaller "pocket" areas makai of Kuhio Highway were designated for Community Use, including two small parcels totaling 31 acres set aside in the core residential area for either parks or schools, and that "...community use areas will complement the expanding residential community."<sup>1</sup>

<sup>1</sup> Kaua'i Island Plan (2004), p.8-8

Chapter 11.4 of the KIP recommended the following points to be incorporated into future planning studies and DHHL policies:

- Native Hawaiian beneficiaries want opportunities to collectively care for DHHL land. A group focus is more effective for large projects and responsibilities;
- Design guidelines and implementation tools need to be developed for the proposed developments. This will ensure that the envisioned healthy communities are created. Without these design guidelines, the goals and vision of the KIP may not be realized;
- Beneficiaries are eager for entrepreneurial opportunities. Adequate space in future development plans should be provided for entrepreneurial activities; and
- Community services and amenities are important for maintaining good community life. The community use areas designated in the plan are critical to the health of the proposed residential areas.

#### Earlier Development Plans

The 1987 Anahola-Kamalomaloo and Moloa'a Development Plan had proposed a total of 27.4 acres of Community Use in the Anahola Residential Unit 6 area. See Figures 2 and 3, below.

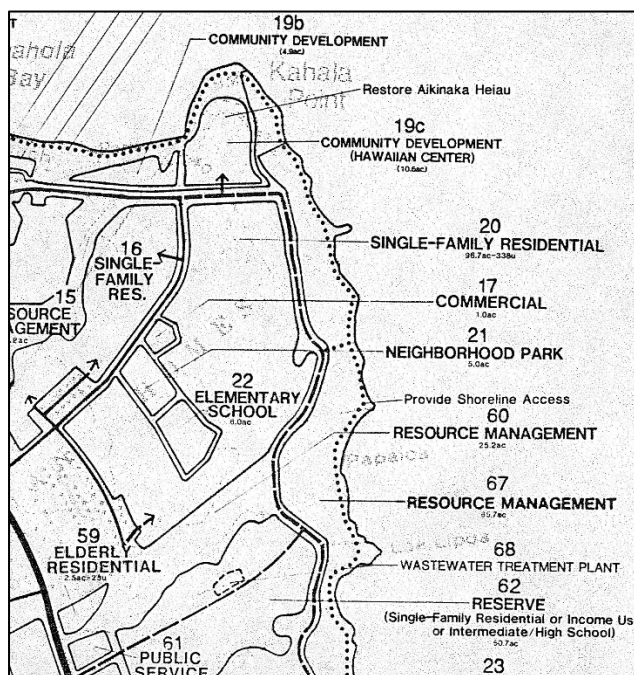


Fig. 2 Land Use Plan, 1987 DP

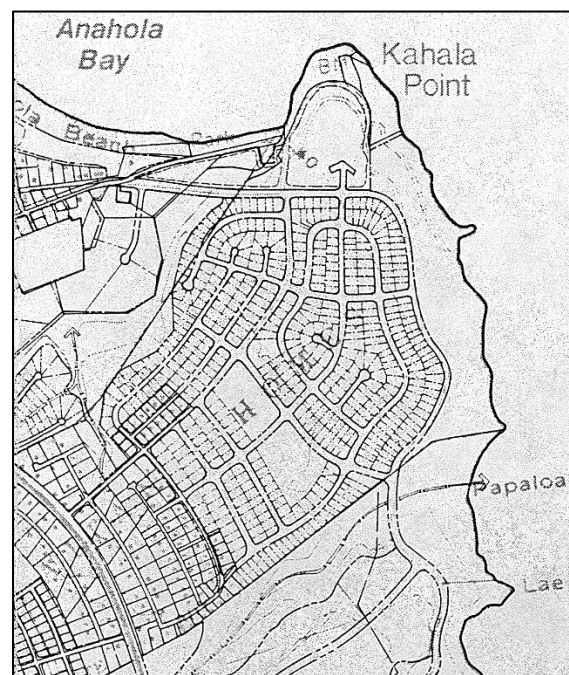


Fig. 3 Conceptual Lotting Plan



The KIP updated and revised land use designations based on more current information and best practices in land use planning than were used in the 1987 Development Plan. An environmental constraints analysis as well as beneficiary input led to the creation of more areas for buffers between residential development and coastal hazards as well as cultural resources, hence the increase in areas designated as Special District and Community Use and a reduction in the number of residential lots anticipated for the area.

The KIP proposed 31 acres of Community Use makai of the highway and above Anahola Village. The areas shaded in periwinkle on the Land Use Plan Map reflect a total area that is a bit larger, approximately 46 acres that is broken into two areas of 20 and 26 acres. Hence, the land use plan map does not accurately reflect the acreage that was allocated for Community Use in the Anahola Residence Lots, Unit 6 area (Pi'ilani Mai Ke Kai) in the KIP. See Figure 4, Land Use Plan Map, below.



Fig. 4, KIP Land Use Plan Map

A license has been approved by the HHC for ten and one-half (10.5) acres for community use by the Kanu I Ka Pono Charter School for a Native Hawaiian Cultural Learning Center and community park, leaving twenty-one (21) acres of Community Use area available. Kukulu Kumuhana O Anahola, a 501(c)3 nonprofit organization that serves the Anahola Hawaiian Homes community with an all-Native Hawaiian Board of Directors, currently has a five (5) year license for the use of ten (10) acres to develop the Ulupono Anahola project. This Land Use Amendment seeks only to amend the location and configuration of the Community Use Land Use Designation (LUD) and does not increase the total area within the homestead allocated to that LUD. The Land Use Plan map will eventually be redrawn to reflect a more accurate representation of community use areas in the Pi'ilani Mai Ke Kai homestead area.

#### Beneficiary Consultation

Due to the fact that the Anahola Regional Plan Update process had not yet started when KKOAA submitted its request for use of Hawaiian Home Lands in February of 2019, DHHL engaged with the Anahola homestead community in a Beneficiary Consultation for the Ulupono Anahola Project in August of 2019, and the Beneficiary Consultation Report was accepted by the HHC in September of 2019. Additional community outreach has been conducted by KKOAA on an ongoing basis to solicit community ideas for the project, and thirteen (13) community organizations were consulted as part of the Environmental Assessment preparation process. DHHL beneficiaries therefore have had multiple opportunities for input during the development of the Ulupono Anahola Project.

Land use changes were not identified as needed during the beneficiary consultation and planning process for KKOAA's Ulupono Anahola, due to the lack of accurate mapping of land use designations in terms of the changes that have occurred due to the implementation of the Anahola Residence Lots/Pi'ilani Mai Ke Kai. During the preparation of the Environmental Assessment for the project, the discrepancy in the location of ten acres of Community Use area was identified. As such, a revision of the existing Anahola/Kamalomalo'o Land Use Plan as shown in the Kaua'i Island Plan is required, which triggered the need for additional Beneficiary Consultation, specifically on the proposed Land Use Amendment to the Kaua'i Island Plan. Per direction of the HHC, a Beneficiary Consultation Meeting was then scheduled for December 2022.

The Beneficiary Consultation Report for the December 15, 2022 BC Meeting was accepted by the HHC in February 2023. Twenty (20) beneficiaries participated, and five (5) comments were received during the 30-day comment period. Concern for beneficiaries still on the waiting list was expressed, as was support for the project at its current location and support for the KKOA beneficiary organization. Additionally, beneficiaries requested that DHHL update the Land Use Plan Map in the KIP, describe how many lots could still be created in Unit 6 in what timeframe, and what the development constraints, like water availability, are. Beneficiaries requested that DHHL identify alternative locations for the project, that KKOA continue community outreach, and that the Special District area be reevaluated as part of the Makai Management Plan currently being implemented.

DHHL staff will continue to work on responses to all beneficiary comments and concerns during Anahola Regional Plan implementation as well as when reviewing unsolicited land use requests by nonprofits. Technical reports prepared for the Land Development Division state that buildout of Anahola Residence Lots Unit 6 will require an additional water well and construction of a wastewater treatment plant. While additional infrastructure depends on availability of funding, Wailua and Hanapēpē are considered higher priorities for residential homestead development in the KIP, therefore development of additional lots makai of the existing phases is unlikely to occur within the next ten to twenty years.

#### Recommended Land Use Map Revision to Amend Kaua'i Island Plan

DHHL is recommending amending the location Kaua'i Island Plan land use designation for approximately 10 acres out of 31 acres of land in Anahola, to align with the proposed land use for the KKOA Ulupono Anahola project. The land use designation revision will only apply to the portion of TMK (4)4-8-003:019 that is currently under license to KKOA for the Ulupono Project. The Land Use Amendment will allow KKOA to pursue the development of the Ulupono Anahola Agricultural Garden Training Site and Youth Center. See Figure 5, DHHL Anahola Land Use Amendment, below.



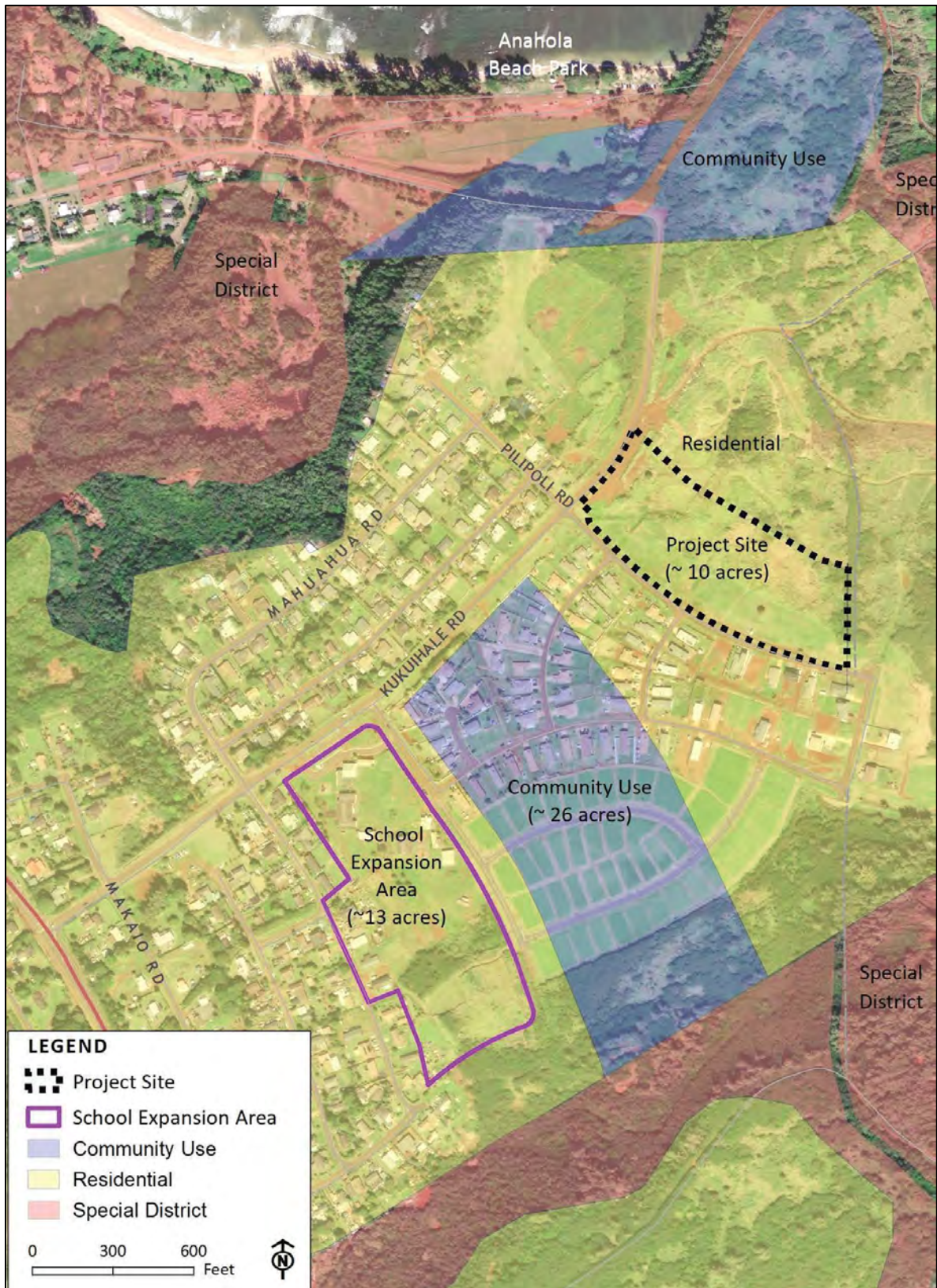


Fig. 5 Anahola Land Use Amendment



Interim amendments to DHHL Island Plan Land Use Designations must be approved by the HHC as the HHC has exclusive land use authority over Hawaiian Home Lands per the Hawaiian Homes Commission Act, as amended. Per DHHL administrative rules 10-4-54:

"Between comprehensive updates, tier 1 and tier 2 plans may be amended upon beneficiary consultation appropriate to the plan as set forth in section 10-4-60, and a majority vote by the commission."

Beneficiary consultation efforts, as discussed above, included a formal DHHL Beneficiary Consultation with the Anahola homestead community in August of 2019, additional community outreach conducted by KKOA over the last several years to solicit community ideas for the project, consultation with thirteen (13) community organizations as part of the State of Hawai'i's environmental review process, and a formal DHHL Beneficiary Consultation with the Anahola homestead community in December 2022.

In summary, the proposed land use has been thoroughly vetted by beneficiaries, originally during the KIP process, then through the due diligence process for the land use request, and the Environmental Review process, then with an additional beneficiary consultation meeting. In addition, KKOA has been consistently participating in the Anahola Regional Plan Update process and has continued to receive consistent and wholehearted support from the Anahola beneficiary community for the Ulupono Anahola Community Garden and Agricultural Training Facility project.

#### Recommendation

DHHL staff respectfully requests approval as recommended.

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission  
Thru: Andrew H. Choy, Planning Program Manager  
From: Lillie Makaila, Planner  
Subject: (For Information Only) Anticipated Finding of No  
Significant Impact for the Keaukaha-Pana'ewa  
Farmer's Alliance Resiliency and Agricultural  
Innovation Hub Draft Environmental Assessment,  
TMK (3) 2-1-025:091, Pana'ewa, Waiākea, Hilo,  
Hawai'i Island

Recommended Action

For Information Only. No action required.

Discussion

The purpose of this informational briefing is to introduce HHC members to the Draft Environmental Assessment (DEA) for the Keaukaha-Pana'ewa Farmer's Alliance Resiliency and Agricultural Innovation Hub and provide the HHC an opportunity to provide comments on the DEA.

Background

The Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921. In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were awarded to fifty Keaukaha Native Hawaiians, who were forced to relinquish their homes and relocate due to the construction of the Hilo International Airport.

The Keaukaha Pana'ewa Farmers Alliance (KPFA) was established to serve Keaukaha Pana'ewa Homestead lessees on State of Hawai'i Department of Hawaiian Home Lands (DHHL) agricultural Hawaiian Home Lands in Pana'ewa. KPFA's

mission is to "support, motivate, and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'āina." KPFA is organized to encourage, promote, and support all agricultural activities pertinent to the Pana'ewa farm lot homestead lessees and their 'ohana, and all other Hawaiians on the waiting list for Pana'ewa agricultural homestead leases.

In 2012, KPFA incorporated the Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's non-profit 501(c)(3) partner and fiscal sponsor, for DHHL community benefit funds, private, state, and federal grants. KPCA is operated exclusively for the exempt purposes set forth in its articles of incorporation.

KPFA provides programs for beneficiaries at the Project site. KPFA has secured grants and established partnerships to provide agricultural and community workshops and resources, to beneficiaries and their 'ohana.

At its meeting of July 22, 2013, the Hawaiian Homes Commission approved the conversion of Revocable Permit No. 473 to Right of Entry Permit No. 482 issued to KPCA (Permittee) commencing effectively as of June 29, 2015, to utilize a 1.0-acre portion of the subject premises for farmers market and agricultural use purposes. This site is located on 363 Railroad Avenue in Hilo, within the Pana'ewa 'ili, Waiākea ahupua'a, on the island of Hawai'i.

In the 2017 DHHL Pana'ewa Regional Plan Update, beneficiaries identified an Agricultural Capacity Building as a Priority Project in the region. This Priority Project is intended to "synergistically combine a farmers market with an agricultural training center" by expanding use on the parcel located at 363 Railroad Avenue, the site of the existing farmers market which has been operated by the KPFA since 2010 (DHHL 2017). Project objectives include agricultural business capacity building by elevating the farmers market and increasing access for homestead farmers to financial capital, agriculture production support through trainings and demonstrations, pooling of resources by providing use of facilities and equipment for small farmers, and interdependence through the creation of a community space.

On December 17, 2022, the KPCA submitted a Non-Profit Organization Application for Long-Term Use of DHHL Lands, and requested an amendment intended to cover an additional land area of approximately 9.633 acres, for a total land area of 10.633 acres for the purposes of conducting due diligence studies including but not limited to project master plan, business plan, and related Chapter 343, HRS compliance requirements and Chapter 6E, HRS compliance requirements for the subject parcel in its entirety and to retain its existing farmers market operation and agricultural use operation.

At its meeting of January 17, 2022, the Hawaiian Homes Commission approved the amendment of Right of Entry Permit No. 482 (ROE 482) issued to KPCA for the purposes of conducting the due diligence studies mentioned above. (Exhibit A)

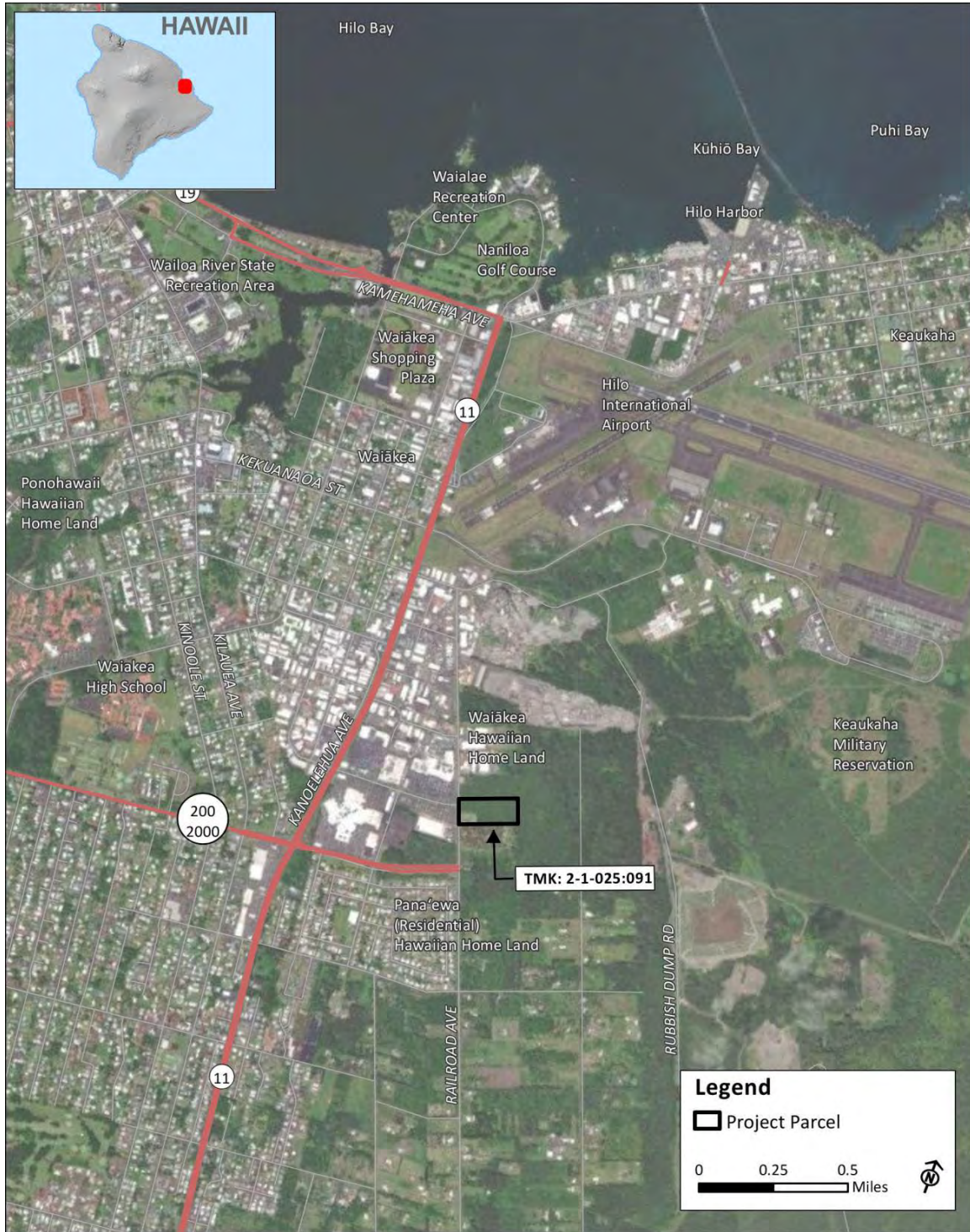
Currently, the KPFA manages the Pana'ewa Farmers Market on one (1) acre of the Project site; the remainder of the parcel is forested. The Project site currently has a grassy parking lot, three metal tents under which house three to four planter boxes.

The KPFA proposes the construction of the Resiliency and Agricultural Innovation Hub (RAIH) on the Project site. The RAIH will serve two purposes. First, in accordance with KPFA's community-driven strategic plan, the RAIH will be their own "space and place;" a community-serving facility with a commercial kitchen and facilities for keiki to kūpuna programming, agricultural training; and include an agricultural demonstration area to support 'ohana enrichment, community economic sustainability, and economic food security. Second, the RAIH will support the community, coordinate communication and resources, and ensure that the physical and social needs will be met in preparation of, during, and post-recovery of a natural disaster or pandemic-related event.

The consultant to the KPFA has prepared this Draft Environmental Assessment (DEA) in accordance with the requirements of Hawai'i Revised Statutes (HRS), Chapter 343 and Hawai'i Administrative Rules (HAR), Title 11, Department of Health, Chapter 200.1, Environmental Impact Statement Rules. The proposed project will require the use of State lands, as it would be located on DHHL Homestead

lands, and the use of State funds, thus triggering the preparation of an Environmental Assessment (EA) as prescribed by HAR 11-200.1-8(1) and HRS, Chapter 343-5(a)(1). (Exhibit B)

**Figure 1 -- Project Location Map**



Proposed Action: Construction of the Resiliency and Agricultural Innovation Hub.

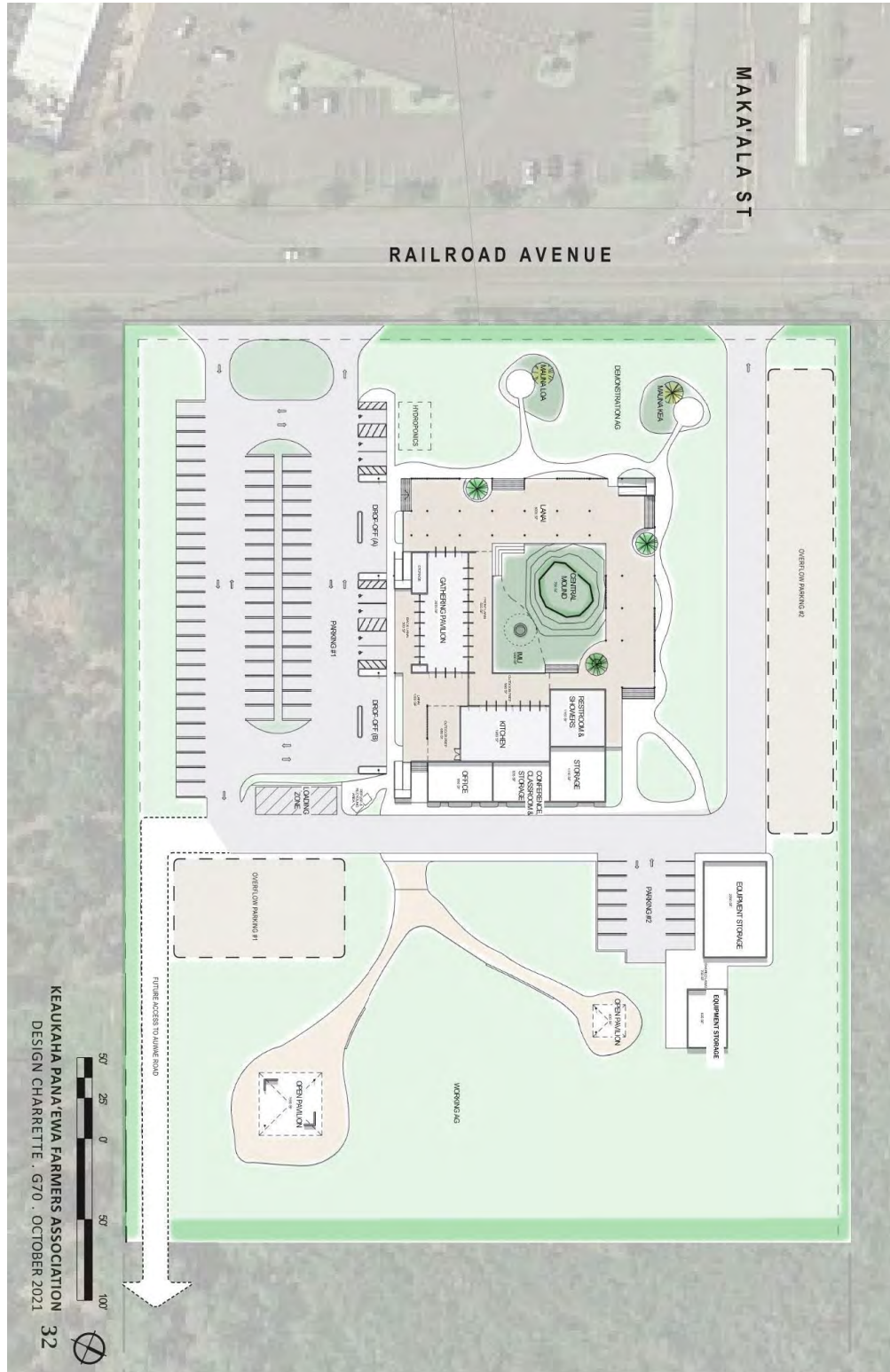
The KPFA proposes the construction of the Resiliency and Agricultural Innovation Hub (RAIH), in accordance with the KPFA Conceptual Plan (See *Figure 2*). The RAIH will consist of five modular, open pavilions, designed as flexible spaces that will accommodate a range of KPFA programming:

- The first pavilion will serve as a central gathering place for kūpuna/keiki engagement activities, 'ohana gatherings, and workshops.
- The second pavilion will contain a commercial certified kitchen, restrooms, storage, office, and conference rooms. An outdoor imu facility will be located in close proximity to this pavilion.
- The third pavilion will be a warehouse used for farm equipment storage.
- The fourth and fifth pavilions will be used as spaces for educators to host programming.

The pavilions will be connected by an elevated lānai, a protected indoor-outdoor deck, that provides additional programming space and mobility between the pavilions. The pavilions will be centered around a central piko, or mound. The piko will function as an open space for amphitheater and stepped seating and will serve as a central location for demonstration activities such as hula, kilo hōkū, kilo honua, lā'au lapa'au, and ho'okani pila. The grounds surrounding the RAIH will be utilized for a playground, parking and circulation, and agricultural demonstration areas. The Project components will be orientated to maximize views of Mauna Kea and Mauna Loa.



**Figure 2 – RAIH Conceptual Plan**





## DEA Summary

The DEA (Exhibit B) assesses the potential environmental impact of the RAIH building on a 4.8-acre portion of TMK (3) 2-1-025:091. The following discussion summarizes the analysis of the DEA assessment of the project's impact to various resources.

### *Natural Resources*

A biological assessment was prepared for the Project by G70 and Hui Kū Maoli Ola in September 2021. The Project site includes a newly landscaped area along with vegetated surroundings that likely evolved from coastal-lowland or submontane rainforest in to a semi-cultivated grassland or plain during the plantation era. Over time, the early coastal inhabitants of Hilo transformed the character of the inland forest through the introduction of agriculture. This area is located southeast of Downtown Hilo. No plants or animals currently protected or proposed for protection under either the Federal or State of Hawai'i endangered species programs (DLNR, 1997, 2015; UFWS, 2015) were detected during the survey at the Project site.

The biological assessment of the site identified 59 plant taxa and three fungi taxa. Seven species from these 59 plant taxa could be considered native (either indigenous to Hawaii, or Polynesian introduced). A diversity of introduced species and several extremely invasive species in particular have established themselves to successfully crowd out native vegetation at the site.

During the assessment, eight species of avifauna and four species of terrestrial fauna were observed at the Project site. None were indigenous or Polynesian introduced; however, the 'ōpe'ape'a or the Hawaiian Hoary bat (*Lasiurus cinereus semotus*), which is listed as an endangered species under both the federal Endangered Species Act and Hawai'i Endangered Species laws, could exist on the Site as the survey was done during mid-day when 'ōpe'ape'a are typically inactive.

The proposed Project is not anticipated to impact endangered or threatened plant or animal species. Although not identified during the avian and terrestrial mammal

surveys, the potential presence of the Hawaiian Hoary bat may require additional consideration and mitigation measures in accordance with the letter from DLNR-Division of forestry and Wildlife (dated: October 31st, 2022). To avoid any potential negative impacts to roosting bats, woody vegetation taller than 15 ft will not be removed during pupping season (between June 1 and September 15). Additionally, barbed wire will not be utilized for fencing.

With the implementation of the proposed mitigation measures, the RAIH is not anticipated to have a significant adverse impact on fauna species, as the Project will not result in a substantial decline or take of a Federally- or State- listed, threatened, or endangered species. No additional mitigation is recommended.

### *Historic and Cultural Resources*

An Archaeological Reconnaissance Survey (ARS) was prepared by Keala Pono Archaeological Consulting, LLC in September 2021. The method used during this ARS was a Pedestrian survey, three participants spaced 5-10-meters apart (depending on vegetation and visibility) walking along transects where archaeological sites were identified visually and were marked with pink flagging tape and recorded with a Garmin GPS map 62st with an accuracy of 3-meters. All artifacts observed were left in place. The ARS documented one archaeological site (Site 1) with five features.

Site 1 is historic in age and may have functioned as a car dump associated with a structure of unidentified function. Most common type of artifacts were bottles used for beverages, condiments, medicine, and perfume, or bottle glass fragments. Further work is recommended to document the site and more fully identify the cars and artifacts.

Construction of the Project will require ground disturbing activities such as grubbing, grading, and minor excavations for utilities and installation of piles. Consultation with the State Historic Preservation Division (SHPD) is required by HRS Chapter 6E and is recommended by archaeological surveyors to outline measures needed for Site 1 prior and during the construction of the Project on TMK: (3)2-1-025:091. No adverse impacts are anticipated to

archeological sites are anticipated during the construction of the Project.

This Project will involve the retention of indigenous plants such as the 'ōhi'a, to protect the cultural importance of the Project site. The installation of landscaping and agriculture will also reflect community values by utilizing indigenous agricultural practices and indigenous species whenever possible, particularly those species which are best suited for the region's soil and climate conditions. If reintroduction native species historically known to the area is possible it could encourage the return of populations and return of traditional harvesting practices that historically used to occur in the Pana'ewa forest.

KPFA recognizes the importance of placenames and will incorporate placenames that honor the areas that hold tremendous cultural value into the Project structure. The proposed Project will not result in short- or long-term adverse impacts to cultural resources and practices but would aim to incorporate cultural values and practices in the new Project. No other mitigation measures are proposed.

#### *Infrastructure -- Traffic*

A Preliminary Traffic Assessment Report (PTAR) was prepared for the Project by TMC on September 20, 2021. See *Appendix G: Preliminary Traffic Assessment Report*. Traffic conditions were observed at the following three study intersections adjacent to the site during the AM peak period (7:15 am to 8:15 am), the PM peak period (3:15 pm to 4:15 pm) and the Saturday or weekend peak period on August 12, 2021 and August 14, 2021:

1. Pu'āinakō Street/ Railroad Avenue
2. Home Depot Driveway / Railroad Avenue
3. Maka'ala Street / Railroad Avenue

Construction-related traffic will be temporarily noticeable, but it will not significantly increase traffic on surrounding streets. The following mitigation measures are recommended during the construction phase of the Project to promote optimal traffic conditions:

- Trucks delivering construction material and disposing of construction waste should be scheduled on weekdays during non-peak commuter periods (8:30 AM to 3:00 AM);
- All construction vehicles will be kept in proper operating condition to prevent adverse impacts on public roadways; and
- Construction plans and drainage/discharge/connection permit applications for work done within a Hawaii Department of Transportation (HDOT) Right of Way (ROW) will be submitted to the HDOT, Highway Division for review and approval. Similarly, construction plans and drainage/discharge/connection permit applications for work done within the Department of Public Works Traffic Division (DPW-TD) ROW will be submitted to DPW-TD.

Potential short-term impacts to traffic and circulation on site are related to temporary construction activities. Disruptions to normal traffic flow to the site may be minimized through the use of traffic control barricades, cones, and signage to delineate construction boundaries. The Project is not anticipated to generate additional traffic to the area during AM or PM peak hours of operation (entering/exiting) at the Project site. Further, any turning movement generated by the Project, or the number of vehicles making left or right turns at the study intersections will be no less and no greater than the amount of making these turns at the study intersections at present. Additionally, pedestrian access to the Project will be provided at the main entrance on the northwest side of the property. A crosswalk will be installed connecting the sidewalk at Maka'ala Street to the Project site. No substantial long-term impacts to existing pedestrian facilities are anticipated from construction of the Project.

#### *Infrastructure - Water & Wastewater*

The property is currently served by the CoH-DWS. The existing 1-inch domestic water meter and lateral would likely be replaced with a larger service to meet the needs of the facility. In addition, it is expected that the building may need to have a fire sprinkler, which will

require a new fire service lateral and backflow preventor to be installed off the existing 12" public water main on Railroad Avenue. A water availability request including estimated maximum daily water usage calculations and construction plans will be submitted to DWS for review and approval per the request of CoH-DWS (dated: November 3rd, 2022). Upon acceptance, CoH will determine if water is available, the water commitment deposit amount, facilities charge due, and necessary water systems improvements to support the Project.

Since municipal wastewater service is not available from the County, onsite wastewater treatment systems are required and will need to be design and constructed as required by State regulations. Due to the anticipated amount of wastewater generated it is likely that a wastewater treatment plant (WWTP) would be required. Some form of aerobic treatment would be used along with disposal of effluent in a large absorption field to be located somewhere on the property. Due to the variable flow expected as well as redundancy requirements an equalization tank and emergency generator are recommended. Construction plans and calculations for an Onsite Wastewater System will be prepared and submitted to the State of Hawaii Department of Health Wastewater Branch for review and approval for the private onsite system.

#### *DHHL Planning System Consistency*

The DHHL General Plan is in the first tier of DHHL's planning process and sets the vision and establishes goals and policies to guide the discussions and decision-making of the Hawaiian Homes Commission. The General Plan was revised beginning in 2018 and approved in January 2023. The General Plan takes the Trust to the planning horizon of 2040. The General Plan focuses on seven priority areas: Land Use and Water Resources, Infrastructure, Housing, Food Production, Healthy Communities, Natural and Cultural Resource Management, and Revenue Generation and Economic Development. The proposed project is consistent with the applicable objectives and policies of DHHL's General Plan. The proposed project is in alignment with the DHHL General Plan in the areas of Land Use Planning, Food Production, Healthy Communities, and Economic Development. The RAIH will serve Keaukaha-Pana'ewa beneficiaries and community members through agricultural training and disaster

preparedness and management, to further a sustainable, self-sufficient Native Hawaiian community.

The DHHL's 2002 Hawai'i Island Plan evaluates the DHHL holdings on Hawai'i island and identifies land use plans developed to meet beneficiary needs. Island Plans are part of the second tier in DHHL's planning process that focuses on island-specific land use projections. The Hawai'i Island Plan finds that the Pana'ewa tract is well-suited for development given its extensive acreage and proximity to available infrastructure. The RAIH will utilize this prime location to expand agricultural services and training, and disaster preparedness and management to serve DHHL beneficiaries.

Based upon the analysis completed in the DEA, staff anticipates a finding of no significant impact for the KPFA Resiliency and Agricultural Innovation Hub. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12.

*(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

Discussion: The proposed project is not anticipated to result in the loss or destruction of any natural resources. As discussed in *Chapter 3.4 Flora and Fauna*, no endangered or threatened plant or animal species or critical habitat were identified on the site. Mitigation measures will be employed to minimize potential impacts. This Project is not anticipated to result in the loss or destruction of any cultural or archaeological resources. There are currently no cultural practices or cultural resources located on the Project site. However, the Project aims to incorporate cultural practices and education for the Project site in their long-term programming

*(2) Curtails the range of beneficial uses of the environment;*

Discussion: The proposed project will not curtail the range of beneficial uses of the environment. Currently, KPFA manages the Project parcel for farmer, community, and cultural programming on one acre of the project area. The proposed project would create the RAIH facility on State

designated "Urban" land and MG-1a General Industrial District by the County of Hawai'i. This Project will enhance KPFA's current programming, which is consistent with State and County land use designations.

*(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;*

Discussion: The proposed project does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in the State Environmental Policy, Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders. This Draft EA was prepared to ensure the Project will not have a significant adverse impact on the environment. Where mitigation measures are recommended due to the Project's potential impacts, the KPFA will implement those applicable measures to the extent possible to curtail long-term impacts to the environment.

*(4) Substantially affects the economic or social welfare of the community or State;*

Discussion: The proposed project will result in short-term economic benefits during construction and operation that include direct, indirect, and induced employment opportunities and multiplier effects, but not at a level that would generate significant economic activity. The Project is expected to improve the safety of the community and enhance operations of KPFA's programs. The new facility will enable the County to better serve the wider island population through education before, during, and after cases of emergency.

*(5) Substantially affects public health;*

Discussion: The proposed project is consistent with existing land uses and is not expected to affect public health. However, there are short term impacts to air quality in the form of exhaust and fugitive dust from construction activity. Short term noise impacts related to construction activity may occur, though construction noise is not expected to be significant. The project will comply with State and County regulations during the construction period and will implement BMPs to minimize temporary impacts. The proposed project is expected to continue to provide a space for the community and continue to improve the health and safety through agriculture and disaster preparedness.

*(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;*

Discussion: The proposed project will not involve a substantial degradation of environmental quality on-site or in the surrounding area. Construction related impacts related to noise and air quality are temporary and will be minimized by following State and County regulations and using construction BMPs as discussed throughout this Draft EA. Long-term impacts to air and water quality, noise, and natural resources are not anticipated.

*(7) Involves a substantial degradation of environmental quality;*

Discussion: The proposed project will not involve a substantial degradation of environmental quality on-site or in the surrounding area. Construction related impacts related to noise and air quality are temporary and will be minimized by following State and County regulations and using construction BMPs as discussed throughout this Draft EA. Long-term impacts to air and water quality, noise, and natural resources are not anticipated.

*(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;*

Discussion: The development and implementation of the proposed project will have a very limited and negligible



impact on the natural and cultural environment. There are no anticipated cumulative effects on ecosystem resources or human communities. The purpose of the proposed action is limited to the construction of RAIH to improve overall efficiency and hazard response and provide a space for community for education and agricultural practices.

*(9) Substantially affects a rare, threatened or endangered species or its habitat;*

Discussion: The proposed project will not have a substantial adverse effect on rare, threatened, or endangered species or its habitat.

*10) Detrimentially affects air or water quality or ambient noise levels;*

Discussion: The proposed project will not have a substantial adverse effect on air or water quality or ambient noise levels. Construction activities would result in short-term effects on air, water quality and ambient noise levels but would be mitigated by compliance with COH and DOH rules regulating construction-related activities.

During operations, the impacts on air and water quality would be minimal. Noise levels would be minimally increased with the addition of the new clinic within the project area, however it is not anticipated to be perceptible by the surrounding land uses.

*(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

Discussion: The Project site lies within Flood Zone "X", an area determined to be outside the 0.2% annual chance floodplain and outside of the 500-year floodplain. The Project site is in the urban Hilo area adjacent to the Pana'ewa rainforest and consists primarily of soils characterized by moderately rapid permeability, slow runoff, and an erosion hazard that is no more than slight. The elevation of the Project area is outside of the tsunami zone, sea level rise exposure area, and other coastal

areas. In cases of extreme tsunamis, users of the facility would be able to evacuate the higher levels of the building. No long-term impact is anticipated.

*(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies;*

Discussion: The Project is not anticipated to have a substantial adverse effect on scenic vistas and view planes, during day or night, as identified in State or County plans. Short-term impacts to visual resources are related to construction. The new building and the surrounding pavilions are under the 45-foot height limit designated for the County of Hawai'i land use height limits for this particular district (HCC §25-5- 133). The facility is visible from Railroad Avenue. Final design treatments to minimize the impact of the structure on the surrounding neighborhood may include screening such as landscaping.

*(13) Requires substantial energy consumption.*

Discussion: Construction of the project will not require substantial energy consumption relative to other similar sized projects and other commercial activities in the area. The new building may increase existing electrical demand at this location. However, the Project would not result nor constitute a source of impact to the climate and does not propose activities that will lead to an increase in the generation of GHGs.

#### Next-Steps

The Draft EA will be published in the Environmental Notice Bulletin on March 23, 2023. The 30-day public comment period will commence on that day and end on April 22, 2023. KPFA and DHHL will review comments received during the 30-day comment period and revise the DEA as needed based on public comments. The Final Environmental Assessment is tentatively anticipated to be presented to the HHC at its May 2023 for its consideration to approve.

#### Recommendation

For information only. No action required.

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
RIGHT-OF-ENTRY NO. 482

This Right-of-Entry ("ROE") No. 482 is dated this 29<sup>th</sup> day of July, 2015, by and between the State of Hawaii, DEPARTMENT OF HAWAIIAN HOME LANDS, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707, and whose mailing address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter as "PERMITTOR," and KEAUKAHA PANAENA COMMUNITY ALLIANCE (formerly known as KEAUKAHA PANAENA FARMERS ASSOCIATION) Attn: Mr. Kinei Ahuna, President, whose mailing address is P.O. Box 6844, Hilo, Hawaii 96720 (Phone #808.854.0077), hereinafter the "PERMITTEE."

PERMITTOR hereby grants to PERMITTEE a Right-of-Entry upon that certain parcel of Hawaiian home lands in Waialae, South Hilo, Island of Hawaii, for the exclusive, benefit use of approximately 1.0 Acre (21,780 square feet) of Hawaiian home lands, identified as Tax Map Key No. (3) 2-1-025:091 (por.), and further shown as cross-hatched area on the map attached hereto as Exhibit "A," subject to the following conditions:

1. TERM. The term of the ROE shall be month-to-month up to twelve (12) months, effective July 1, 2013. This ROE may be cancelled by PERMITTOR, at PERMITTOR'S sole discretion and for any reason whatsoever, at any time during the twelve month period, upon 30 days advance notice in writing to PERMITTEE.
2. PERMITTED USE. The premises shall be used for PERMITTEE TO OPERATE A FARMERS MARKET AND AGRICULTURAL USE. No other uses or sub-tenancy shall be permitted without the express written approval of PERMITTOR. PERMITTEE'S use shall comply with all applicable governmental laws, regulations, rules and permitting requirements, pertaining to such use.
3. FEE. PERMITTEE shall pay to PERMITTOR a fee of \$20.00 per month (\$240.00 per annum), plus a non-refundable processing and documentation fee of \$175.00.
4. CONSTRUCTION AND MAINTENANCE. During the period of the ROE, PERMITTEE shall keep the premises and all improvements thereon in a strictly clean and sanitary and orderly condition, and shall not make, permit nor suffer any waste,

spoil, nuisance, nor any unlawful, improper or offensive use of the premises. PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the premises and improvements thereon.

5. RIGHT TO ENTER. PERMITTEE shall allow PERMITTOR, and the agents and representatives thereof, at all reasonable times, free access to the premises for the purpose of examining the same and/or determining whether the covenants herein are being fully observed and performed, or for the performance of any public or official duties. In the exercise of such rights, PERMITTOR and government officials shall not interfere unreasonably with PERMITTEE and PERMITTEE'S use and enjoyment of the premises.

6. NO TRANSFER, MORTGAGE, AND SUBLEASE. This ROE shall be non-transferable, and PERMITTEE may not in any manner transfer to, mortgage, pledge, sublease, sublet, or otherwise hold or agree so to do, for the benefit of any other person or persons or organization of any kind, its interest in this ROE, the premises and the improvements now or hereafter erected thereon.

7. EXPIRATION. Upon the expiration of the ROE, or its sooner termination as herein provided, PERMITTEE shall peaceably and quietly leave and surrender and deliver up to PERMITTOR possession of the premises. This includes the clean-up and removal of all property belonging to PERMITTEE.

8. TERMINATION/ABANDONMENT. Upon termination or abandonment of the specified purposes for which this ROE is granted, all interests granted by this ROE and any approved improvement constructed by PERMITTEE on the premises shall revert to, and become the property of PERMITTOR.

9. PREMISES. The term "Premises", when it appears herein, includes and shall be deemed to include the lands described above and all improvements whenever and wherever erected or placed thereon.

10. INSURANCE. PERMITTEE shall, at its own expense, effect, maintain and keep in force throughout the life of this ROE, a comprehensive liability insurance policy, with limits of not less than \$1,000,000.00 for each occurrence, including property damage, personal injury and advertising



injury; \$100,000.00 for fire damages to the premises for any one fire; \$10,000.00 in medical expenses for any one person, and an aggregate limit of \$2,000,000.00 per policy year. The specification of these limits as contained herein shall not be construed in any way to be a limitation on the amount of liability of PERMITEE for fees, interest or other charges under this ROE.

PERMITEE at its own expense shall maintain and keep in force Workers Compensation Insurance to include Employer's Liability. Such coverage shall apply to all of its employees.

PERMITEE at its own expense shall maintain and keep in force Automobile Insurance, covering all owned, non-owned and hired automobiles in the following amounts: Bodily Injury: \$1,000,000.00 per person and \$1,000,000.00 per occurrence; Property Damage: \$1,000,000.00 per accident; or a combined single limit of \$1,000,000.00

PERMITEE shall provide certificate(s) of insurance necessary to evidence compliance with the insurance provisions of this ROE. PERMITTOR shall keep such insurance in effect and the certificate(s) on deposit with PERMITTOR during the entire term of this ROE.

In addition:

- a. Failure of PERMITEE to provide and keep in force such insurance shall be regarded as material default under this ROE. PERMITTOR shall be entitled to exercise any or all of the remedies provided in this ROE for default of PERMITEE.
- b. The procuring of such required insurance policies shall not be construed to limit PERMITEE'S indemnification obligations under this ROE.
- c. PERMITTOR is a self insured state agency. PERMITEE'S insurance shall be primary. Any insurance maintained by PERMITTOR and/or the State of Hawaii shall apply in excess of, and shall not contribute with, insurance provided by PERMITEE.

Such insurance policy shall (a) be issued by an insurance company or surety company authorized to do business in the



State of Hawaii or approved in writing by the Chairman, Hawaiian Homes Commission; (b) name the State of Hawaii and its DEPARTMENT OF HAWAIIAN HOME LANDS as an insured; (c) provide that the DEPARTMENT OF HAWAIIAN HOME LANDS shall be notified at least thirty (30) days prior to any termination, cancellation or material change in the insurance coverage; and (d) cover all injuries, losses or damages arising from, growing out of or caused by any acts or omissions of PERMITEE, its officers, agents, employees, invitees or licensees in connection with PERMITEE' use or occupancy of the premises.

PERMITEE shall insure during the term of this ROE the entire premises, including all buildings now existing and hereafter built or located on the premises, improvements and grounds, and all roadways and sidewalks on or adjacent to the premises in the control or use of the PERMITEE. The insurance shall cover loss or damage by fire and other hazards, casualties and contingencies, including vandalism and malicious mischief. The insurance shall be for the full insurable value of such improvements.

PERMITEE shall furnish to PERMITTOR upon the execution of this ROE, certificates showing such insurance policy or policies to be in favor of PERMITTOR and to be in force, and shall furnish like certificates upon each renewal thereof. In the event of loss, damage or destruction, PERMITTOR shall retain from the proceeds of the policies such amounts deemed by it to be necessary to cover the loss, damage or destruction of or to the improvements and the balance of such proceeds, if any, shall be delivered to PERMITEE.

The procuring of this policy shall not release or relieve PERMITEE of its responsibility under this ROE as set forth herein or limit the amount of its liability under this ROE.

PERMITEE shall provide proof of liability insurance for such activities prior to the effective date of this ROE, or this ROE shall be null and void.

11. Defense and Indemnity. PERMITEE shall release, defend, indemnify and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorneys' fees, and all claims, suits, and demands therefore, arising out of or resulting from the acts or omissions of PERMITEE





and/or PERMITEE'S officers, employees, agents, or contractors occurring during or in connection with the exercise of this ROE. The provisions of this paragraph shall remain in full force and effect notwithstanding the expiration or early termination of this ROE.

12. HAZARDOUS MATERIAL. PERMITEE shall not cause or permit the escape, disposal, or release of any hazardous materials. PERMITEE shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be bought onto the premises any such materials except to use in the ordinary course of PERMITEE'S business, and then only after written notice is given to the PERMITTOR of the identity of such materials and upon PERMITTOR'S consent, which consent may be withheld at the PERMITTOR'S sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by PERMITEE, then PERMITEE shall be responsible for the costs thereof. In addition, PERMITEE shall execute affidavits, representations and the like from time to time at PERMITTOR'S request concerning PERMITEE'S best knowledge and belief regarding the presence of hazardous materials on the premises placed or released by PERMITEE.

PERMITEE agree to indemnify, defend, and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefor, arising out of or resulting from any use or release of hazardous materials on the premises occurring while PERMITEE is in possession, or elsewhere if caused by PERMITEE or persons acting under PERMITEE. These covenants shall survive the expiration or earlier termination of the ROE.

For the purpose of this ROE, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act,

as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-biphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

13. ENTIRE AGREEMENT. This ROE contains all of the terms and agreements between the parties relating to the subject matter hereof and supersedes and cancels any and all other conflicting prior agreements, promises, and negotiations between them. Nothing contained herein shall limit any claims by PERMITTOR against PERMITEE arising under prior agreements, nor limit PERMITEE continuing obligations under prior agreements, including insurance, indemnity, and hazardous waste obligations.

#### 14. SPECIAL CONDITIONS.

- A. Restoration of Demised Premises. In the event of a breach, abandonment or termination, PERMITEE shall, within thirty (30) days of the termination of this ROE, restore, at its own cost and risk, the Premises to a condition similar to that which existed prior to the effective date of this ROE (or at PERMITTOR'S election, prior to PERMITEE'S first occupancy of the Premises), reasonable and ordinary wear and tear and damage by acts of God excepted, and peacefully surrender possession thereof to PERMITTOR. This may include the removal of any complete or incomplete structure constructed by PERMITEE. In the event PERMITEE fails to effectuate such restoration of the Premises, PERMITTOR reserves the right to accomplish the same by its own employee or by an independent contract and to assess PERMITEE the total costs thereof.

- B. PERMITEE shall be responsible for and shall pay any and all taxes, fees, charges and assessments pertaining to

the Premises, including without limitation, all utility charges and property taxes.

C. PERMITTEE is required to remove and properly dispose of any unwanted overgrowth, trees, rubbish, dilapidated fencing, old irrigation lines, derelict vehicles and equipment and other junk from the property at their own expense.

D. PERMITTEE shall keep and maintain Premises and any and all equipment and their personal properties upon the Premises in a strictly clean, neat, orderly, and sanitary condition, free of waste, rubbish and debris and shall provide for the safe and sanitary handling and disposal of all trash, garbage and other refuse resulting from its activities on or off of the Premises.

E. PERMITTEE shall be responsible for the security of the Premises (to include, proper signage, fencing and gate installation and control) and all of PERMITTEE's personal property stored thereon.

F. This ROE is subject to other terms and conditions that may be deemed prudent by the Chairman of the Hawaiian Homes Commission.

(REMAINDER OF PAGE BLANK -- SIGNATURE PAGE FOLLOWS)



IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this ROE to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED BY THE HHC  
AT ITS MEETING HELD ON  
July 22, 2013

State of Hawaii  
DEPARTMENT OF HAWAIIAN HOME LANDS

APPROVED AS TO FORM:  
  
Deputy Attorney General  
State of Hawaii

By   
Jobie M. K. Magatani, Chairman  
Hawaiian Homes Commission

PERMITTOR

KEAUKAHA PANAEWA COMMUNITY  
ALLIANCE

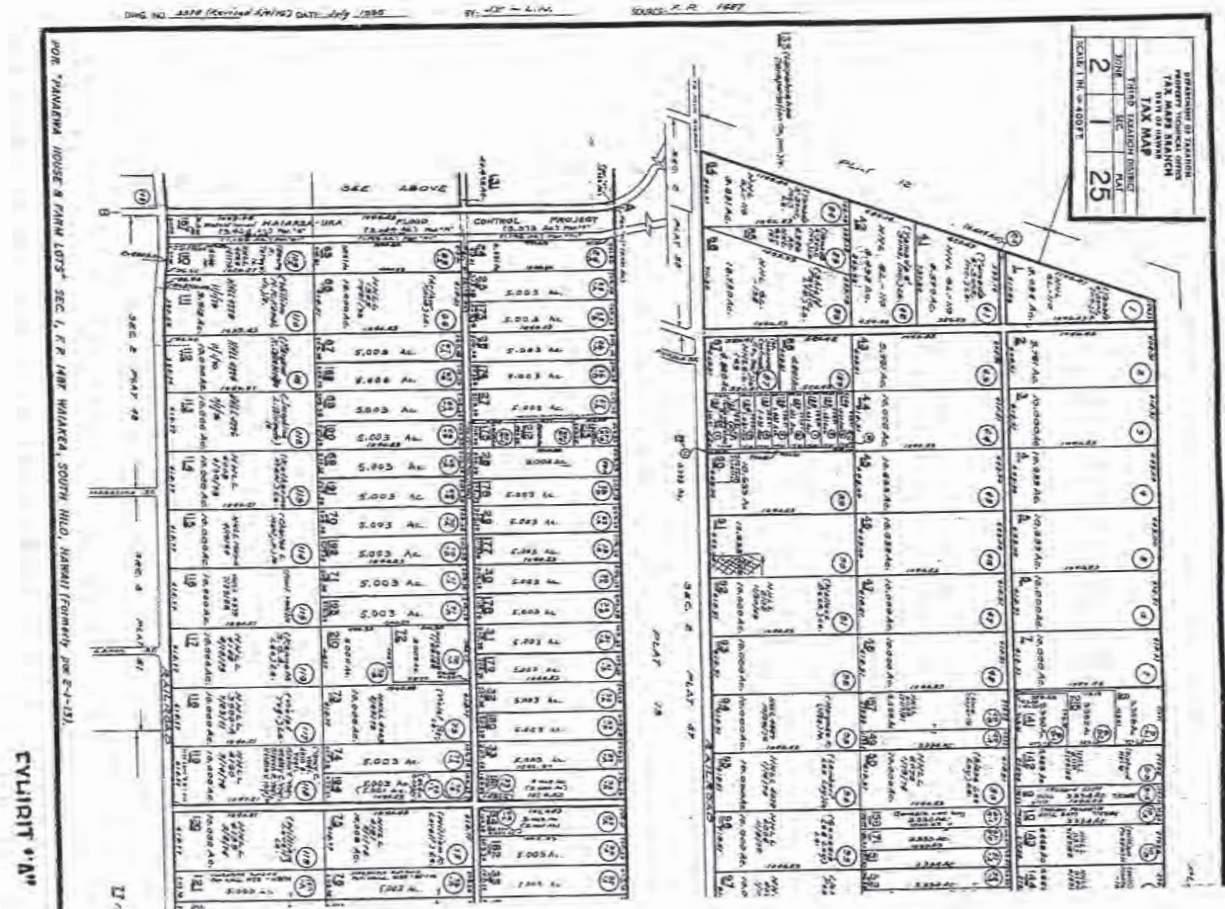
By   
Kikel Ahuna, President

PERMITTEE

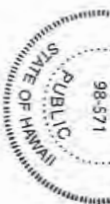




ITEM G-2 EXHIBIT A



CVLIRIT "A"



NOTARY CERTIFICATION STATEMENT

Document Identification or Description: H1 Driver License

Doc. Date: \_\_\_\_\_ or Undated at time of notarization

No. of Pages: 9 (in which notarial act is performed)

Signature of Notary: [Signature]

Date of Notarization and Certification Statement: 6-29-15

Name of Notary: Tatsuno



Notary Public, State of Hawaii

Printed Name: Debra Tatsuno

My commission expires: November 8, 2018

STATE OF HAWAII )  
 ) SS.  
COUNTY OF HAWAII )

On this 24th day of June, 2015, before me appeared Khei A. Ahuna, to me personally known, and \_\_\_\_\_, who, being by me duly sworn, did say that they are the person who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the use and purposes therein set forth.

# KEAUKAHA PANA'EWA FARMERS ASSOCIATION RESILIENCY AND AGRICULTURAL INNOVATION HUB

## PRELIMINARY DRAFT ENVIRONMENTAL ASSESSMENT

Waiākea, Island of Hawai'i, Hawai'i

Tax Map Key: (3) 2-1-025:091



PETITIONER/APPLICANT:



KEAUKAHA PANA'EWA FARMERS ASSOCIATION

PREPARED BY:



111 S. King Street, Suite 170  
Honolulu, Hawai'i 96813

**March 2023**





# **KEAUKAHA PANA'EWA FARMERS ASSOCIATION RESILIENCY AND AGRICULTURAL INNOVATION HUB**

Waiākea, Island of Hawai'i, Hawai'i

**Tax Map Key: (3) 2-1-025:091**

## **Preliminary Draft Environmental Assessment**

**Applicant:**



Keaukaha-Pana'ewa Farmers Association  
P.O. Box 6844  
Hilo, HI 96720

**Approving Agency:**



**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Department Of Hawaiian Home Lands  
91-5420 Kapolei Pkwy,  
Kapolei, HI 96707

**Prepared By:**



111 S. King Street, Suite 170  
Honolulu, Hawai'i 96813

This environmental document is prepared pursuant to 343, Hawai'i Revised Statutes and Chapter 200.1 of Title 11, Administrative Rules, Department of Health, Environmental Impact Statement Rules.

**March 2023**



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**Appendix F:** Infrastructure Assessment Memo

**Appendix G:** Preliminary Traffic Assessment Report



## Acronyms and Abbreviations

AEC	Alternate Emergency Coordinator
ARS	Archaeological Reconnaissance Survey
BMPs	Best Management Practices
CARW	Communities at risk from wildfires
CIA	Cultural Impact Assessment
CO	Carbon Monoxide
CoH-DWS	Department of Water Supply, County of Hawai'i
CoH-FD	Hawai'i County Fire Department
CoH-Planning	Planning Department, County of Hawai'i
CoH-PD	Hawai'i County Police Department
County	County of Hawai'i
CTAHR	College of Tropical Agriculture and Human Resources
CWRM	Commission on Water Resource Management
dBA	Decibels
DBEDT	Department of Business, Economic Development & Tourism
DHHL	Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources, State
DoD	Department of Defense, State
DOE	Department of Education, State
DOH	Department of Health, State
DOH-CAB	Clean Air Branch
DOI	Department of Interior
DOT	Department of Transportation, State
DPG	Disaster Preparedness Group
DPW	Department of Public Works
DPW-TD	Department of Public Works Traffic Division
DTS	Department of Transportation Services, City
EA	Environmental Assessment
EAS	Emergency Alert System
EMS	Emergency Medical Services, City
EOC	Emergency Operations Center

EPA	U.S. Environmental Protection Agency
ESCP	Erosion and Sediment Control Plan
FEMA	Federal Emergency Management Agency
FH	Fire Hydrants
FIRM	Flood Rate Insurance Map
FONSI	Finding of No Significant Impact
GAT	Great Aleutian Tsunami
GHG	Greenhouse gas
GPD	Gallons Per Day
HAR	Hawai'i Administrative Rules
HCCA	Hawaiian Homes Commission Act
HCCDA	Hawai'i County Civil Defense Agency
HCL	Hydrochloric Acid
HDOA	Hawai'i Department of Agriculture
HDOT	Hawai'i Department of Transportation
HELCO	Hawaiian Electric Company
HEPA	Hawai'i's Environmental Protection Act
HI-EMA	Hawai'i Emergency Management Agency, State
HRS	Hawai'i Revised Statutes
HVO	Hawai'i Volcano Observatory
IAM	Infrastructure Assessment Memo
IBC	International Building Code
ICAC	Interagency Climate Adaptation Committee
IWS	Individual Wastewater System
KMR	Keaukaha Military Reserve
KPCA	Keaukaha-Pana'ewa Community Alliance
KPFA	Keaukaha-Pana'ewa Farmers Association
LCA	Land Commission Awards
LFA	Little Fire Ant
LUO	Land Use Ordinance
MGD	Million gallons per day
Mph	Miles per hour
MSL	Mean Sea Level
NCSS	National Cooperative Soil Survey

NIMS	National Incident Management System
NO <sub>2</sub>	Nitrogen Dioxide
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NWS	National Weather Service
OEQC	Office of Environmental Quality Control, State
PCS	Public Charter School
PGA	Peak ground acceleration
PM	Particulate Matter
Project	Resiliency and Agricultural Innovation Hub
PTAR	Preliminary Traffic Assessment Report
PTWC	Pacific Tsunami Warning Center
RAIH	Resiliency and Agricultural Innovation Hub
ROD	Rapid 'Ōhi'a Death
ROW	Right of Way
SAAQS	Station Ambient Air Quality Standards
SDC	Seismic Design Category
SDWB	Safe Drinking Water Branch
Sea Grant	UH Sea Grant College Program
sf	Square feet
SFHA	Special Flood Hazard Area
SHPD	State Historic Preservation Division
SLR	Sea level rise
SLRXA	SLR Exposure Area
SMA	Special Management Area
SO <sub>2</sub>	Sulfur dioxide
SO <sub>4</sub>	Sulfate
State	State of Hawai'i
SWP	State Warning Point
SWMP	Solid Waste Management Plan
TMK	Tax Map Key
UHH	University of Hawai'i at Hilo
UIC	Underground injection control
USDA	United States Department of Agriculture

USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VOG	Volcanic Gasses
VPH	Vehicles Per Hour
WMD	Weapons of Mass Destruction
WUI	Wildland Urban Interface
WWB	Wastewater Branch
WWTP	Wastewater Treatment Plant
XTEZ	Extreme Tsunami Evacuation Zone

**Chapter 1**

---

**Introduction**



## Chapter 1

# Introduction

### 1.1 Project Information Summary

Type of Document:	Draft Environmental Assessment
Project Name:	KPFA Resiliency and Agricultural Innovation Hub
Applicant:	Keaukaha Pana'ewa Farmers Association P.O. Box 6844 Hilo, HI 96720 Contact: Maile Lu'uwai
Approving Agency:	State of Hawai'i (State) Department of Hawaiian Home Lands (DHHL) 91-5420 Kapolei Parkway Kapolei, Hawai'i 96707
Agent:	G70 111 S. King St., Suite 170 Honolulu, HI 96813 Contact: Mark Kawika McKeague, AICP, Principal Email: raih@g70.design
Ch. 343, HRS Trigger:	HRS §343-5(a)(1), Use of State Lands and/or Funds
Project Address:	363 Railroad Ave. Hilo, Hawai'i 96720
Tax Map Key (TMK) and Record Fee Owner:	(3) 2-1-025:091; DHHL ( <i>Figure 1.1</i> )
TMK/Project Area:	10.633 acres
DHHL Land Use:	Commercial ( <i>Figure 1.2</i> )
State Land Use District:	Urban District (U) ( <i>Figure 1.3</i> )
County of Hawaii Zoning:	MG-1a, General Industrial District ( <i>Figure 1.4</i> )
Special Management Area (SMA):	Not located in SMA
FEMA Flood Zone:	FIRM Zone X ( <i>Figure 1.5</i> )



**Tsunami Zone:** Not within Tsunami Zone (*Figure 3.4*)

**Determination:** Anticipated Finding of No Significant Impact (AFONSI)

## 1.2 Project Overview

The Keaukaha Pana'ewa Farmer's Association (KPFA) is proposing to undertake the "KPFA Resiliency and Agricultural Innovation Hub" (Project/Proposed Action), which involves the construction of a new Resiliency and Agricultural Innovation Hub (RAIH).

The Project is proposed to be developed on an approximately 10.63-acre parcel (Project Site/Site) identified by Tax Map Key (TMK): (3) 2-1-025:091, located at 363 Railroad Avenue in Hilo on the island of Hawai'i. The parcel is owned by the DHHL. See *Figure 1.1*.

## 1.3 Executive Summary

The RAIH will be situated on land that KPFA currently has an ROE for. KPFA is a group formed by Native Hawaiians in Keaukaha who lost their homes in Keaukaha and were forced to relocate from Keaukaha to Pana'ewa due to the construction of the Hilo International Airport. The organization represents over 1,000 native Hawaiian farmers that reside on Hawaiian Homes Trust Lands and their mission is to support, motivate, and educate area farmers and lessees to establish a viable and sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency, pono management, and respect for 'āina. In October of 2021, a design charrette was conducted for the area of the RAIH project (Project) to better understand KPFA's collective vision for the structure. The Project will serve as a community gathering space that will have the capacity to hold a certified kitchen for processing & storing produce and other farm products, and a space for kūpuna care (adult care) complete with accessible bathrooms and facilities. This Project will serve as an agri-educational facility that would use the built structures to gather, teach and learn about agriculture and how to grow in a polyforest system. Lastly, the Project will serve as a resiliency hub and shelter for community members before, during and after natural disasters. The space and programs that could be offered through the Project could allow for training during natural disaster and emergency events, and the large clearing machinery that will be housed at the Project Site will assist in clearing debris from roadways and residences, and could help community members through the recovery process by creating spaces for home gardening and food self-sufficiency.

## 1.4 Basis for Environmental Review

This Project triggers a need for an environmental review under Hawai'i Revised Statutes (HRS) §343-5(a)(1), as it proposes the use of State land and funds due to the need to acquisition a lease with DHHL. Therefore, this Draft Environmental Assessment (EA) has been prepared in accordance with the requirements of HRS Chapter 343, and Hawai'i Administrative Rules (HAR) Chapter 11-200.1.

This Draft EA is presented in eight chapters and includes the following: a description of the Project; a list of necessary permits/approvals; a description of the existing environment, potential impacts and proposed mitigation measures on identified natural, cultural, and socioeconomic resources; a description of alternatives; a discussion of the Project's relationship to land use plans and policies; findings supporting the determination; a list of stakeholders who participated in the consultation of the Final EA; and a list of references.

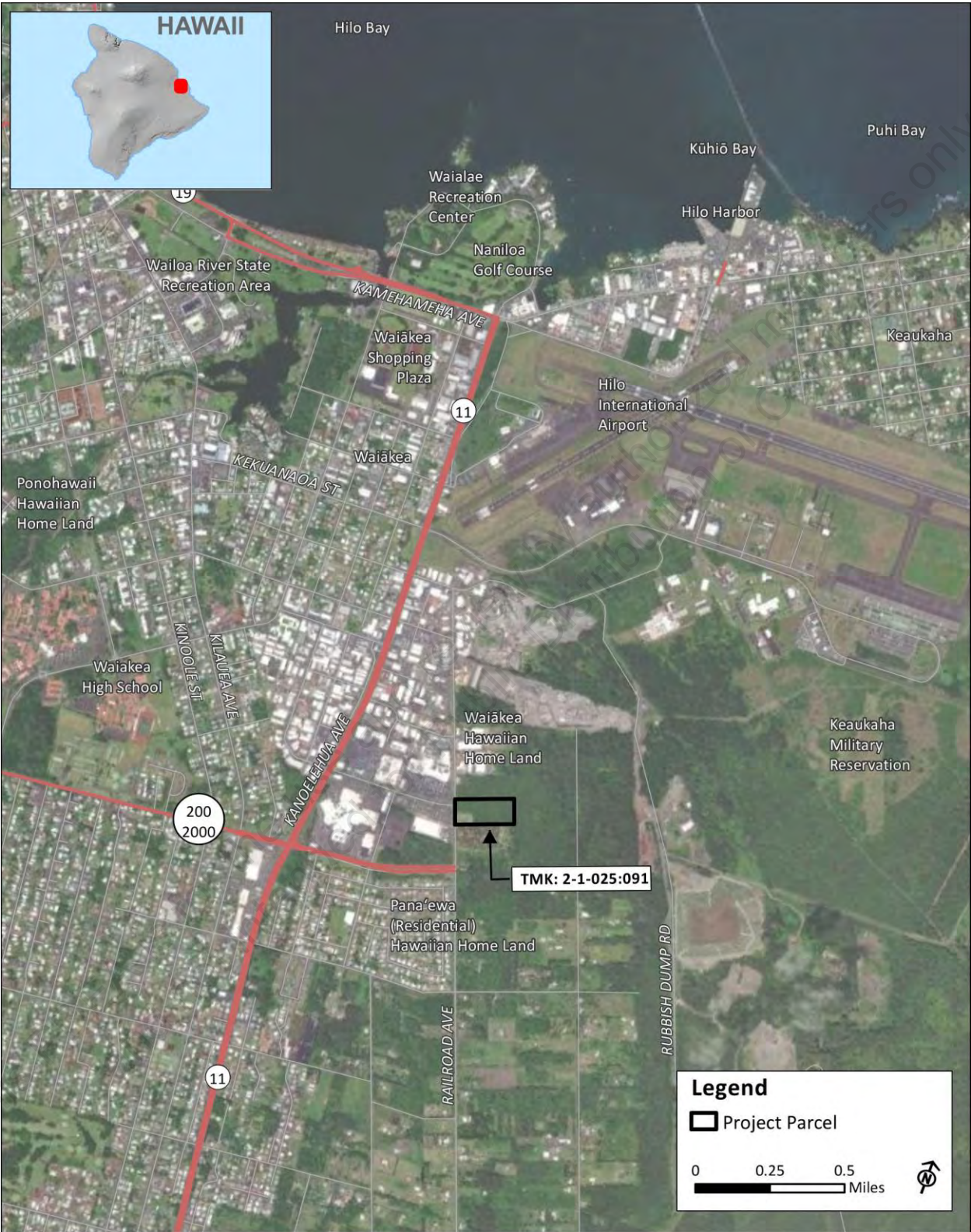
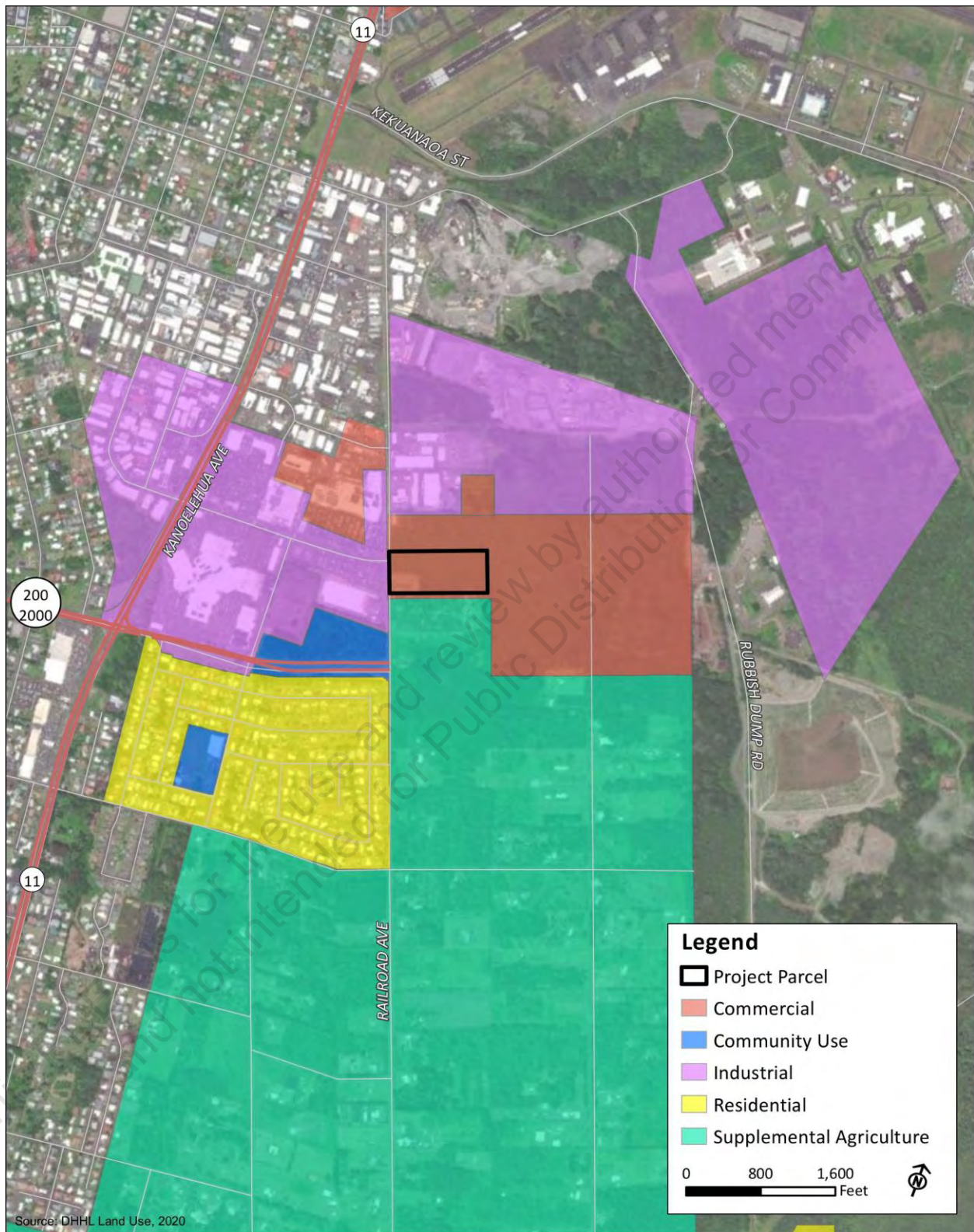


Figure 1.1

Project Location and Tax Map Key





**Figure 1.2**

**DHHL Land Use Districts**



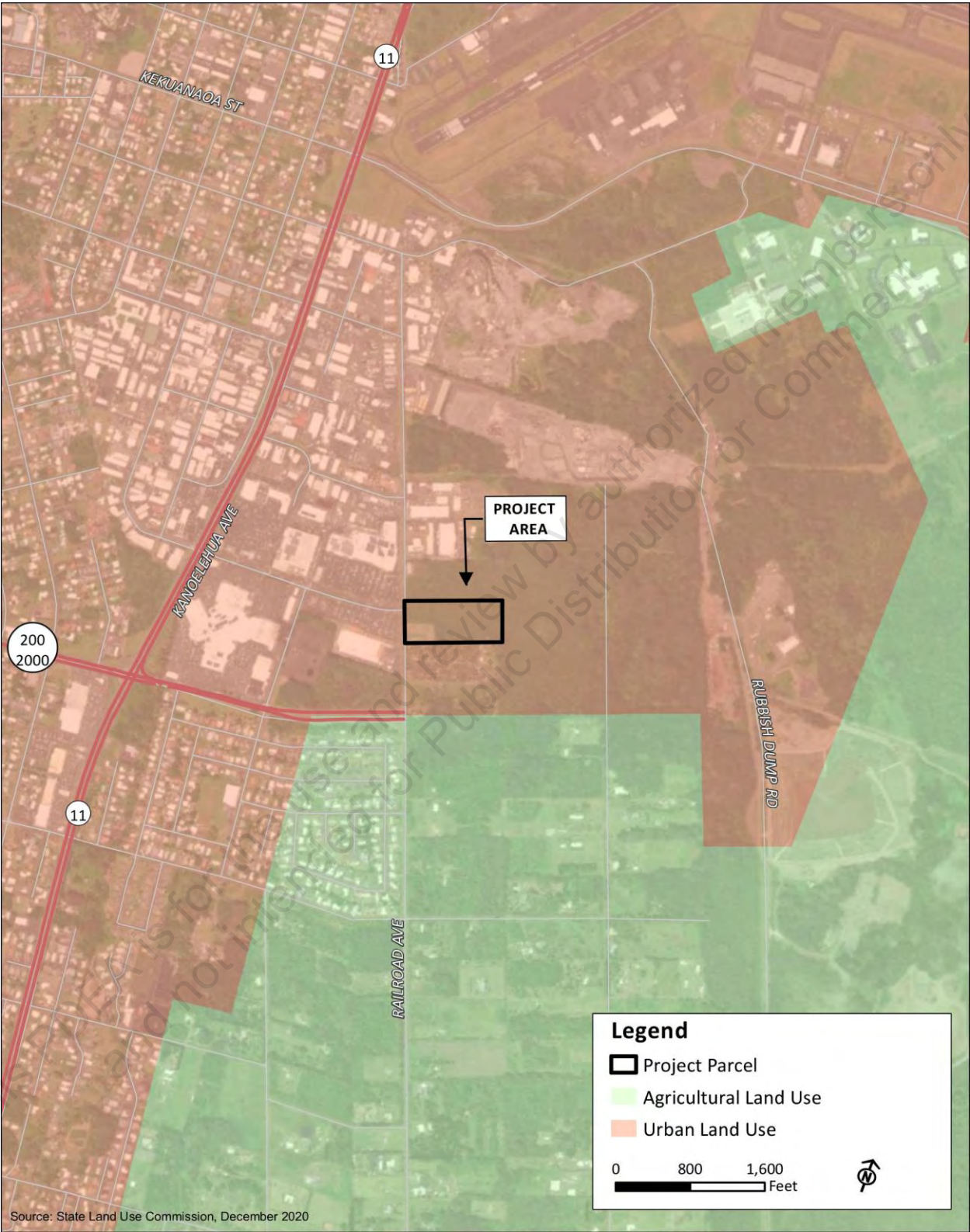
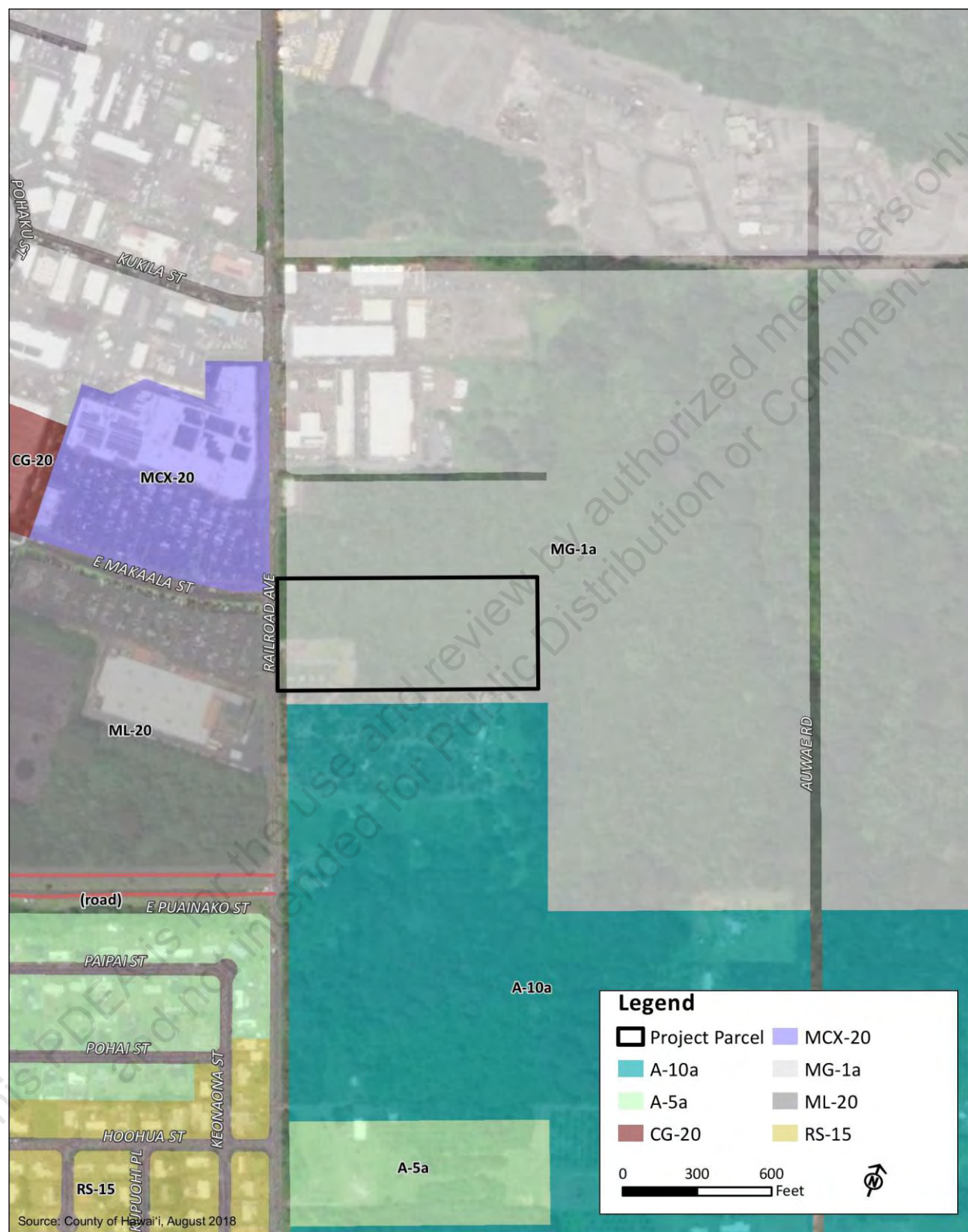


Figure 1.3

State Land Use District Classification



**Figure 1.4**

**Hawai'i County Zoning Districts**



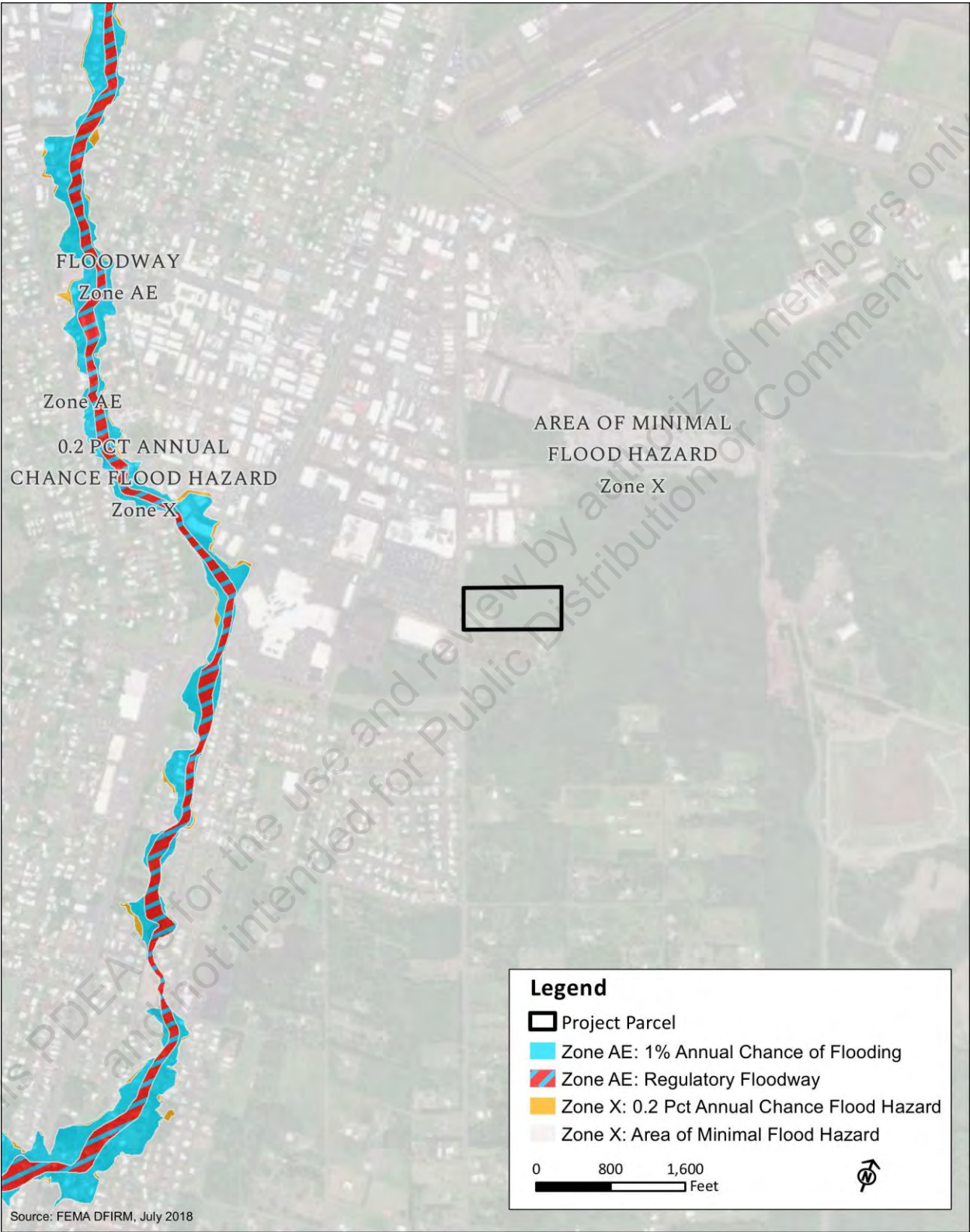


Figure 1.5

Flood Zones





## Chapter 2

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# Description of the Proposed Action



## Chapter 2

# Description of the Proposed Action

This chapter provides the history and existing uses of the property and surrounding areas. An overview of the planned programs and facilities is provided in further detail.

### 2.1 Project Background

The Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921. In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were awarded to fifty Keaukaha Native Hawaiians, who were forced to relinquish their homes and relocate due to the construction of the Hilo International Airport.

The Keaukaha Pana'ewa Farmers Alliance (KPFA) was established to serve Keaukaha Pana'ewa Homestead lessees on State of Hawai'i Department of Hawaiian Home Lands (DHHL) agricultural Hawaiian Home Lands in Pana'ewa. KPFA is a Hawaiian Homes Commission Act (HHCA) Beneficiary Association managed by beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior (DOI), per 43 CFR §47.10 and 48.6.

KPFA's mission is to "support, motivate, and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'āina." KPFA is organized to encourage, promote, and support all agricultural activities pertinent to the Pana'ewa farm lot homestead lessees and their 'ohana, and all other Hawaiians on the waiting list for Pana'ewa agricultural homestead leases.

In 2012, KPFA incorporated the Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's non-profit 501(c)(3) partner and fiscal sponsor, for DHHL community benefit funds, private, state, and federal grants. KPCA is operated exclusively for the exempt purposes set forth in its articles of incorporation.

KPFA provides programs for beneficiaries at the Project site. KPFA has secured grants and established partnerships to provide agricultural and community workshops and resources, to beneficiaries and their 'ohana. *Table 2.1* lists and describes the expanded KPFA programs offered during 2017-2022. For a complete list of KPFA programs offered since 2017, see *Appendix D*.

**Table 2.1 KPFA Programming (2017-2022)**

<b>Program</b>	<b>Description</b>
Pana'ewa Farmers Market	Provides local vendors an opportunity to sell locally grown produce and products to the community. Held every Saturday throughout the year from 6am-10am.
Hydroponics	Growing in and maintaining KPFA hydroponic system. Held on every Wednesday and Saturday throughout the year.
Ho'oulu 'Āina Project (HACP)	Supported by the Pawanka Fund, an Indigenous Ways of Learning and Knowing Fund, HACP was created by members of KPFA to address strategic needs of the Keaukaha and Pana'ewa farming community. It encourages Native Hawaiian homesteaders in Keaukaha and Pana'ewa to actively farm for the cultural, economic, health, and self-sufficiency benefits that farming provides for individuals and families. It also aims to document oral histories and farming practices of Hawaiian homesteaders. Topics include, but are not limited to: agroforestry systems, 'awa propagation, composting, grafting, grow your own la'au lapa'au (medicine), history of DHHL, moon phases, as well as conversations with kūpuna (elders) in the area.
Community Food and Care Distribution	Kūpuna food and hygiene bags, 1,624 COVID kits, meals, hydroponic products and pot systems, pots and seedling trays, and plants ('uala, huli, kalo, kou, kupukupu, leafy green starts, lemongrass, ma'o hau hele, māmaki, niu, uhi, 'ala'alawainui, green onion, chives, miniature pomegranate, peace lily, cilantro).
Workshops (Various)	In addition to workshops provided by HACP, additional workshops include CPR training, mural painting, and forums regarding plants and farming practices.
Volunteer Work Days	Days specialized for beneficiaries and community members to engage with the 'āina on KPFA land. Work can range from distributing plants, weeding and caring of KPFA grounds, general maintenance, trash collection, and construction of nursery tables.
Huaka'i	Travel to various on- and off-island farms and cherished places, such as Humu'ula, Hawai'i and Moloka'i.

## 2.2 Project Site Location and Existing Land Use

The Project site is on a 10.63 acre property, identified as Tax Map Key (TMK) parcel (3) 2-1-025:091, owned by the DHHL. The Project is located on 363 Railroad Avenue in Hilo, within the Pana'ewa 'ili, the Waiākea ahupua'a, on the island of Hawai'i. See *Figure 2.1*.

The parcel is bordered by forested lands to the north, south, and east, and by industrial uses to the west. The Project site is near Home Depot, Target, Safeway, and the Prince Kūhio Plaza. The parcel is located within the "Urban" State Land Use District and is zoned as MG-1a General Industrial District by the County of Hawai'i. The DHHL land use designation is "Commerical," which are lands suitable for a concentration of commercial activities. The Project is not located within the Special Management Area (SMA) or within the Tsunami Evacuation Zone.

The KPFA currently manages the Pana'ewa Farmers Market on one acre of the Project area; the remainder of the parcel is forested. The Project site currently has a grassy parking lot, three metal tents under which house three to four planter boxes. The site is operated under a Right-Of-Entry Permit No. 482 between fiscal sponsor KPCA and DHHL.



Figure 2.1

Ahupua'a Map

## 2.3 Description of the Proposed Action

The proposed Project involves the construction of the Resiliency and Agricultural Innovation Hub (RAIH), in accordance with the KPFA Conceptual Master Plan (See *Figure 2.2*). The RAIH will consist of six modular, open pavillions, designed as flexible spaces that will accommodate a range of KPFA programming:

- The first pavillion will serve as a central gathering place for kūpuna/keiki engagement activities, ‘ohana gatherings, and workshops.
- The second pavillion will contain a commercial certified kitchen, restrooms, storage, office, and conference rooms. An outdoor imu facility will be located in close proximity to this pavillion.
- The third and fourth pavillion will be warehouses used for farm equipment storage.
- The fifth and sixth pavillions will be used as spaces for educators to host programming.

The pavillions will be connected by an elevated lanai, a protected indoor-outdoor deck, that provides additional programming space and mobility between the pavillions. The pavillions will be centered around a central piko, or mound. The piko will function as an open space for amphitheater and stepped seating and will serve as a central location for demonstration activities such as hula, kilo hōkū, kilo honua, lā‘au lapa‘au, and ho‘okani pila. The grounds surrounding the RAIH will be utilized for a playground, parking and circulation, and agricultural demonstration areas. The Project components will be orientated to maximize views of Mauna Kea and Mauna Loa. The Project components and associated footprints are listed in *Table 2.2*.

<b>Component</b>	<b>Footprint (sf)</b>
Agriculture	152,460
Central Mound	700
Lifted Lanai (Covered, Open-Air)	8,000
Parking #1 <ul style="list-style-type: none"> <li>• 70 Stalls (Standard + ADA)</li> <li>• Two (2) Drop-Offs</li> </ul>	30,000
Parking #2	3,000
Gathering Pavilion	3,570
Commercial Certified Kitchen	3,630
Imu Facility (Outdoor)	1,300
Restrooms	1,160
Office	950
Conference Room	835
Storage (Energy and Water Storage)	1,110
Equipment Storage/Warehouse	2,200
2 <sup>nd</sup> Equipment Storage	835
Kipuka Pavilion	1,900
<b>Total</b>	<b>211,650 (4.8 acres)</b>



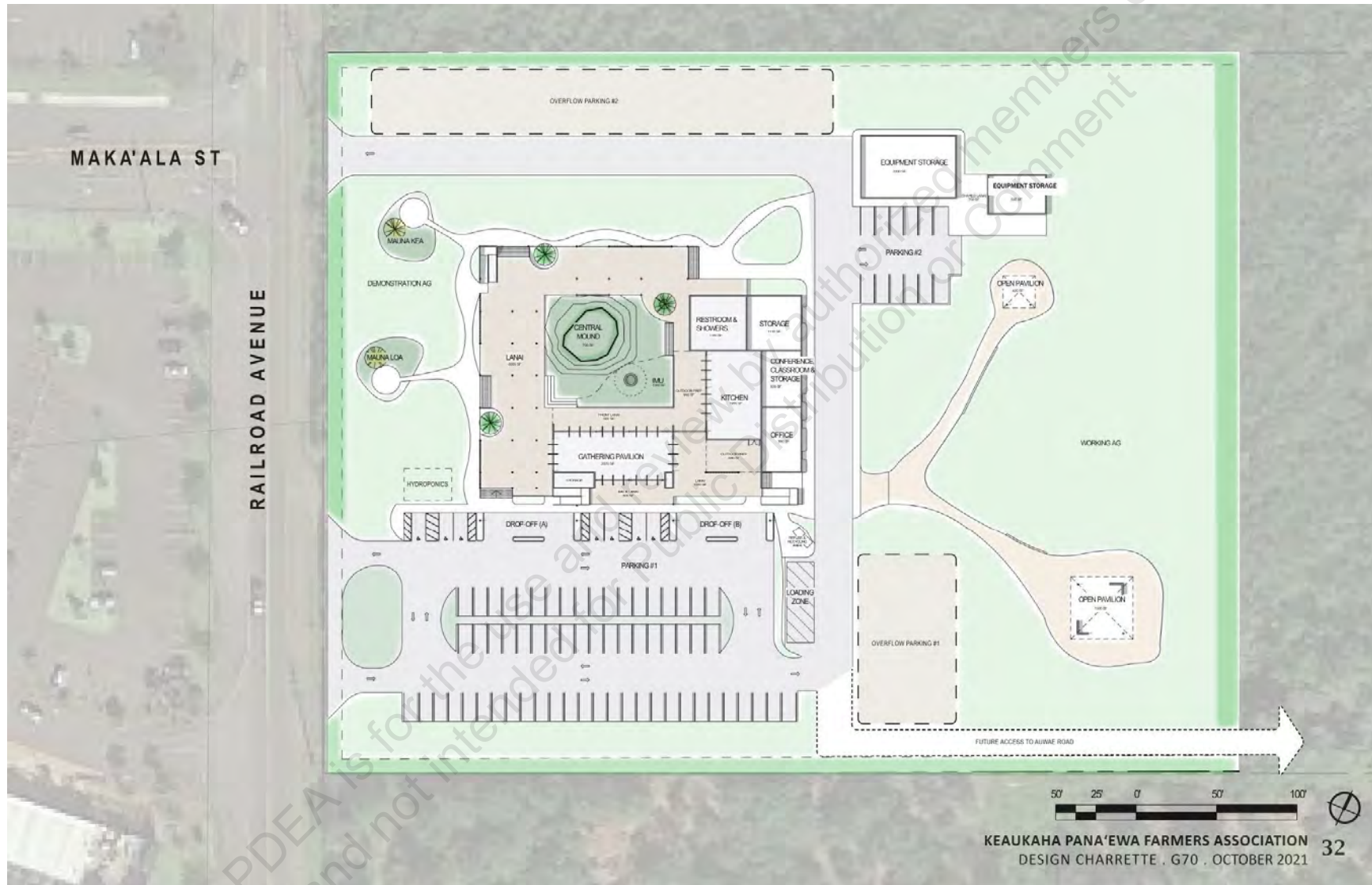


Figure 2.2

RAIH Conceptual Plan



## 2.4 Project Purpose and Need

The RAIH will serve two purposes. First, in accordance with KPFA's community-driven strategic plan, the RAIH will be their own "space and place;" a community-serving facility with a commercial kitchen and facilities for keiki to kūpuna programming, agricultural training; and include an agricultural demonstration area to support 'ohana enrichment, community economic sustainability, and economic food security. Second, the RAIH will support the community, coordinate communication and resources, and ensure that the physical and social needs will be met in preparation of, during, and post-recovery of a natural disaster or pandemic-related event.

The Hawaiian Islands have historically been subjected to a variety of environmental hazards. Changes in the Earth's climate are predicted to increase the intensity and frequency of extreme weather events in the future, further increasing the risks of a major disaster event. As an isolated island in the Pacific, evacuation to a neighboring state to escape impact or seek shelter is not an option. If Hawai'i's airports or harbors are significantly damaged, access to assistance and supplies could be delayed. In this event, it is projected that individuals and families must rely on a minimum of two weeks of their own emergencies supplies and resources. A high hazard exposure, coupled with physical and social vulnerabilities, underscores the necessity to anticipate and prepare for future disaster events.

Vulnerability, in the disaster context, is a person's or group's capacity to anticipate, cope with, resist, and recover from the impact of a hazard. The elderly and the least advantaged often suffer the greatest disaster losses and have the most limited access to public and private recovery assets. Socioeconomically disadvantaged individuals often lack access to the knowledge and resources to engage in self-protective activities. Education and literacy can also influence access to information on disaster risks and risk-education measures. Considering the historic marginalization of Native Hawaiians, the KPFA must take proactive measures to protect vulnerable individuals and strengthen community resilience.

As defined by the Urban Sustainability Directors Network (USDN), Resilience Hubs are community-serving facilities that coordinate resource distribution and services before, during, or after a hazard event. They are intended to equitably enhance community resilience while improving local quality of life. They are a smart local investment with the potential to reduce burden on local emergency response teams, improve access to health improvement initiatives, foster greater community cohesion, and increase the effectiveness of community-centered institutions and programs. Services that resilience hubs offer include:

- Community center and gathering space
- Off-grid solar power
- Clean water (storage and access)
- Energy Storage (batteries/fuel tanks)
- Storage for emergency equipment (food, water, ice, medical supplies, generators, fuel, maps, tools, portable water tanks)
- Community gardens and farming resources
- Emergency communication systems (HAM radio)
- Temporary medical center
- Risk reduction and disaster training

Disaster management is comprised of four components: Preparation, Response, Recovery, and Mitigation. Resilience hubs provide community benefit during all four stages of disaster management. By building capacity before a disaster, resilience hubs prepare the community for quick response after an event, aid in the recovery process, and strengthen the community in mitigating future disasters.

## 2.5 Preliminary Schedule and Costs

The preliminary construction schedule and construction costs will be based on a phased construction plan after design plans are completed and reviewed by KPFA.

## 2.6 Required Permits and Approvals

The Federal, State and City permits and approvals that will likely be required for the Project are listed below in *Table 2.3*.

Table 2.3 List of Anticipated Government Permits and Approvals	
Permit or Approval	Approving Agency
Clean Water Act, Informal Jurisdictional Determination	U.S. Army Corps of Engineers
HRS Chapter 343, Environmental Assessment	State of Hawai'i (State), Department of Hawaiian Home Lands, Hawaiian Homes Commission
HRS Chapter 6E Compliance	State, DLNR, State Historic Preservation Division
HAR Chapter 11-55, National Pollutant Discharge Elimination System Permits	State, Department of Health (DOH), Clean Water Branch
Construction Plan Review	State, DOH, Disability and Communication Access Board
HAR Chapter 11-46, Noise Permit	State, DOH, Indoor and Radiological Health Branch
Permit to Excavate Public Right-of-Way	State, Department of Transportation
Sewage Connection	County of Hawai'i
Building Permits for Building, Electrical, Plumbing, Sidewalk/Driveway, and Demolition Work	County of Hawai'i
Grubbing, Excavation, Grading, and Stockpiling	County of Hawai'i
Permit to Excavate Public Right-of-Way	County of Hawai'i
Water Use Permit	County of Hawai'i

## 2.7 Consultation Summary

Listed below are the Federal, State and County agencies, elected officials, organizations, community leaders and individuals who were engaged during the early consultation period and who will receive notification of the publication of the Draft EA. For more information, see *Chapter 7*.

### Federal Agencies

- U.S. Department of the Interior, Geological Survey
- U.S. Fish and Wildlife Service (USFWS) – Pacific Islands Fish and Wildlife Office

- U.S. Department of the Interior, National Parks Service
- U.S. Department of Agriculture, National Resources Conservation Service
- Federal Emergency Management Agency, Region 9 Office
- U.S. National Oceanic Atmospheric Administration

#### **State of Hawai'i Agencies**

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBEDT) – Office of Planning
- Department of Agriculture
- Department of Business, Economic Development & Tourism (DBEDT)
- Department of Health (DOH)
- Department of Health (DOH) – Clean Water Branch
- Department of Health (DOH) – Wastewater Branch
- Department of Health (DOH) – Clean Air Branch
- Department of Land and Natural Resources (DLNR) – Land Division
- Department of Land and Natural Resources (DLNR) – Engineering Division
- Department of Land and Natural Resources (DLNR) – Land Division, Hawai'i District
- Department of Land and Natural Resources (DLNR) – State Historic Preservation Division
- Department of Transportation (DOT)
- Office of Hawaiian Affairs (OHA)
- Department of Defense (DoD)
- Hawai'i Emergency Management Agency
- Office of Planning and Sustainable Development

#### **County of Hawai'i Agencies**

- County of Hawai'i Department of Water Supply (DWS)
- Hawai'i County Civil Defense Agency (HCCDA)
- County of Hawai'i Environmental Management
- Department of Parks and Recreation
- Department of Parks and Recreation: Culture & Education
- Department of Parks and Recreation: Elderly Activities Division
- County of Hawai'i Planning Department
- Department of Transportation Services

- County of Hawai'i Planning Department : Douglas Le (Recovery Officer)
- County of Hawai'i Planning Department : Garrett Smith (Recovery & Redevelopment Manager)
- Department of Public Works: Building Division
- Department of Public Works: Traffic Division
- County of Hawai'i Police Department (CoH-PD)
- County of Hawai'i Fire Department (CoH-FD)
- Office of the Mayor

#### **Elected Officials**

- U.S. Representative Ed Case, First Congressional District
- Senator Lorraine R. Inouye – State Senate District
- Senator Joy A. San Buenaventura- State Senate District
- Representative Chris Todd – State House District
- Representative Richard H.K. Onishi- State House District
- County Councilmember Susan “Sue” L. K. Lee Loy- Hawai'i County Council District 3
- Council Member Carol Fukunaga - Honolulu City Council District 6
- OHA Hawai'i Island Trustee Mililani Trask

#### **Libraries**

- Hawai'i State Library
- Hilo Public Library

#### **Utilities**

- Hawaiian Electric Company

#### **Medical Services**

- Hilo Medical Center
- Queen's Health Care: Hilo Specialty Care
- Maikai Health
- Hawai'i Island Community Health Center: Hilo
- Big Island Healthcare
- Bay Clinic, Inc.: Hilo Clinic
- East Hawai'i Health Clinic

### **Schools**

- Kamehameha Schools
- Hilo High School
- Kea'au High School
- Ke Kula 'o Nāwahīokalani'ōpu'u Lab Public Charter School
- Kua o ka Lā Public Charter School
- Ka 'Umeke Kā'eo Public Charter School
- Waiakea High School
- University of Hawai'i at Hilo (UHH): Environmental Health & Safety Office
- University of Hawai'i at Hilo (UHH): College of Agriculture, Forestry & Natural Resource Management
- University of Hawai'i at Hilo (UHH): Facilities Planning & Construction
- University of Hawai'i at Hilo (UHH): Institutional Research Office
- Hawai'i Community College: Tropical Forest Ecosystem and Agroforestry Management Program  
Faculty: Orlo Steele
- Hawai'i Community College: Tropical Forest Ecosystem and Agroforestry Management Program  
Faculty: Pamela Scheffler
- Hawai'i Community College: Agriculture Program Faculty: Lew Nakamura
- Keiki o ka 'Āina

**Chapter 3**

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**Environmental Setting,  
Potential Impacts,  
and Mitigation Measures**





## Chapter 3

# Environmental Setting, Potential Impacts, and Mitigation Measures

The environmental setting, potential impacts and mitigation measures for the KPFA RAIH serving East Hawai'i are addressed in the sections below.

### 3.1 Climate, and Climate Change

#### Existing Conditions

##### *Climate*

The Project site is located in Pana'ewa amongst low land rain forests and urban structures, in the ahupua'a of Waiākea, South Hilo district, on the east side of Hawai'i. The climate in the Project area is characterized as semi-tropical – influenced by Hawai'i's geographic location southwest of the Pacific High region – with consistent year-round temperatures, and moderate humidity. The Project site experiences an average annual rainfall of 135.05 inches, with the highest precipitation occurring between the months of November through April, see *Figure 3.1* (University of Hawaii, 2011). The Project area experiences an average temperature of 72.7 degrees Fahrenheit (Giambelluca et al., 2014). The prevailing northeasterly trade winds are persistent, and generally blow 10 to 20 miles per hour (Fletcher et. al., 2002). During Kona weather conditions in the summer, trade wind circulation breaks down and light and variable winds blow from a southerly direction.

##### *Climate Change and Sea Level Rise*

Rapid anthropogenic climate change is a well-established fact within the scientific community. As a result of climate change, oceans are warming and acidifying, ice sheets and glaciers are melting, and sea levels are rising (SLR), due to an increase of greenhouse gasses in Hawai'i's atmosphere that trap heat in the atmosphere (HCCDA, 2020). Rising sea levels and high-water levels caused by storms will leave developed areas near the coast vulnerable to coastal erosion and sea water inundation. Chronic coastal flooding is occurring now, and over the next 30 to 70 years the flooding is expected to increase with SLR and impact homes and businesses located near the shoreline (HCCMAC, 2017).

One of the most major effects of climate change is the impact it has on the occurrence and severity of natural hazards. An essential aspect of hazard mitigation is predicting the likelihood of hazard events in a planning area. However, due to the change in climate the predictability of natural hazards has changed also and what were known as 100-year floods or floods that were supposed to occur once every 100 years, could occur more often increasing the frequency of severe flooding and causing greater risks to communities. Other effects caused by global climate change include global temperature rise, warming oceans, glacial retreat, SLR, declining arctic sea ice, extreme events, and ocean acidification (HCCDA, 2020).

In Hawai'i, the increase in temperature is three times as large as the global increase which in turn reduces the daily temperature rain. As temperatures rise, the State of Hawai'i should continue to see a decrease of rainfall as Hawai'i has already seen a 15-percent decrease in rainfall over the past 20 years. Other effects that Hawai'i has seen due to global climate change is SLR eroding 70-percent of beaches and shoreline retreat averaging 1 foot lost per year, low coastal areas experiencing more frequent flooding due to SLR, higher temperatures causing more frequent tropical cyclones, an increase in flash flooding and infrequent rain conditions, increased risks of tsunami impacts on coastal areas, increased risk of wildfire and drought conditions, increased earthquake hazard due to shifting of plate tectonics and global ocean acidification which can negatively impact marine animals such as corals, shell fish, and plankton (HCCDA, 2020).

The Hawai'i State Legislature passed a law (SB 2745) in 2012 that amends the State Planning Act to include climate change as one of the priority guidelines. In 2014, the Hawai'i State legislature passed the Hawai'i Climate Adaptation Initiative Act (Act 83, 2014), codified as Hawai'i Revised Statutes (HRS), Chapter 225P, which established an Interagency Climate Adaptation Committee (ICAC). The purpose of the act is to address the effect of climate change by implementing a climate adaption plan. On June 6, 2017, Governor David Ige signed Act 32, Session Laws of Hawai'i, which amended HRS, Chapter 225P by renaming the ICAC the "Hawai'i Climate Change Mitigation and Adaptation Commission." The *Hawai'i Sea Level Rise Vulnerability and Adaptation Report* was published in December 2017 by the commission to provide a basis for recommendations on reducing exposure and increasing adaptability to the impacts of SLR resulting from human-generated greenhouse gas (GHG) emissions. Research within the report notes that the intensity and frequency of natural disasters have increased and will continue to do so, and further provides technical projections of areas along the coast that are vulnerable to SLR based on the latest available science. The report finds that for Hawai'i, with no mitigative actions, 3.2 feet of SLR and its associated erosion, flooding, and waves will have significant impacts to the island's land, building and land values, residents, structures, and major roadways. Rising sea levels will increase the probability of coastal flooding and erosion, which could damage coastal infrastructure. Portions of the island vulnerable to 3.2-foot SLR by 2100 are referred to as the SLR Exposure Area (SLRXA) (PacIOOS, 2018).

The proposed Project site is primarily flat, with elevations ranging from 80 to 89 feet above mean sea level (MSL) throughout the entire site and is located miles away from the shoreline and is therefore outside of the SLRXA, as indicated in the Hawai'i Sea Level Rise Viewer (*Figure 3.2*) (HCCDA, 2020).

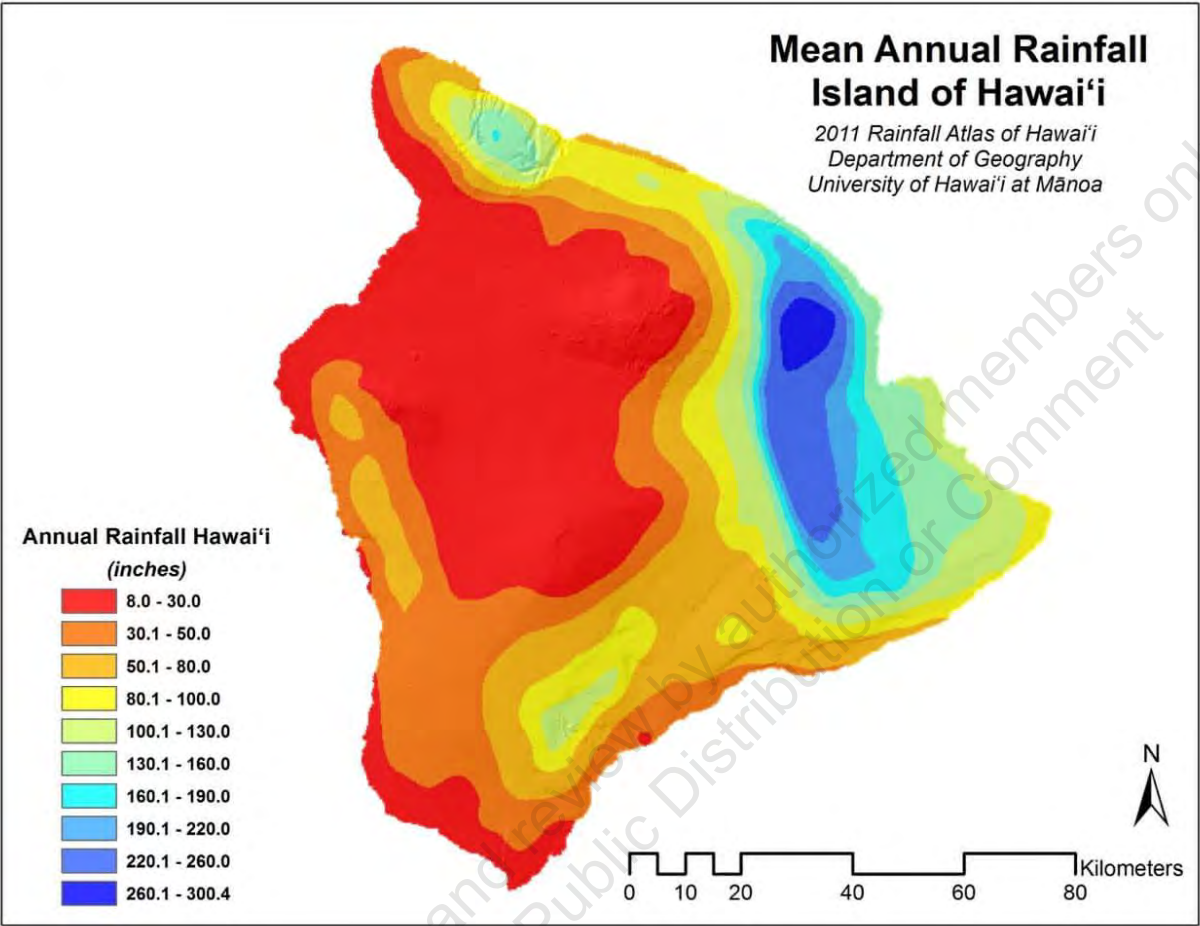


Figure 3.1

Mean Annual Rainfall





Figure 3.2

Sea Level Rise Exposure Area (UHCGG et. al. 2017)

## **Anticipated Impacts and Proposed Mitigation**

### ***Climate***

The proposed Project is not anticipated to result in impacts to the climate near the Project area or region; therefore, no mitigation measures are required.

### ***Climate Change and Sea Level Rise***

Climate change and SLR and associated coastal impacts are a concern for the State of Hawai'i and the world and requires a global response. Construction of the Project would not result nor constitute a source of impact to the climate of the Project area or region and does not propose activities that will lead to an increase in the generation of GHGs. The Project site is furthermore located outside of a SLRXA (HCCDA, 2020).

As discussed in *Chapter 3.3*, the Project will include BMPs where practical and feasible to improve storm water quality and manage storm water quantity. The proposed Project will maximize pervious and landscaped areas within the site to the maximum extent practicable. Dry swales, rain gardens, and infiltration trenches will be utilized for agricultural practices. As a result, all storm runoff will be detained onsite to attenuate the peak runoff flow (HCCDA, 2020).

The new Project will accommodate an community need for agricultural practices and natural hazard response capacity as the frequency and severity of storms increases. On the long-term, the Project will improve the County's overall response and adaptation to climate change and SLR (HCCDA, 2020).

## **3.2 Topography, Soils and Agriculture**

### **Existing Conditions**

The Project site has a slight slope from the southwest corner of the Site towards the northeast corner of the Site for a total slope percentage of 1.8-percent. The parcel has been previously disturbed and altered by extensive grading to create a flat area. The Project site has an elevation ranging from 80 to 89 feet above MSL.

According to the U.S Department of Agriculture (USDA), Soil Conservation Service, the parcel and the surrounding area comprise of "Papai" or extremely cobbly, highly decomposed plant material with 2 to 10-percent slopes (soil code: 628) (*Figure 3.3*). This soil is characterized by moderately rapid permeability, with fragmental material, and very slow permeability in the underlying bedrock, with negligible to low runoff. The soils in Pana'ewa are skeletal and come into contact with the underlying fragmented material 15 ¾ inches below the surface (USDA-NCSS, 2022).

Though the County of Hawai'i (County) has zoned this parcel as a part of the General Industrial District and DHHL zoned this area for Commercial use, the lands adjacent to the Project site are zoned for agriculture (see *Figure 1.3 - Figure 1.5*). Currently there are no agricultural plots or farms on the Project site; however, Railroad Avenue, which borders the parcel on the west, was part of the plantation's original railroad system. Historical accounts suggest that the lands in the vicinity of the parcel were once used for dairy cattle pastures, cattle ranching, timber harvesting, and "scattered vegetable gardens." The KPFA currently manages the Pana'ewa Farmers Market on one acre of the Project area; the remainder of the parcel is forested. The Project site currently has a grassy parking lot, three metal

tents under which house three to four planter boxes. A common crop used in agricultural activities in the area are macadamia nuts as shown by the abutting parcel.

### **Anticipated Impacts and Proposed Mitigation**

The Project will incorporate agricultural practices into their everyday operations and programming. The design charrette with KPFA and G70, concluded that the program must include Agri-education programs to encourage the growth of more products. This program will include the planting of site-specific crops as mother crops for the community, the use of crops and facilities to educate and learn new agricultural practices, encourage crops that can be cultivated, and growing a forestry ecosystem. This program will also include the introduction of a polyforest system where plants can support each other, and a biochar facility to use unwanted plants to create energy as a byproduct for from the farm. The Project facility will also include a DOH certified kitchen to further support agricultural activities and businesses. This kitchen can then be used for processing and storing produce which can then be sold at farmers market activities held on-site as well. The kitchen will also be used in cases of emergency and will be able to operate off grid in case of power outages.

The existing topography will be altered to the extent necessary for construction of the proposed Project. Grading will be limited to less than one acre (approximately 17,490 Square feet) and will be determined during the Project design phase. A grading permit approved by the County of Hawai'i (County) Planning Department (CoH-Planning) will be required for all grading activities. Site work will include limited grading and excavation for building the foundation and installation of utilities. Excavation at the site will be accomplished by using conventional excavating equipment. Detailed design will take into consideration the groundwater level.

For all ground disturbing activities, a Grading Plan, Erosion and Sediment Control Plan (ESCP), and Best Management Practices (BMPs) will be integrated into the construction plans. Construction BMPs may include, but are not limited to, stabilized construction entrances, stabilization of disturbed areas, silt-screens, re-vegetation, and maintenance of equipment. Grading, excavation, and other construction activities required for the Project will be in accordance with State and City regulatory requirements.

The Project is expected to increase agricultural use through programmatic activities that will occur when the RAIH is operational. The Project will include farms with site and place-specific crops, which will also act as mother-crops for the community, encourage specialty crops that can be cultivated in the area and promote a polyforest system with plants that can nurture each other. These crops will assist in providing more produce for the current farmers market and bringing in more revenue for the farmers. A certified kitchen will be incorporated into the Project design to offer a place where farmers can process & store their crops as well an area for vendors or fundraiser groups to make and distribute food. The pavilions in this Project will be used to educate community stakeholders, lessees and other educators on farming methods and

With the implementation of the proposed mitigation measures, the Project is not anticipated to result in a significant adverse impact on topography as the proposed improvements do not involve a substantial alteration of topographic conditions that adversely impact drainage patterns; or the excavation and/or disturbance of hazardous contaminants that compromise public health and safety. No additional mitigation is recommended.





Figure 3.3

USDA Soil Conservation Service Land Capability Groupings



### 3.3 Water Resources

#### Existing Conditions

##### **Groundwater**

DLNR, Commission on Water Resource Management (CWRM) is the primary steward of the State's water resources. CWRM has broad powers and responsibilities to protect and manage Hawai'i's water resources and administers the State Water Code (HRS §174C, 2008 amendment) and administrative rules. DHHL also has power over water on DHHL properties as deemed necessary to adequately supply livestock, aquaculture operations, agriculture operations or domestic needs of individuals upon any tract (HHCA, 1920). Other State agencies maintain responsibilities for water quality (DOH) and coastal zone management (DBEDT).

Groundwater units have been identified by CWRM to manage groundwater resources. Primarily determined by subsurface conditions, each island is divided into regions that reflect hydrogeological similarities within hydrographic, topographic, and historical boundaries. Sustainable yield estimates of aquifers have been developed by CWRM and are revised periodically based on recharge studies, groundwater models, other hydrogeologic studies, pumpage and deep monitor well data, and the identification of errors in previous models or studies. All revisions to the sustainable yields have taken place in accordance with statutory requirements. Revised sustainable yield estimates adopted by CWRM are official and are used for regulatory and planning purposes (CWRM, 2019).

The Project site lies within the Northeast Mauna Loa hydrological unit which consist of two aquifers, the Hilo aquifer, and the Keaau aquifer. The aquifer is characterized as predominantly high-level ground water. The sustainable yield estimate for the Hilo Aquifer Unit is 349 million gallons per day (MGD) (CWRM, 2018). The sustainable yield "...means the maximum rate at which water may be withdrawn from a water source without impairing the utility or quality of the water source as determined by the commission" (HRS §174C-3). Sustainable yield is based on reported water use subtracted from the estimated storage of the aquifer, estimated groundwater recharge, calculations based on ground and surface water interaction, and deep ground water well monitoring data.

DOH Safe Drinking Water Branch (SDWB) and Wastewater Branch (WWB) both work in accordance with each other to protect both surface and groundwater units for the people of Hawai'i. The SDWB administers underground injection control (UIC) program to prevent contamination from injection wells, which are used to dispose of water or other fluids into a groundwater aquifer. The boundary between exempted aquifers and underground sources of drinking water is generally referred to as the "UIC Line". Restrictions on injection wells differ, depending on whether the area is inland (mauka) or seaward (makai) of the UIC line (SDWB, 2019). The WWB, ensures wastewater is properly disposed without polluting waters to harm the health of people. The Project site lies above (mauka) of the UIC line, indicating that the underlying aquifer is considered a drinking water source. There are no water use wells or water monitoring wells on or near site.

##### **Surface Waters**

There are no surface waters, including streams or wetlands, within proximity to the Project area. Furthermore, there are no nearshore marine waters within the Project site. The subject property is located approximately 1.4 miles southeast of the Wailoa River, the nearest body of surface water. DOH classifies these waters as a "Class 1" stream, which according to HAR, Section 11-54-3 are protected

waters that should remain in their natural state as much as possible, with minimum pollution from human-caused sources for the protection and propagation of wildlife.

### **Anticipated Impacts and Proposed Mitigation**

#### **Groundwater**

No short- or long-term significant impacts to groundwater resources are anticipated during construction or operation of the proposed Project. No additional mitigation is recommended.

#### **Surface Waters**

Appropriate mitigative measures and controls would be applied consistent with sound engineering and operating practices for the protection of groundwater and surface water resources. Storm water runoff from construction areas will be regulated through adherence to the County's Department of Public Works (DPW) Storm Drainage Standards. The Project will incorporate site-specific BMPs to prevent soil loss, storm water runoff, and sediment discharges from the site. BMPs may include the use of a stabilized construction ingress/egress, inlet protection, and temporary filter sock perimeter controls. Control measures will be in place and functional before construction activities begin and will be maintained throughout the construction period. Project activities will comply with DOH regulations as set forth in HAR, Title 11 Chapter 54, Water Quality Standards and Chapter 55, Water Pollution Controls. The Project will disturb an area less than one acre and less than one acre of land area; therefore, a National Pollutant Discharge Elimination System (NPDES) general permit coverage authorizing discharges of storm water associated with construction activities will not be required for the Project from the DOH, Environmental Management Division, Clean Water Branch.

## **3.4 Flora and Fauna**

### **Existing Conditions**

A biological assessment was prepared for the Project by G70 and Hui Kū Maoli Ola in September 2021. See *Appendix C: Biological Survey*. The Project site includes a newly landscaped area along with vegetated surroundings that likely evolved from coastal-lowland or submontane rainforest into a semi-cultivated grassland or plain during the plantation era. Over time, the early coastal inhabitants of Hilo transformed the character of the inland forest through the introduction of agriculture. This area is located south east of Downtown Hilo. No plants or animals currently protected or proposed for protection under either the Federal or State of Hawai'i endangered species programs (DLNR, 1997, 2015; UFWs, 2015) were detected during the survey at the Project site.

#### **Flora**

The biological assessment of the site identified 59 plant taxa and three fungi taxa. Seven species from these 59 plant taxa could be considered native (either indigenous to Hawaii, or Polynesian introduced.) A diversity of introduced species and several extremely invasive species in particular have established themselves to successfully crowd out native vegetation at the site. The most abundant vegetation found on the Project site are trumpet tree (*Cecropia obtusifolia*), bingabang (*Macaranga mappia*), maile pilau (*Paederia foetida*), and the gunpowder tree (*Trema orientalis*). The indigenous and Polynesian introduced plants that were found on site include moa or whisk fern (*Psilotum nudum*), 'ōhi'a lehua (*Metrosideros polymorpha*), Pōpolo (*Solanum americanum*) la'i or ti (*Cordyline fruticosa*), fimbriatylis (*Fimbristylis dichotoma*), and Kō or sugarcane (*Saccharum officinarum*), and pepeiao, or Hawaiian

wood ear (*Auricularia cornea*). Aside from the ‘ōhi‘a lehua which was commonly found in the area, indigenous and polynesian introduced plants are either rare or uncommon. There are 9 species of plants that were classified as “weedy plants of concern” that exist on site, three of which are listed as Plant Species Designated as Noxious Weeds for Eradication or control Purpose by the Hawaii Department of Agriculture (HAR, Title 4 chap 68; last updated on June 18, 1992). The “weedy plants of concern” include: Fiddlewood (*Citharexylum spinosum*), Gunpowder tree, Jamaican lilikoi/passion fruit (*Passiflora laurifolia*), Maile Pilau, Octopus tree (*Scheffia actinophylla*), and the trumpet tree. The three noxious weed plants identified by Department of Agriculture are Koster’s curse (*Clidemia hirta*), Miconia (*Miconia calvenscens*), and Strawberry guava (*Psidium cattleianum*). A full list of the plants that were found on the property are in Table 3.1 below.

Table 3.1 Flora Species Found On Site			
Scientific Name	Common/Hawaiian Name	Biogeographic Status	Abundance
<b>BRYOPHYTES – MOSSES, LIVERWORTS, HORNWORTS</b>			
<i>Insomniella plumiformis</i>		Nat	C
<b>PTERIDOPHYTES - FERNS &amp; FERN ALLIES</b>			
<b>DAVALLIACEAE</b>			
<i>Davallia tyermannii</i>	white rabbit's foot fern	Nat	R
<b>NEPHROLEPIS</b>			
<i>Nephrolepis sp.</i>	sword fern	Nat	C
<b>POLYPODIACEAE</b>			
<i>Phlebodium aureum</i>	laua'e haole	Nat	C
<b>PSILOTACEAE</b>			
<i>Psilotum nudum</i>	moa, whisk fern	Ind	R
<b>THELYPTERIDACEAE</b>			
<i>Christella dentata</i>	downy wood fern	Nat	C
<b>FLOWERING PLANTS (DICOTS)</b>			
<b>ACANTHACEAE</b>			
<i>Justicia betonica</i>	white shrimp plant	Nat	R
<b>ANACARDIACEAE</b>			
<i>Mangifera indica</i>	mango	Nat	
<i>Schinus terebinthifolius</i>	Christmas berry	Nat	
<b>ARACEAE</b>			
<i>Anthurium andreaeum</i>	flamingo lily	Nat	R
<i>Colocasia esculenta</i>	black magic taro	Nat	R

**Table 3.1 Flora Species Found On Site**

Scientific Name	Common/Hawaiian Name	Biogeographic Status	Abundance
<b>ARALIACEAE</b>			
<i>Schefflera actinophylla</i>	octopus tree	Nat	C
<b>ASTERACEAE</b>			
<i>Ageratina riparia</i>	mistflower, Hamakua pamakani	Nat	U
<i>Bidens pilosa</i>	black jack	Nat	U
<i>Sphagneticola trilobata</i>	wedelia	Nat	C
<b>BEGONIACEAE</b>			
<i>Begonia vitifolia</i>	begonia	Nat	O
<b>CECROPIACEAE</b>			
<i>Cecropia obtusifolia</i>	trumpet tree	Nat	A
<b>CLUSIACEAE</b>			
<i>Clusia rosea</i>	autograph tree	Nat	O
<b>CUCURBITACEAE</b>			
<i>Momordica charantia</i>	bitter melon	Nat	C
<b>EUPHORBIACEAE</b>			
<i>Codiaeum variegatum</i>	croton	Nat	O
<i>Macaranga mappa</i>	bingabing	Nat	A
<i>Macaranga tanarius</i>	parsol leaf tree	Nat	C
<b>FABACEAE</b>			
<i>Canavalia cathartica</i>	maunaloa	Nat	O
<i>Falcataria moluccana</i>	Moluccan albizia	Nat	O
<i>Mimosa pudica</i>	sensitive plant	Nat	U
<b>LAURACEAE</b>			
<i>Persea americana</i>	avocado	Nat	U
<b>MALVACEAE</b>			
<i>Heliocarpus americanus</i>	white moho	Nat	C
<i>Melochia umbellata</i>	melochia	Nat	C
<b>MELASTOMATACEAE</b>			
<i>Arthrostemma ciliatum</i>	arthrostema	Nat	U
<i>Clidemia hirta</i>	Koster's curse	Nat	O

Table 3.1 Flora Species Found On Site			
Scientific Name	Common/Hawaiian Name	Biogeographic Status	Abundance
<i>Melastoma sanguineum</i>	fox-tongued melastome	Nat	C
<i>Miconia calvenscens</i>	miconia	Nat	C
<b>MORACEAE</b>			
<i>Ficus microcarpa</i>	Chinese banyan tree	Nat	U
<b>MYRTACEAE</b>			
<i>Metrosideros polymorpha</i>	‘Ōi’a lehua	Ind	C
<i>Psidium cattleianum</i>	strawberry guava	Nat	C
<b>PASSIFLORACEAE</b>			
<i>Passiflora laurifolia</i>	Jamaican lilikoi, passion fruit	Nat	U
<b>RUBIACEAE</b>			
<i>Oldenlandia corymbosa</i>	diamond flower	Nat	O
<i>Paederia foetida</i>	maile pilau	Nat	A
<i>Spermacoce exilis</i>	Pacific false buttonweed	Nat	U
<b>SAPINDACEAE</b>			
<i>Dimocarpus longan</i>	longan	Nat	U
<b>SOLANACEAE</b>			
<i>Solanum americanum</i>	pōpolo	Ind	U?
<b>ULMACEAE</b>			
<i>Trema orientalis</i>	gunpowder tree	Nat	A
<b>VERBENACEAE</b>			
<i>Citharexylum spinosum</i>	fiddlewood	Nat	C
<i>Stachytarpheta dichotoma</i>	blue vervain	Nat	O
<b>VERBENACEAE</b>			
<i>Citharexylum spinosum</i>	fiddlewood	Nat	C
<i>Stachytarpheta dichotoma</i>	blue vervain	Nat	O
<b>FLOWERING PLANTS (MONOCOTS)</b>			
<b>ASPARAGACEAE</b>			
<i>Cordyline fruticosa</i>	ti, la’i	Pol	
<b>COMMELINACEAE</b>			

**Table 3.1 Flora Species Found On Site**

Scientific Name	Common/Hawaiian Name	Biogeographic Status	Abundance
<i>Commelina diffusa</i>	honohono	Nat	U
<b>CYPERACEAE</b>			
<i>Cyprus polystachos</i>	Manyspike flatsedge	Nat	U
<i>Fimbristylis dichotoma</i>	fimbristylis	Ind	U
<i>Kyllinga brevifolia</i>	green/white kyllinga	Nat	C
<b>POACEAE</b>			
<i>Digitaria sp.</i>	crab grass	Nat	C
<i>Megathyrsus maximus</i>	guinea grass	Nat	C
<i>Melinis minutiflora</i>	molasses grass	Nat	R
<i>Paspalum conjugatum</i>	Hilo grass	Nat	O
<i>Paspalum sp.</i>	paspalum	Nat	O
<i>Saccharum officinarum</i>	kō, sugarcane	Pol	R
<i>Stenotaphrum secundatum</i>	St. Augustine grass	Nat	C
<i>Urchloa/Brachiaria mutica</i>	California grass	Nat	C
<b>GYMNOSPERMS</b>			
<b>PODOCARPACEAE</b>			
<i>Podocarpus gracilior</i>	fern pine	Nat	R
<b>FUNGI</b>			
<b>AURICULARIACEAE</b>			
<i>Auricularia cornea</i>	pepeiao, Hawaiian wood ear	Ind	R
<b>PHALLACEAE</b>			
<i>Dictyophora cinnabarina</i>	veiled lady/ bridal veil stinkhorn	Nat	R
<b>TREMELLACEAE</b>			
<i>Tremella fuciformis</i>	snow fungus	Nat	R

## Fauna

During the assessment, eight species of avifauna and four species of terrestrial fauna were observed at the Project site. None were indigenous or Polynesian introduced; however, the 'ōpe'ape'a or the Hawaiian Hoary bat (*Lasiurus cinereus semotus*), which is listed as an endangered species under both the federal Endangered Species Act and Hawai'i Endangered Species laws, could exist on the Site as the survey was done during mid-day when 'ōpe'ape'a are typically inactive. The four terrestrial species observed include feral pigs (*Sus scrofa*), green anole lizards (*Anolis carolinensis*), little fire ants (*Wasmannia auropunctata*) and coqui frogs (*Eleutherodactylus coqui*). Though coqui frogs were not

seen, they were heard in the area during the survey. The most abundant terrestrial animal observed at the Project site is the green anole lizard while both the feral pigs and the coqui frogs are naturalized and invasive. The eight avifauna species that were observed in the Project site were the cattle egret (*Bulbulcus ibis*), northern red cardinal (*Cardinalis cardinalis*), zebra dove (*Geopelia striata*), spotted dove (*Spilopelia chinensis*), red-billed leiothrix (*Leiothrix lutea*), house sparrow (*Passer domesticus*), saffron finch (*Sicalis flaveola*), and the common myna (*Acridotheres tristis*). The most common avifauna observed were the cattle egret, the red-billed leiothrix, and the saffron finch.

### **Anticipated Impacts and Proposed Mitigation**

#### **Flora**

The proposed Project is not anticipated to impact endangered or threatened plant or animal species. One recommendation by the biological assessment is to retain some of the existing fruit trees such as mango, avocado, mountain apple and 'ōhi'a trees. If possible, the Project would reintroduce native species which have historically been known to the area and could encourage the return of populations. Plant species recognized as invasive should be removed to the extent possible to prevent further spread; Strawberry guava, miconia and bingabing pose the greatest challenge as they comprise the bulk of the vegetation on the parcel. The juvenile gunpowder trees at the edge of the maintained area have been identified as on priority for removal as the fast-seeding plant could disturb nearby areas and become the primary vegetative cover. Effective control methods will vary depending on the species and may include a combination of manual and chemical approaches. Clearing of large areas may reduce the population of one type of introduced species while allowing, possibly more dangerous species to take its place. Once an area is cleared of invasive vegetation it should be immediately replanted and or continually monitored to prevent invasive plants from regaining. Existing trees may be relocated elsewhere on the Project site. Another recommendation put forth by the biological assessment is to cultivate crops that provide cultural significance to native Hawaiians including indigenous and Polynesian introduced trees and Root vegetables. New landscaping of the parcel will utilize indigenous species whenever possible, particularly those species which are best suited for the region's soil and climate conditions.

Rapid 'Ōhi'a Death (ROD) is a fungal pathogen that threatens the life of 'ōhi'a trees on almost every island in the state. This fungal pathogen began on Hawai'i Island in the district of Puna and has since spread to all corners of the Island. There is no cure for the trees infected with ROD nor is there any fungal treatments for the two species of *Cyrtocystis* fungal pathogens known to cause ROD. The College of Tropical agriculture and Human Resources (CTAHR) recommends that infected trees be removed by contracting a certified arborist who is familiar with the sanitation protocol and necessary decontamination procedures. ROD remains a severe threat to 'ōhi'a populations on Hawai'i Island and preventing further spread requires strict adherence to prescribed decontamination practices.

The following actions are recommended to prevent the spread of ROD:

- Avoid injuring 'ōhi'a trees by keeping sharp objects (i.e., lawnmowers, saws) away from trees and stepping over and around roots. Wounds may serve as entry points for the fungus.
- Before entering a forested area brush all soil and debris off shoes, gear, and tools. Spray these objects with 70-percent isopropyl alcohol. Coat the sole of the shoe with the isopropyl alcohol and allow it to sit for at least 15 seconds to avoid spread. Clean all shoes and gear again after use especially when used on infected 'ōhi'a. Clothes should be cleaned before and after entering the forests using hot water and soap.
- Do not move 'ōhi'a wood or 'ōhi'a parts from the site and do not transport 'ōhi'a inter-island.



- If using a vehicle off road or in an area known to be affected by ROD, the tires and undercarriage of the vehicle should be washed with a high-pressure water source and all soil and mud removed.

With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant adverse impact on Federally- or State-listed, threatened, or endangered flora species. No additional mitigation measures are recommended.

### **Fauna**

Invasive fauna is an issue on the Project site and control measures should be put in place to lessen the impact these animals could have on the Project and the surrounding area. Feral pig populations should be managed, via fencing, hunting, trapping, and snaring, as pigs are one of the main vectors for the spread of invasive species. The Project site is in South Hilo where populations of Little Fire Ant (LFA) are known to occur and where surveyors frequently encountered such populations when moving through vegetation at the south end of the site. LFA infestations should be reported to Hawaii Department of Agriculture (HDOA) via the State Pest Hotline prior to the administration of any treatment to ascertain the of the infestation and pesticide suitability. Though the infestation in East Hawaii of LFA exceeds the HDOA resource, however, field staff can help identify LFA and provide advice on the most appropriate control methods. Treatment involves the use of prescribed pesticides designed to be carried to worker ants back to the nest where it will be fed to the other ants and queens resulting in the end of the colony as a whole. Specific chemicals are recommended to prevent contamination of food crops growing in the area. Sustained and consistent treatments are necessary to completely eradicate an infestation. Resources for the survey and treatment of LFA are available on the Hawaii ant lab.

Although not identified during the avian and terrestrial mammal surveys, the potential presence of the Hawaiian Hoary bat may require additional consideration and mitigation measures in accordance with the letter from DLNR-Division of forestry and Wildlife (dated: October 31<sup>st</sup>, 2022):

- Hawaiian Hoary Bat – It is possible that the Hawaiian hoary bat, or ‘ōpe‘ape‘a (*Lasiurus cinereus semotus*), may overfly the area on occasion. Some trees on the property have potential value as roosting habitat for this listed species. The Hawaiian hoary bat has been documented to use coconut palms (*Cocos nucifera*), kukui (*Aleurites moluccana*), avocado (*Persea americana*), shower trees (*Cassia javanica*), and eucalyptus (*Eucalyptus spp.*); (USFWS, 1998). To avoid any potential negative impacts to roosting bats, woody vegetation taller than 15 ft will not be removed during pupping season (between June 1 and September 15). Additionally, barbed wire will not be utilized for fencing.

With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant adverse impact on fauna species, as the Project will not result in a substantial decline or take of a Federally- or State- listed, threatened, or endangered species. No additional mitigation is recommended.

### 3.5 Natural and Manmade Hazards

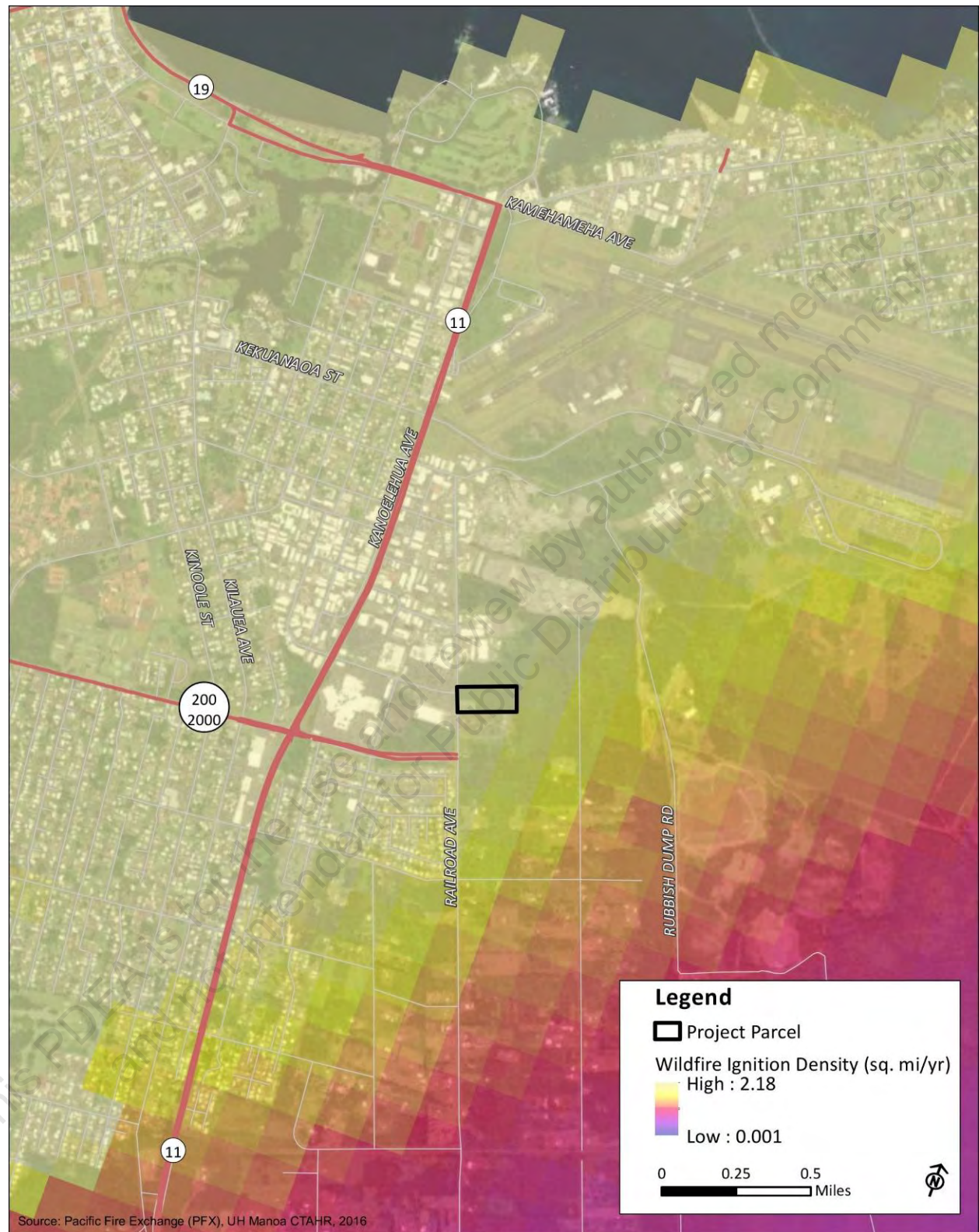
The island of Hawai'i is susceptible to potential natural hazards, such as wildfires, earthquakes hurricanes, tropical storms and high winds, flooding and tsunami inundation, volcanic eruption, and manmade hazards. The island's unique geographical challenges, aging infrastructure, and fragile logistics system further highlight the importance of collaborative effort over time to manage complex emergency management issues. As such, the proposed Project will support the community, coordinate communication and resources, and ensure that the physical and social needs can be met in preparation of, during, and post-recovery of a natural disaster or pandemic related event. These hazards are ordered by their hazard risk rating for the County which was determined by multiplying the hazards probability factors by the sum of the hazards impact factors on people, property, and economy (HCCDA, 2020).

#### Existing Conditions

##### **Wildfires**

A wildfire is any uncontrolled fire occurring on undeveloped land that requires fire suppression. The Hawaiian Islands are vulnerable to wildfires, especially during the summer months from prolonged drought and/or high winds. Wildfire hazards present a great risk to vegetation and wildlife habitats. The greatest danger of fire is where developed, urbanized areas border densely vegetated areas or wildland (trees and brush), also known as the wildland-urban interface (WUI). Overgrown vegetation close to homes, pockets of open space within subdivisions, and an increase of non-native high fire-intensity plants around developed areas pose increasing threats to commercial, community, environmental, and residential resources. WUI fires tend to be more damaging than urban structural fires and are often difficult to control. Short-term losses caused by wildfire can include the destruction of timber, wildlife habitats, scenic vistas, and destruction of watersheds can increase the vulnerability of flooding. Long-term effects include smaller timber harvests, reduced access to affected recreational areas, destruction of cultural and economic resources, and community infrastructure. These types of hazard events could also cause contamination to reservoirs, destroy transmission lines, and strip slopes of vegetation which weakens soils and causes runoff contributing to future land slides and flooding. Wildfires can be ignited by lightning or any human activity such as smoking, campfires, equipment use, and arson (HCCDA, 2020).

According to the Hawai'i Wildfire Management Organization data and the Communities at Risk from Wildfires (CARW) maps referenced in the *County of Hawai'i Multi-Hazard Mitigation Plan*, the Project site's risk from wildfire is low, see *Figure 3.4*. The site is developed and is adjacent to overgrown vegetation, however this area receives a generous amount of rainfall annually and therefore does not provide great risk. Notably, climate change has the potential increase vulnerability to wildfire in the State due to longer droughts, an increase in consecutive dry days, and a decrease in days of intense rainfall (HCCDA, 2020).



## Earthquakes

Earthquakes can be caused by the sudden dislocation of the crust or by a volcanic eruption with the former causing the most destructive quakes and are known to cause “seismic waves” which travel outward from the source of the earthquake at varying speeds. Moderate earthquakes occasionally occur in the islands; however, most cause little or no damage. The majority of earthquakes in Hawai‘i occur on and around the Island of Hawai‘i, especially in the southern districts of the island where the most active volcanoes in the State – Kilauea, Mauna Loa, and Loihi – are located (HCCDA, 2020).

The severity of an earthquake is classified by magnitude and intensity. Magnitude is a measure of the amount of energy released during an earthquake, while intensity is a measure of the severity of ground shaking. Seismic hazard is typically characterized in terms of peak ground acceleration (PGA) measured as a percent of Earth’s gravitational acceleration (%g). For example, areas with a PGA at less than 17-percent have a very small probability of experiencing damaging earthquake events, while areas with a PGA at over 100 %g would make it difficult to stand and could topple structures. Seismic Design Categories (SDC) reflect the likelihood of experiencing earthquakes of various intensities. Building design and construction professionals use SDCs to determine the level of seismic resistance required for new buildings (HCCDA, 2020).

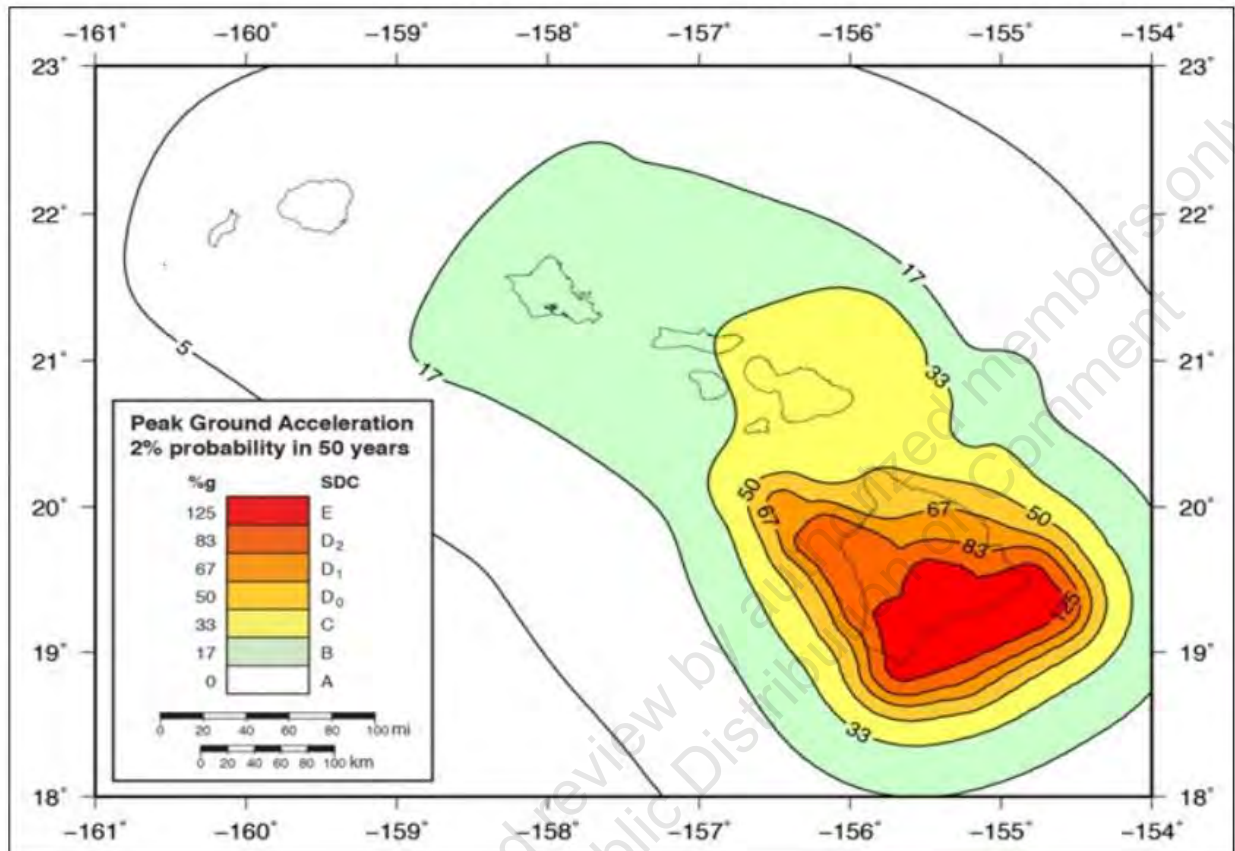
Due to its ongoing volcanic activity, the County is expected to continue to experience thousands of earthquakes per year. Despite the number of earthquakes on Hawai‘i Island, only a few of them will be felt. This is evident as only 17 earthquakes have had a magnitude 6 or greater between 1868 and 2019, which is equates to once every nine years on average. The United States Geologic Society (USGS) estimates a 50-percent probability that an earthquake with a magnitude of 6.5 or greater could occur on Hawai‘i Island for in the next 10-years. The last major earthquake to be felt on Hawai‘i Island was the Kiholo Bay Earthquake in 2006, which consisted of two significant earthquakes, the magnitude 6.7 earthquake in Kiholo Bay and the 6.0 magnitude earthquake in Mahukona. This event resulted in heavily damaged structures concentrated in Waimea and Hāwī, the south side of the island sustained very little damage and there were no reported injuries or deaths.

Figure 3.5 depicts the maximum PGA expected over the next 50 years in the State with at least a 2-percent chance of exceedance (HCCDA, 2020). Colors indicate shaking in PGA and the corresponding SDC. According to USGS, expected ground acceleration on Hawai‘i is between 50%g and 125%g with an SDC of “D<sub>0</sub>”, “D<sub>1</sub>”, “D<sub>2</sub>”, and “E”, which indicates an earthquake hazard of very strong intensity with considerable damage even to structures specifically designed to withstand earthquakes. The seismic hazard in the Project area is listed 83%g with SDC of “D<sub>2</sub>” (HCCDA, 2020).

The potential impacts of global climate change on earthquake probability are unknown. For example, some scientists believe that melting glaciers could induce tectonic activity. Secondary impacts of earthquakes could be magnified by climate change, as rising air temperatures facilitate soil breakdown and intense rainstorms cause greater erosion or greater susceptibility to dam failure (HCCDA, 2020).



Source: USGS, [https://volcanoes.usgs.gov/observatories/hvo/hazards\\_earthquakes.html](https://volcanoes.usgs.gov/observatories/hvo/hazards_earthquakes.html)



**Figure 3.5 Earthquake Hazard Map for State of Hawai'i**

### *Hurricanes, Tropical Storms, and High Winds*

In Hawai'i, northeast trade winds predominate throughout most of the year blowing at about 70-percent of the time. These winds generally range in velocity between 10 and 25 miles per hour (mph) with trade winds of 40-50 mph periodically occurring. Monthly counts of high wind events that have impacted the County over a 10-year period indicate that winter months are the most active. The overall average for high wind events on Hawai'i Island is 0.2 events per month which doubles to 0.4 events per month during the winter months (December- April) Windstorms can cause damage to utilities, potential disruption of energy resources, and disrupted services as a result of downed Debris. High winds can also contribute to strong surf and coastal erosion (HCCDA, 2020).

Tropical cyclones are the most dramatic, damaging, and potentially deadly events that occur in the State of Hawai'i with Hurricanes being the most damaging. The Central Pacific experiences for to five tropical cyclones a year between the months of June and November with peak formations occurring between August and September. This time frame is known as hurricane season. A weak tropical cyclone with wind speeds less than 38 mph is categorized as a tropical depression while a tropical cyclone with sustained winds between 39 mph and 73 mph are categorized as tropical storms. Hurricanes are characterized by strong sustained winds with speeds greater than 74 mph and by widespread heavy rains more than six inches. All three categories of tropical cyclones can cause storm surge, which can cause the mean water level to increase by 15 feet or more and has been responsible for nearly 90-percent of all hurricane-related deaths and injuries. These tropical cyclones can also

cause wind damage which can decimate tree populations, down power lines and utility poles, damage signs and damage or destroy homes and buildings. Flying debris can also harm both structures and peoples. Strong winds can also produce microbursts and small tornadoes, which are small, localized wind bursts that can reach speeds of greater than 200 mph. Depending on the wind speeds, hurricanes can damage onshore buildings and structures and vessels within the harbor. The last thing these cyclones could cause is heavy rainfall which can extend for hundreds of miles and may last several days affecting areas after the hurricane has passed. Heavy rains may result in deadly and destructive flooding. The weather associated with hurricanes, tropical storms, and tropical depressions typically lasts between 12 to 18 hours, with a slow-moving storm lasting around 24 hours. Hurricanes are classified according to “Category”, according to wind speeds as follows: Category 1 hurricanes have wind speeds between 74 to 95 mph; Category 2 hurricanes have winds between 96 to 110 mph; Category 3 (major) have wind speeds of 111 to 129 mph; Category 4 (major) have wind speeds from 130 to 156 mph; and, Category 5 hurricanes have wind speeds exceeding 157 mph. Category 1 and 2 storms are still dangerous and require preventative measures (HCCDA, 2020).

Hurricanes occasionally approach the Hawaiian Islands, but rarely reach the islands with hurricane force wind speeds. Records show that strong windstorms have struck all major Hawaiian Islands. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August 1950. Since that time, five hurricanes have caused serious damage in Hawai‘i: Nina (1957), Dot (1959), ‘Iwa (1982), Estelle (1986), and ‘Iniki (1992). The island of Hawai‘i has never experienced a hurricane or tropical storm make direct landfall in modern history. However, the island has been subject to indirect effects when storms pass close to the islands, such as heavy rain, strong winds, and storm surge. Tropical Storm Iselle (2014) brought heavy rains along with 50 mph winds to Hilo and 60 mph winds to Puna which resulted in downed trees and wires, and widespread power outages leaving many Puna residents without power for several days. Storm surge induced by hurricanes pose a flooding risk to the island. There have been 14 storms between 1949 and 2008 of Category 1 or higher that have come within 200-nautical miles of the state. The Hilo coastline is especially susceptible (HCCDA, 2020).

It is difficult to predict when these natural events may occur, but it is reasonable to expect that future events will occur and may be increasing in frequency due to global climate change. The entire State of Hawai‘i is vulnerable to the damaging impacts of hurricanes. The coastal areas of the State are more susceptible to damage caused by a combination of high winds and tidal surge. Inland areas, especially those in the 1-percent and 0.2-percent annual chance flood areas designated by FEMA are at risk due to heavy rains and flooding caused by storms. The Project area is, however, no more or less vulnerable than the rest of the County to the destructive winds and torrential rains associated with hurricanes (HCCDA, 2020).

### ***Flooding and Tsunami Inundation***

The Project site itself is primarily flat and level throughout, with an elevation ranging from 80 to 89 feet above MSL. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map number 1551660910F, effective on September 29, 2017, the Project area is located in Zone “X”, an area determined to be outside the 0.2-percent annual chance floodplain and outside of the 500-year floodplain and outside of the special flood hazard area (*Figure 1.6*). There is a minimal to no threat of serious riverine or coastal flooding at the Project site, nor is the parcel subject to any flood regulations. The site is not located within a FEMA Special Flood Hazard Area (SFHA) (HCCDA, 2020).

Tsunamis consist of a series of high-energy waves that radiate outward like ripples in a pond, from an area where generating event occurs. The waves arrive at shorelines over an extended period. According to the *National Tsunami Hazard Assessment*, the State as a whole is classified as a “high hazard” area due to the number of run-ups, the frequency of occurrence, and a large number of earthquakes with magnitudes greater than 3.0. Tsunamis are induced in three ways on Hawai‘i Island, earthquakes, landslides, and submarine volcanic explosions. Hawai‘i has experienced the highest number of tsunami-associated deaths in the country. The most devastating tsunamis to hit the Island of Hawai‘i in the past century occurred in 1946 and 1960. In both cases the worst damage was inflicted in Hilo and along the northeastern coast of the island. The 1946 tsunami originated in the Aleutian Islands and struck Hawai‘i without warning killing over 170 people mainly in Laupahoehoe and Hilo where wave heights averaged 30-feet. The tsunami in 1960 originated in Chile and advanced upon the island from the southeast and its effects were once again greatest in Hilo. The arrival time of the tsunami was correctly predicted, but many people failed to heed the warnings, and evacuation efforts were insufficient. As a result, 61 lives were lost as waves up to 35 feet high crashed through homes. Entire city blocks were swept clean of buildings and 580 acres were flooded causing \$23 million in damages (HCCDA, 2020).

Tsunami inundation area data was created in 2009 by the County and was computed using the inundation limit from the 1946 Aleutian, 1952 Kamchatka, 1957 Aleutian, 1960 Chile and 1964 Alaskan Tsunamis, the five most destructive tsunamis affecting Hawai‘i in the last century, stimulated at both MSL and high tide conditions. This data and its interpretations are intended for emergency management reference and evacuation zone development. The updated inundation limits generally show more severe inundation in flat areas adjacent to steep slopes See *Figure 3.6*. Distant tsunamis have an annual probability of affecting Hawai‘i of approximately 10-percent. Local tsunami events occur with an approximate of 2-percent probability in a year (HCCDA, 2020).

According to the National Tsunami Hazard Mitigation Program, tsunami events with run-ups of more than 1-meter are most likely to be dangerous to people and property. Tsunami’s size and speed, as well as the coastal area’s form and depth, affect the tsunami’s impact. At some locations, the advancing wave front will be the most destructive and in other situations the greatest damage will be caused by the outflow of water back to the sea between crests. The outflow can carry enormous amounts of highly damaging debris resulting in further destruction. Typical signs of tsunami hazard are earthquakes and sudden unexpected rise or fall in coastal water levels. The Pacific Tsunami Warning Center (PTWC) is a cooperative effort involving 26 countries along with numerous seismic stations, water level stations and information distribution centers. National Oceanic and Atmospheric Administration’s (NOAA) National Weather Service (NWS) operates two regional information distribution centers: One in Palmer Alaska and the other in ‘Ewa Beach on O‘ahu. The ‘Ewa Beach distribution provides official tsunami warnings for the State depending on the level of seismic activity recorded and potential for a tsunami. Tsunami warning levels include Tsunami Warning, Watch, Advisory, or Information Bulletin/Statement in decreasing order of risk, PTWC is managed by NWS. The PTWC begins to function when a Pacific basin earthquake of magnitude 6.5 or greater triggers an earthquake alarm. From the PTWC, NWS disseminates interpretive information to emergency managers, and other officials, news media, and the public. For distant-source tsunamis, HCCDA coordinates the statewide sounding of the first tsunami warning siren. The HCCDA is responsible for emergency operations plan and subsequent siren soundings, disseminating public information on tsunami evacuations, and issuing the all-clear for the County (HCCDA, 2020).





**Figure 3.6**

**Tsunami Evacuation Zone Map**

## Volcanic Eruptions

The Hawaiian Islands are young land masses born from tectonic shifting and volcanic activity within the Pacific Ocean. The islands were created by a hotspot beneath the Earth's crust over which the County is currently located. Though the hotspot is stationary, the Pacific tectonic plate has drifted in a northwesterly direction for millions of years moving approximately 9 centimeters a year. This movement over the hotspot has caused a chain of islands to be born with Kaua'i being the oldest of the main islands at about 5 million years old, and the island of Hawai'i is about 700,000 years old. The impacts that volcanoes have when erupting include lava flows, volcanic gasses (VOG), laze, explosive eruption, ashfall, seismic activity, tsunamis, ground failure, volcanic glass, and acid rain (HCCDA, 2020).

Volcanic eruptions can lead to a few different hazards including lava flows, explosive eruptions, ground failure or subsidence and even volcanic glass. Explosive eruptions can eject debris and hazardous up to 35,000-feet reaching the subtropical Jetstream. These explosions can also create surges of pyroclastic flows consisting of hazardous products like hot ash, hot gas and hot lava that hug the ground and can travel at hurricane speeds. There are a variety of products that can be ejected from a volcano during an explosive eruption including tephra or fragments of rocks which can vary in size from large fragments to very fine-grained material. Lava flows are the main concern when it comes to volcanic eruptions. Lava flows present a potential threat to homes, infrastructure, natural and cultural resources, and entire communities. This hazard travels downslope toward the ocean, increasing in speed as it reaches steeper slopes and decreasing its speed on flatter areas, burning, and burying everything in its path. Lava entering the ocean can build new land known as lava deltas, which can be unstable and prone to sudden collapse which can cause local explosive activity that hurls hot rocks hundreds of yards. Lava flow hazard zones are developed based on location and frequency of historic and prehistoric eruptions. The two most recent lava flows that have affected communities occurred as include the 2018 Kīlauea lower east rift zone which consisted of 24 fissures that caused entire neighborhoods, including Kapoho, Leilani estates and Nanawale estates, to be covered in lava. The latest flow occurred as recently as December 2022 at Maunaloa where lava came across the Maunaloa access road hindering causing damage to powerlines as well as road infrastructure. The path of the lava flowed in a northwest direction and stopped before reaching the Daniel K Inouye Highway. No other damages were caused due to the lava flow. This event was unprecedented as Maunaloa has not erupted since 1984. Underground magma injections and ground shaking from volcanic earthquakes can produce ground fractures and lead to subsidence which can impact the environment, human activity, and infrastructures. Subsidence is the gradual caving in or sinking of an area of land and occurs most commonly at the summits or rift zones of active volcanoes during magma intrusion and volcanic eruptions or at vents that have been drained of magma. The lack of support can create pit craters that are yards across. Volcanic glass also forms from the molten lava if it cools too quickly for crystals to form leaving a skin of glass. The molten lava that is ejected into the air from a volcanic eruption can be ejected into the air when cooled and spun in the air to form basaltic glass fibers called Pele's hair. Hawai'i Volcano Observatory (HVO) has issued warnings to avoid exposure because this type of glass can cause skin and eye irritation and walking along glassy surfaces can be deemed unstable (HCCDA, 2020).

The volcanic steam is another major concern caused by volcanic eruption as it can create VOG, laze, ashfall, and even acid rain. VOG is a hazy mixture of sulfur dioxide (SO<sub>2</sub>) gas and aerosols (tiny particles or droplets) caused by SO<sub>2</sub> and other volcanic gases combining with and interacting chemically with oxygen, moisture, dust, and sunlight. The aerosols are primarily sulfuric acid and other sulfate (SO<sub>4</sub>) compounds. The short-term effects of VOG can be irritation to the eyes, nose, throat, and respiratory tract causing inflammation, burning eyes, coughing and difficulty breathing. VOG can also be corrosive

which could cause severe economic loss on private and public property. Particularly severe occurrences of VOG can disrupt the tourism industry as visitors cut trips short or spend more time indoors causing a temporary dip in economy. Long-term effects of VOG include corrosion of steel structures. Laze is formed when molten lava enters the ocean, creating a cloud of steam that contains harmful components. The plume is an irritating mixture of gaseous hydrochloric acid (HCl), steam, and tiny volcanic glass particles. Those that are most vulnerable to VOG include people with asthma or respiratory conditions, people with cardiovascular disease, older adults, infants, and children, and new or expecting mothers. Ashfall is described as the volcanic ash which is hazardous and can affect structures, power facilities, water systems, ground and air transportation, agriculture, and human health. Volcanic ash is dispersed by wind and fall as a very wet and slick material that covers buildings and infrastructure. According to health experts, the public should be aware of ashfall locations to minimize exposure as fine ash particles can cause nasal irritation and discharge, throat irritation, sore throat, and airway irritation in people. Coarser ash can cause eye and skin irritation. Other effects ashfall can create are reduced visibility during driving, shutting down critical infrastructure that depends on power supply, contaminating water, damaging water supplies, disabling municipal sanitation systems, or collapsing roofs due to ashfall weight. The last hazard that accompanies volcanic eruptions exists in the form of acid rain. Acid rains contain high concentrations of  $\text{SO}_2$  and if concentration increases there is a higher chance that its acid will fall from these plumes. This hazard can cause a variety of problems for infrastructure including the corrosion of infrastructure, impacts to drinking water, leaching of lead from roofing and plumbing materials contaminating rainwater-catchment systems, damage to the eye, impacts to the mucous membrane and health impacts on the respiratory system. These hazards are still present today as the Kīlauea continues to show activity and its plumes continue to rise into the subtropical Jetstream which affects the entire State (HCCDA, 2020).

Volcanic monitoring and surveillance in the County is based on the movement of molten rock or magma and/or volcanic gas beneath a volcano that will precede any large eruption. HVO uses three primary techniques to detect magma and monitor its movements: Monitoring of volcanic earthquakes, Monitoring of ground deformation, and Monitoring of the chemistry of volcanic gases. HVO also has 65 seismic stations on the island of Hawai'i to monitor volcanic earthquake activity. HVO aims to provide weeks to months of warning guidance radio signals of potential eruptions at Maunaloa and hours to days warning at Kīlauea. The USGS volcano-alert system is based on data analyzed by HVO monitoring networks. This alert system issues separate alerts for persons on the ground (normal, advisory, watch, and warning), and for aviators (green, yellow, orange, and red). The County DOH has also created a warning system to help the community take protection actions based on levels of volcanic  $\text{SO}_2$  (green/trace, yellow/light, red/high, and purple/extreme). The color code is based on a forecast of data and uses volcanic emission levels, weather, wind, and historical data (HCCDA, 2020).

The U.S. Geological Survey first prepared maps showing volcanic hazard zones for the County in 1974. The most current revised map (1992) divides the island into zones that are ranked 1 through 9 based on the historic probability of coverage by lava flows, see *Figure 3.7*. This map shows the relative hazard of volcanic eruptions across the island and are meant to be used for general planning purposes instead of determining the absolute degree of danger that occurs at one site. The area between Pahoa and South Hilo stretching south toward Ka'ū is all considered to be in zone 3 which is a fairly high severity rating and indicates that a lava flow could occur in Hilo if Maunaloa or Kīlauea were to have a big enough volcanic eruption. Comparatively, North Hilo, Hamakua, and Kohala all have very low probabilities of being inundated by a lava flow (HCCDA, 2020).



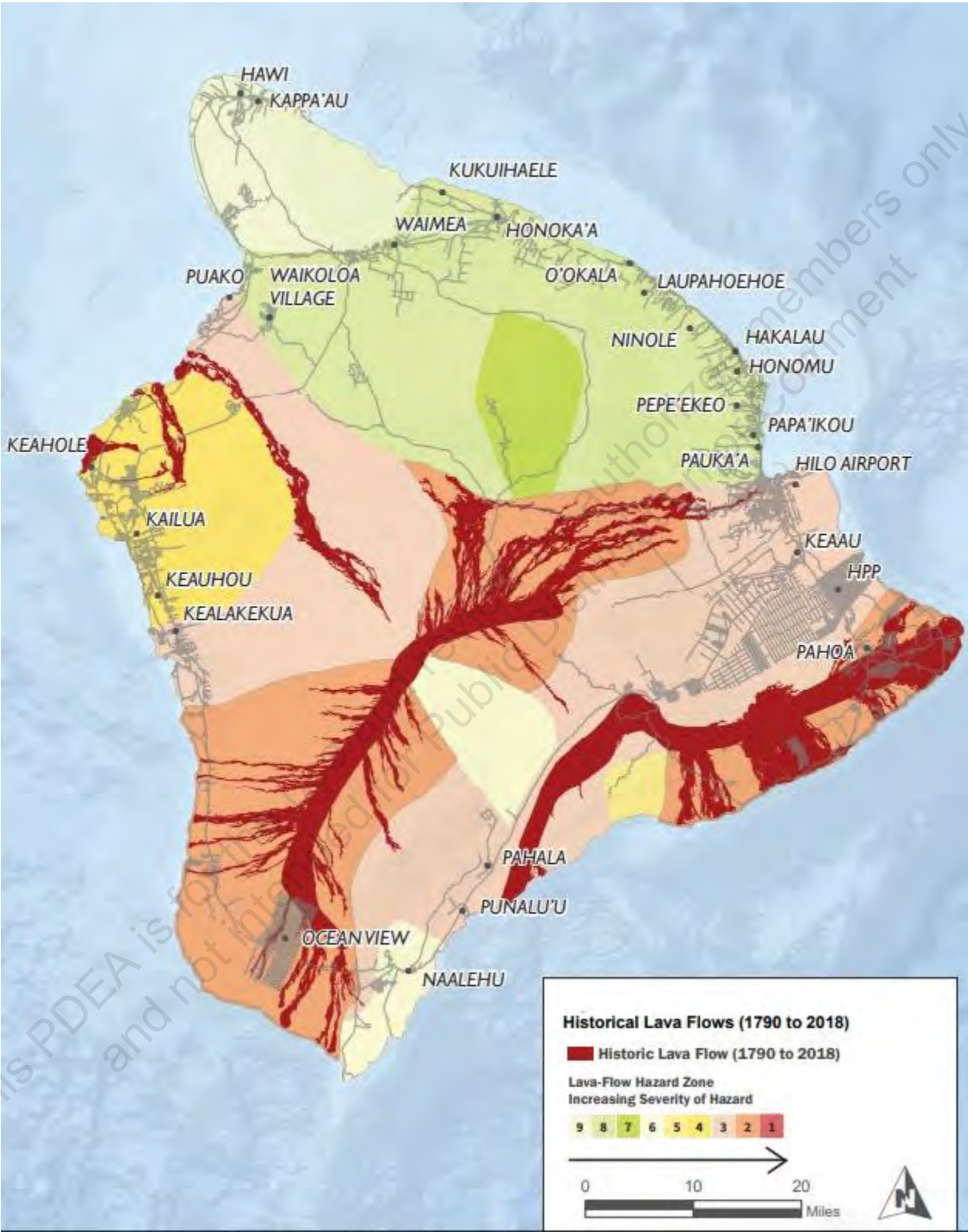


Figure 3.7

Historical Lava flows and Lava-Flow Hazard Zone

### ***Manmade Events***

According to FEMA, manmade hazards are distinct from natural hazards in that they originate from human activity (FEMA I, 2003). While the risks presented by natural hazards may be increased or decreased as a result of human activity, they are not inherently human-induced. Manmade hazards in Hawai'i includes terrorism. Terrorism refers to the use of Weapons of Mass Destruction (WMD), including biological, chemical, nuclear and radiological weapons; arson, incendiary, explosive, and armed attacks; industrial sabotage and intentional hazardous materials releases; and "cyberterrorism." Within these general categories, however, there are many variations (FEMA II, 2003).

Terrorism threat prevention and protection is designated to the State Department of Defense (DOD), Homeland Security Division pursuant to HRS, Chapter 128A. Terrorism threat monitoring and detection is conducted at the State Fusion Center and the U.S. Pacific Command Joint Operations Center. In the event of a homeland security emergency in the State, Hawaii Emergency Management Agency (HI-EMA) is responsible for coordinating the State's government response to impacts of the incident in cooperation with other Federal, State, and County agencies responding to the event (HI-EMA, 2018). On Hawai'i, the County Civil Defense is responsible for coordinating with HI-EMA.

Due to rising geopolitical tensions between the U.S. and North Korea, Hawai'i may be vulnerable to missile and nuclear threat, prompting preparation that began in late 2016. HI-EMA manages the State Warning Point (SWP), which is staffed on a 24-hour, 7 day-a-week basis. In the case of a possible missile launch, the U.S. Pacific Command Joint Operations Center would notify the SWP. Upon receipt of this notification, HI-EMA will activate the "Attack-Warning" signal on all outdoor sirens statewide and transmit a warning advisory on radio, television, and cellular telephones within two minutes (DoD, 2021). In cases of a missile threat, there are no public shelters (blast or fallout) designated in the state due to the short warning time. Most recently, a false missile alert was issued on January 13, 2018 by Hawaii Emergency Management Agency. Various investigations have subsequently taken place by the State DoD and HI-EMA. The incident is currently under investigation by the Federal Communications Commission Public Safety and Homeland Security Bureau. Meanwhile, HI-EMA continues to take action to improve its processes while all future drills have been suspended until a full analysis has been completed.

### **Anticipated Impacts and Proposed Mitigation**

The Project will not increase the risk of human health or property damage due to natural hazards. The purpose of the Project is to construct a new structure for community members to shelter during natural and manmade hazard events and therefor assist in preparation, mitigation, and recovery efforts for those impacted by these events. The Project will serve as a resiliency hub supporting community and public safety as well as public awareness and community awareness during a wide range of natural hazard and emergency situations. The Project is a necessary and important component to County's overall natural hazard response and mitigation strategy.

### ***Wildfire***

The Project site is in a low-risk environment with an urban built environment, and a rain forest surrounding the Project site. No adverse impacts due to construction or long-term operation of the Project are anticipated, and no mitigation measures are required (HCCDA, 2020).

## ***Earthquakes***

Construction of the proposed Project is not expected to be adversely affected by seismic activity as the proposed new structure would be constructed for a long-term design life in accordance with the most current International Building Code (IBC) seismic design standards and County building code standards, which provides minimum design criteria to address potential for damage due to seismic disturbances. (HCCDA, 2020).

## ***Hurricanes, Tropical Storms and High Winds***

The effects of past storm events have caused minimal to no damage in the Project area. The future threat of hurricanes near the Project area cannot be calculated, although the frequency of hurricane threats may increase with climate change and warming ocean waters and the resulting rise in sea level. Waves generated by these storm events can cause coastal erosion and flooding, which will be worsened by SLR. According to research within the Hawai'i County Multi-Hazard Mitigation Plan, an estimated 20,166 households could be displaced 12,049 residents could require short-term sheltering during a Category 4 level hurricane event. The coastal shores are densely populated and therefor are vulnerable to storm surge. Downed trees, damaged buildings and debris carried by high winds can lead to injury or loss of life. This could also impact transportation lifelines both short-term (i.e., evacuation activities) and long-term (i.e., day to day commuting). Utilities could also suffer due to downed trees and damaged lines causing loss of power. The loss of power can impact business operations and can impact the heating or cooling for citizens. A category 4 hurricane may potentially cause over \$11 billion in property loss or 1,025,972 tons of structural debris to be removed. Disruption to the island's critical facilities including airports, harbors, transportation and utility infrastructure, and other public services could occur, impacting resident and visitor travel and all forms of economic activity. The County has 134 critical facilities within a Category 4 hurricane inundation area (HCCDA, 2020).

Tropical cyclones can be closely monitored and tracked by agencies such as the NOAA who offers multiple watch, warning and resource tools through the National Hurricane Center. The tropical cyclone forecast, and advisories contains a list of all current watches and warnings of a tropical cyclone. Forecasts include current latitude and longitude, intensity and system motion. The advisory contains of the cyclone positions, intensities, and wind fields. The next closest potential hurricane evacuation shelter near the Project area is Target located approximately 0.1-mile southeast of the Project site (HCCDA, 2020).

If a hurricane, tropical storm, or high winds occur during construction, activities would cease, and equipment will be secured in work and support areas. To mitigate against long-term potential impacts from hurricanes, the proposed Project will be designed to meet the current IBC and County building code requirements. The Essential equipment may also be located on higher floors wherever feasible to avoid inundation from storm surges. Though direct, secondary, or cumulative impacts related to hurricanes, tropical storms, and high winds are not expected at the Project site, this Project aims to assist those who may need temporary sheltering at this time, especially those residents living along the coast in Keaukaha and Hilo (HCCDA, 2020).

## ***Flooding and Tsunami Inundation***

Short-term impacts due to flooding or tsunami inundation are not expected. During construction, activities would cease for the period that the flood or tsunami hazard exists. Equipment would be secured in work and support areas. No additional impacts related to construction are anticipated (HCCDA, 2020).

No long-term adverse impacts due to the Project are expected. Construction of the Project facility will adhere to the most current IBC, State, and County building code standards. Design of the building may also incorporate standards outlined in FEMA 543 Publication, Risk Management Series, Design Guidelines for Improving Critical Facilities from Flooding and High Winds (FEMA, 2007). The Project site is currently not in a Special Flood Hazard Area or high-risk areas and therefore is not subject to NFIP requirements as per the letter from DLNR-Engineering Division (dated: October 31<sup>st</sup>, 2022) (FHAR, 2017). Any increase in runoff caused by an increase in impervious surfaces will be mitigated on site as required to meet County standards. Onsite drainage will be designed to flow away from buildings towards landscaped and agricultural areas (HCCDA, 2020).

The proposed Project site is not located within the Tsunami Evacuation Zone. In the case of extreme tsunami, community members and facility users who reside in the evacuation zone will be able to take shelter at the proposed structure. The Project could be used to aid in coordinating County-wide response to flooding and tsunami events. The Project would have the ability to issue tsunami messages to facility users, community members, and other partners to notify about the potential for a tsunami following a possible tsunami-generating event. This Project will also have the capacity to disseminate public information on tsunami evacuations procedures (HCCDA, 2020).

Notably, climate change and SLR, as discussed *Chapter 3.1*, will exacerbate the extent of coastal inundation from tsunami. Inundation will reach further inland, putting more people and property at risk. Therefore, the Project will play an important role in public safety during flooding and tsunami events (HCCDA, 2020).

### ***Volcanic Eruptions***

The effects of past volcanic events have caused no damage in the Project area. The future threat of volcanic activity at the specific Project property is difficult to predict though the frequency of volcanic activity is constant on Hawai'i Island. Extensive residential development continues at Maunaloa. In the event of a volcanic eruption in the planning area, there could be great loss of property, especially in Lava Hazard Zones 1 and 2. The Project area is located in Lava hazard zone 3 and is relatively safe from lava flow events. A large area could be affected by VOG. Local hospitals may see an increase in respiratory-related acute illness potentially causing a surge event. This impact is dependent upon the prevailing wind direction during and after the VOG event. Severe VOG events may cause closure of Businesses and non-essential government agencies. Construction of the proposed Project is not expected to be adversely affected by volcanic activity (HCCDA, 2020).

### ***Manmade Events***

No short-term impacts related to construction or long-term impacts related to operation of the Project are anticipated. The Project site is no more threatened by manmade hazard events than other sites on the island. As a critical facility, the new building will adhere to Federal force protection guidelines requiring building hardening, building setbacks, perimeter protection and secured entry points, as outlined in the *FEMA 426 and 427 Publication, Risk Management Series, Reference Manual to Mitigate Potential Terrorist Attacks Against Buildings* and *FEMA 386-7 Publication, Risk Management Series, Integrating Manmade Hazards Into Mitigation Planning*. Construction of the Project will enable KPFA to support State response to manmade hazards during cases of emergency.



## 3.6 Archaeological and Historical Resources

### Existing Conditions

An Archaeological Reconnaissance Survey (ARS) was prepared by Keala Pono Archaeological Consulting, LLC in September 2021. See *Appendix B: Archaeological Reconnaissance Survey*. The method used during this ARS was a Pedestrian survey three participants spaced 5-10-meters apart (depending on vegetation and visibility) walking along transects where archaeological sites were identified visually and were marked with pink flagging tape and recorded with a Garmin GPS map 62st with an accuracy of 3-meters. Nothing was curated as no materials were collected during the survey. All artifacts observed were left in place. The ARS documented one archaeological site (Site 1) with five features within the approximate 9.63-acre survey area defined as 91-percent of the 10.63-acre Project site. The 9-percent (1-acre) that was not covered in this survey was not included due to the access issues for the pedestrian survey caused by impenetrable bush.

Site 1 consists of five features located near the northwest corner of the Project area (See *Figure 3.8*). This site measures approximately 50 meters x 35 meters covering an area of roughly 350 meters squared and as a whole probably dates to the 1960s or later with cars and at least one artifact dating back to the 1950s. Site 1 is in poor to fair condition, with all features heavily deteriorated but likely to yield additional information. The features discovered at Site 1 are from old cars, the remains of an abandoned structures, and historic artifacts. The old cars (Features 1-3) appear to be trucks from the 1950's approximately. Feature 1 is located at the southwest side of Site 1, Feature 2 is on the northeast side of Site 1, and Feature 3 is located at the north end of Site 1. Feature 1-3 are all old car and truck chassis. Feature 4 are the remains from an old structure that is made up of a corrugated metal roofing remnant, machinery parts, and the other historic artifacts strewn across the ground surface. These items are located at the center of Site 1. A license plate was found between Feature 2 and Feature 4. Feature 5 consists of additional artifacts that were note at the southern end of Site 1. These artifacts include a metal barrel remnant and two glass jugs. One of the jugs could be identified as a 1956 Purex container. Site 1 is historic in age and may have functioned as a car dump associated with a structure of unidentified function. most common type of artifacts were bottles used for beverages, condiments, medicine, and perfume, or bottle glass fragments. Further work is recommended to document the site and more fully identify the cars and artifacts.

The ARS also included research on historic, cultural, and archaeological background. *Māhele* records show that certain lands in Pana'ewa, including the Project area, became Crown lands. These lands were quickly transferred over to DHHL during the creation of the 1920 Hawaiian Homes Commission Act. There have been 25 archaeological studies done for the district of Hilo spanning from the Late 1800s to 2016. Though this is the first study specifically done for the Project site, the archaeological studies done in the past have either focused on the entire district of Hilo or focused on specific areas within close proximity to the Project site (1-mile or less) and therefor has provided context on the history of the area. The Archaeological background research indicated that the area of Hilo could be discribed "...fertile lands, abundantly blessed with fresh water and other natural resources from mountain to sea...". Traditional and more recent post -contact accounts speak to the abundance provided by Hilo's forests, farmlands, and fishponds. During the pre-contact era, Hilo was an important place for royals, commoners, travelers, and navigators. There have been eight archaeological studies done within 1-mile of the Project sited (see *Figure 3.9*). A summary of these archaeological studies and their findings can be found in *Table 3.2*. The main archaeological finds in proximity to the Project site were found at the Keaukaha Military Reservation (KMR) and include a coral mound, a c-shaped military enclosure, the Puna trail, a modified lava blister and five ahu. The five ahu were seen as markers that were associated with the Puna trail. According to the Wilkinson et al. study, a pre-contact

modified outcrop complex used for temporary habitation, a pre-contact historic era lava tube shelter, as well as two agricultural features which indicates that at least part of the surrounding area was used for habitation and agriculture prior to the nineteenth century (Hammatt et al., 2012).

<b>Table 3.2 Previous Archaeological Studies Conducted in the Vicinity of the Project Area</b>				
<b>Author</b>	<b>Date</b>	<b>Location</b>	<b>Study</b>	<b>Findings</b>
Bonk	1979	Pana'ewa Tract 1	Archaeological Survey	Identified a historic wall and an old road. No SIHP numbers were assigned.
Rosendahl & Talea	1988	Various sites throughout South Hilo	Reconnaissance Survey	No archaeological sites identified; subsurface testing recommended.
Devereux et al.	1997	Keaukaha Military Reservation	Reconnaissance Survey	Recorded a military c-shaped enclosure and coral mound (deaccessioned by Hammatt and Bush 2000)
Hammatt and Bush	2000	Keaukaha Military Reservation	Archaeological Inventory Survey	De-accessioned the coral mound recorded by Devereux et al. (1997) and identified the Puna Trail (SIHP 18869), the previously recorded c-shape (21657) five ahu (21658) and a modified lava blister (21659)
Tolleson & Godby	2001	Keaukaha Military Reservation	Site Documentation	Recorded additional information for the Puna Trail and collected historic artifacts related to use of the trail.
Haun & Henry	2002	South of Keaukaha Military Reservation	Archaeological Inventory Survey	No archaeological sites identified.
Escott & Tolleson	2002	Keaukaha Military Reservation	Archaeological Inventory Survey	Identified the previously recorded SIHP 18869, 21657, 21685, and 21659.
Rechtman	2003	West of Keaukaha Military Reservation	Archaeological and Limited Cultural Impact Assessment	No archaeological sites identified.
Rechtman	2006	Yamada & Sons and Quarry Site	Archaeological Survey	No archaeological sites identified
Tulchin & Hammatt	2007	Wal-Mart, Waiākea	Archaeological Literature Review and Field Inspection	No archaeological sites identified.
Wilkinson et al.	2012	Hawai'i County Bus Maintenance Yard	Archaeological Literature Review and Field Inspection	No archaeological sites identified

### **Anticipated Impacts and Proposed Mitigation**

Construction of the Project will require ground disturbing activities such as grubbing, grading, and minor excavations for utilities and installation of piles. Consultation with the State Historic Preservation Division (SHPD) is required by HRS Chapter 6E and is recommended by archaeological surveyors to outline measures needed for Site 1 prior and during the construction of the Project on TMK: (3)2-1-025:091. If the site will not be impacted, an AMP or preservation plan could be recommended to outline measures to protect the site during and after improvements to the parcel. If the site is impacted without an AMP or preservation plan in place, the construction of the Project result in adverse impacts to the historical resources found at Site 1 in the Project area. Due to the lack of information that can be provided by the features at Site 1, no adverse impacts are anticipated to archeological sites are anticipated during the construction of the Project. Consultation with SHPD will be undertaken to seek a Letter of Determination documenting SHPD's concurrence on the site designation. Pursuant to HAR, Chapter 13-279-4, the AMP specifies the following eight requirements in terms of the archaeological monitoring during construction: anticipated historic properties; locations of historic properties; fieldwork; archaeologists' role; coordination meeting; artifact collection, documentation, and laboratory work; report preparation; and, archiving of materials. No additional conditions were imposed by SHPD.



Figure 3.8

Archaeological Reconnaissance Survey Project Area





## 3.7 Cultural Resources and Practices

### Existing Conditions

The area is understood to be used for community farmers markets. One historic site was identified within the area known as Site 1 discussed in Section 3.6. Site 1 is comprised of five features originating from the 1950's and later but are not regarded as cultural properties. There is no discernible evidence of a traditional Hawaiian practices within the immediate Project site, however, the surrounding area is still important for cultural use given historical evidence.

### Context

Traditional cultural practices are based on a profound awareness concerning harmony between man and our natural resources. The Hawaiians depended on cultural practices for survival. Based on their familiarity with specific places, Hawaiian communities were able to devise systems that fostered sustainable use of nature's resources. Many of these cultural practices have been passed down from generation to generation and are still practiced in some of Hawai'i's communities today.

The areas surrounding the Project site includes the district or moku of Hilo and the Pana'ewa rain forest. These areas are culturally important to the surrounding community and to Native Hawaiians as a whole. From Kulukulu'ā to Kamehamea I, the moku of Hilo is well known for accommodating high ranking Native Hawaiians in times of war and in times of peace. Palila, Ka-miki, and 'Umi-a-Liloa are all prominent figures whose legends or ka'ao, and stories or mo'olelo, span the decades and persist in this present era. Though these figures were larger than life, parts of their ka'ao and mo'olelo bring them through the moku o Hilo. The *ka'ao of Ka-miki* in their journey, Ka-miki and his brother Maka-'iole travel to Hilo to visit the royal court of Waiākea-nui-kumu-honua, who was the brother of the chiefess Pana'ewa-nui-moku-lehua and the chief Pi'ihonua-a-ka-lani. The names of this royal court would later become famous placenames in the ahupua'a of Waiākea. The The mo'olelo of 'Umi-a-Liloa tells the story of a man who was once a commoner and through triumph and conquest, became the first chief of a island of Hawai'i. After becoming the chief of Hāmākua through the support of his people, 'Umi-a-Liloa traveled to Hilo in disguise. After he married a chiefess, he insulted her by breaking her symbol of power. 'Umi-a-Liloa was subsequently punished by the chiefesses father, Kulukulu'ā, a famous chief of Hilo. In retaliation, 'Umi-a-Liloa summoned his armies and conquered the lands of Hilo, this later becomes the first step to 'Umi-a-Liloa uniting the island of Hawai'i (Kamakau, 1961).

The name Pana'ewa is famous for its connection to the *Ka'ao o Hi'iakaikapoliopole* where Hi'iakaikapoliopole, goddess of the forest, set off to find her sister's (Pele) lover and her first trial was to face the fearsome, man-eating mo'o (dragon, large lizard, reference to water systems) by the name of Pana'ewa. In his forest, all the elements, including the rains, winds, trees, and animals did his bidding. Hi'iakaikapoliopole was able to defeat him with the help of her family and her companions (Puku'i, 1996). Pana'ewa is also well known for the vegetative biodiversity. This includes a variation of Maile (*Alyxia stellata* var.) known as Pana'ewa maile lau nui, the long and tall 'ōhi'a (Pana'ewa 'ōhi'a loloa), and the big lehua blossoms that spand the land (Pana'ewa-nui-moku-lehua). These plants in turn become incredibly useful for cultural practitioners such as Hula dancers and Lāau Lapa'au. The stories and historical evidence gathered in the Draft , are culturally significant stories that define the character of Hilo and Pana'ewa and include recommendations on how the Project could incorporate the cultural significance of the surrounding area.

### ***Community Consultation***

Community consultation is an important aspect to understanding the context of a place. This community consultation occurred through the visioning portion of the Charrette Design created for KPFA and this Project, see *Appendix D: Keaukaha Panaewa Farmers Association Charrette*. This visioning portion was conducted with community members, with the purpose of identifying and understanding the importance of, and potential impacts to, traditional Hawaiian and/or historic cultural resources and traditional cultural practices within/near the Project area. During the charrette process, one individual's remark related to the area of the Project site mentions how it "...represents previous generations as first-generation farmers- a significance of the hard work, sweat and heart of the people." This quote speaks to the history community members have with their place and with their practice of farming. Another individual remarks that "[t]his new place needs to be humble, about the community, about the land. We must not forget how special it is." This quote speaks directly to the significance of the land and the community it resides in. Though this Project will be creating a new facility, it ultimately will have a responsibility to lift up the importance of 'āina (land), and the community that work it. To be able to work on this parcel and to have a space for community is important to the members of KPFA, and one can attribute the character of the members to the practice of farming and the culture that comes with it. As one individual states "Farming was not just a job but a way of life."

### **Anticipated Impacts and Proposed Mitigation**

The purpose of the Project is to provide the Keaukaha and Pana'ewa residents with a resiliency hub that can act as a community center that could also provide education on sustainable agricultural practices. This project also provides communities with tools on how to prepare for impending disasters and to better recover from disasters using sustainable agricultural practices. Connecting the community members to their homeland and to the 'āina is critical to the perpetuation of native practices as well as native plants. This Project will involve the retention of indigenous plants such as the 'ōhi'a, to protect the cultural importance of the Project site. The installation of landscaping and agriculture will also reflect community values by utilizing indigenous agricultural practices and indigenous species whenever possible, particularly those species which are best suited for the region's soil and climate conditions. If reintroduction native species historically known to the area is possible it could encourage the return of populations and return of traditional harvesting practices that historically used to occur in the Pana'ewa forest. KPFA recognizes the importance of placenames and will incorporate placenames that honor the areas that hold tremendous cultural value into the Project structure.

Public engagement will be conducted as part of the EA process and throughout the planning and design of the Project. The proposed Project will not result in short- or long-term adverse impacts to cultural resources and practices but would aim to incorporate cultural values and practices in the new Project. No other mitigation measures are proposed.



## 3.8 Socio-Economic Characteristics

### Existing Conditions

The Project site is located on DHHL lands within the on the island of Hawai'i. *Table 3.3* below presents demographic information based on 2021 estimates provided by the U.S. Census for the County, and State. The County is home to almost 14 percent of the State's residential population. Median income in the County (\$68,399) is lower than the State median (\$88,005) (United States Census Bureau, 2021). *Table 3.4* below presents demographic information based on 2020 DHHL populations. The Median income for DHHL lessees in 2020 (\$74,954) and the median income for Native Hawaiian households statewide (\$63,236) were both below the State of Hawai'i median income (\$83,102) (American Community Survey, 2019).

<b>Table 3.3 Demographic Information for County of Hawai'i, and State of Hawai'i, July 2021 Estimates</b>		
<b>Indicator</b>	<b>County of Hawai'i</b>	<b>State of Hawai'i</b>
	<b>Number / Percent</b>	<b>Number / Percent</b>
<b>Population Estimates, July 1, 2021</b>	202,906	1,447,154
Population Estimates base, April 1, 2020	200,629	1,455,273
Population, Percent Change – April 1, 2020 to July 1, 2022	1.1	-0.6
<b>Race</b>		
White	34.3	25.3
Black/African American	0.9	2.2
Amer Indian/Alaskan Native	0.6	0.4
Asian alone	20.1	36.8
Nat Hawn/Other Pac Islander	13.0	10.5
Hispanic or Latino	13.8	11.1
Two or more Races	31.2	25.0
<b>Family &amp; Living Arrangements</b>		
Avg household size	2.77	2.95
Median household income (In 2017 dollars)	\$68,399	\$88,005
Households with One or more People Under 18 Years of Age	21.2	21.1

Source: DBEDT, U.S Census Bureau – American Fact Finder

Table 3.4 Demographic Information for DHHL Lands	
<b>Population of Survey (Total)</b>	<b>8,959</b>
<b>Age (Percentage)</b>	
18 to 24	0.3
25 to 34	2.3
35 to 44	11.3
45 to 54	16.6
55 to 64	25.4
65 to 74	25.8
75 and older	18.2
<b>Children (Percentage)</b>	
No Children	44.9
One Child	17.6
Two Children	19.1
Three Children	9.6
Four or more	8.9
<b>Household Size (Percentage)</b>	
1 to 2 People	30.2
3 to 4 People	31.8
5 to 6 People	22.5
7 or more People	15.5

Source: DHHL, Beneficiaries Study Lessee Report, 2020

### **Anticipated Impacts and Proposed Mitigation**

In the short-term, the Project will create a limited number of temporary construction-related jobs with direct and indirect benefit during the duration of construction.

The Project will provide increased farming and community space for KPFA members; however, the daily commuting population onto the proposed site will likely stay relatively constant. The Project will not result in any increase in the residential population at the site. The Project will serve DHHL beneficiaries, the Native Hawaiian population, and the larger community through the offering of resilience and agricultural programs and educational resources.

The anticipated socio-economic impacts of the Project for the local community are overall positive. The new facility will accommodate an increase in community use, training, and farming operations. The Project will also result in a beneficial impact on the quality of County response to emergency hazard situations. The proposed Project will be important to the protection of the community in cases of natural hazards.

## 3.9 Visual and Scenic Resources

### Existing Conditions

The County General Plan (2019) considers and prioritizes the preservation of panoramic views of natural features and landmarks applicable to the project area. Maunaloa and Maunakea are able to be viewed from the Project site, see *Figure 3.10*. The existing surrounding buildings are also visible from this perspective. Within the Hilo district, commercial building heights are limited to 45 feet due to Hawaii County Code height limits.

The existing Project site is mostly vacant with the exception of KPFA's Farmers Market. The Project site is partially landscaped with gravel and young trees, the rest of the parcel is forested with a mix of native and non-native vegetation. See *Figure 3.10* The surrounding visual environment of the Project site is characterized by commercial buildings typical of an urban and mixed-use environment, as well as the mountains of Maunaloa and Maunakea. The Project is immediately bounded by forested areas to the north, east, and south, and Railroad Avenue to the west.

See *Figures 3.11 through 3.14* for views of the Project site from different perspectives.

### Anticipated Impacts and Proposed Mitigation

Short-term minor impacts of the Project on the surrounding area are related to construction activities and will be minimized through avoidance and minimization measures. If night-time construction activity or equipment maintenance is proposed during construction phases of the Project, all associated lights will be shielded, and when large flood/work lights are used, they would be placed on poles to allow the lights to be pointed directly at the ground. Upon completion of the Project, temporary lighting would be removed.

The Site is not within a designated historic district and will not adversely impact protected views or scenic corridors. The Project is not anticipated to have a significant adverse impact on visual, scenic, and open space resources in the vicinity of the Site. No additional mitigation is recommended.

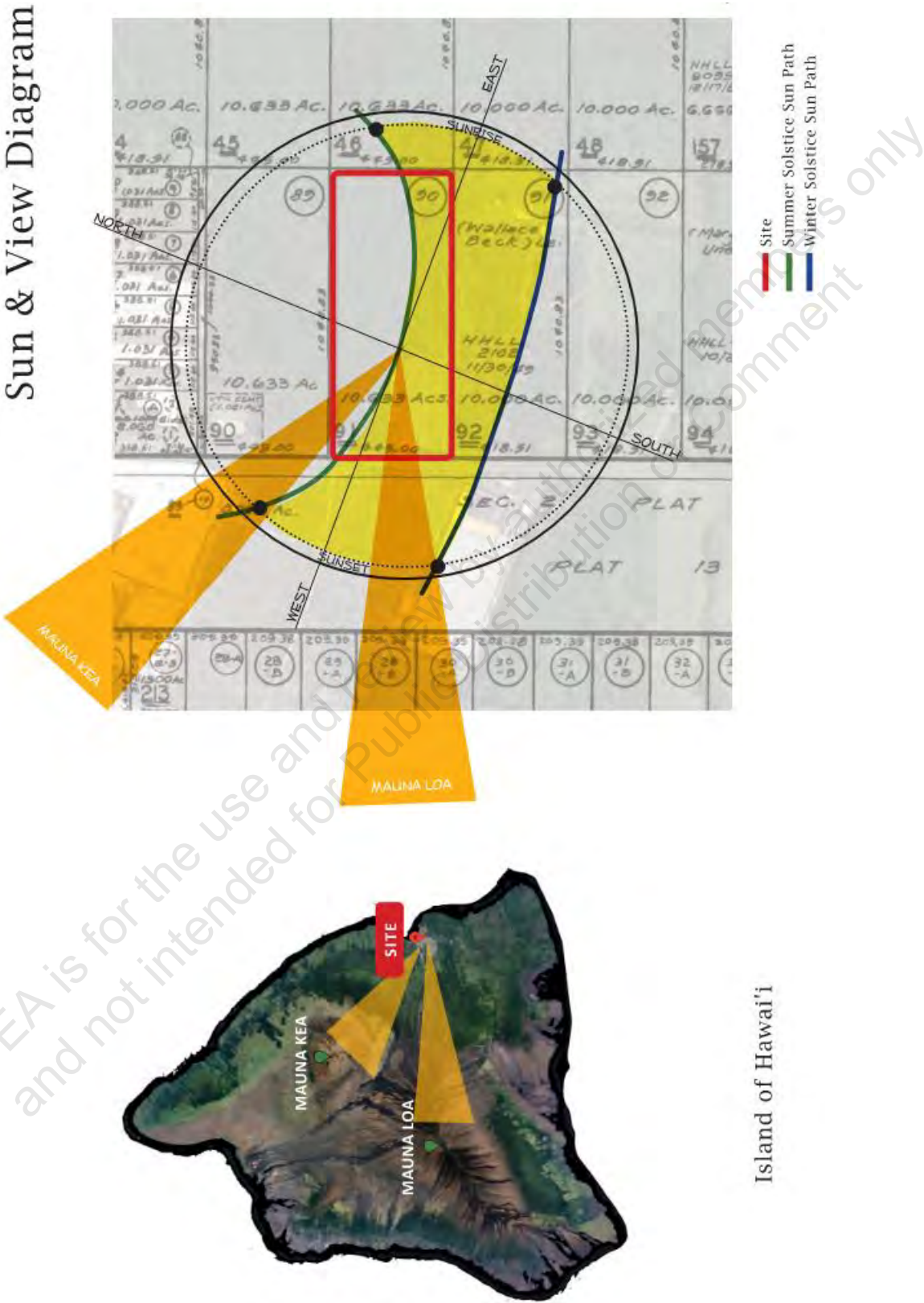


Figure 3.10

Views from the Existing Project Site



**Figure 3.11**

**Existing Project Site View from Railroad Avenue**



**Figure 3.12**

**Existing Project Site View from the Southwestern Corner of the Project Site**





**Figure 3.13** Existing Project Site View from the Southeastern Corner of the Project Site



**Figure 3.14** Existing Project Site View at end of Landscaped area Looking Northeast

Upon completion of construction, the Project will be a one-story, no more than 30-foot-tall structure situated adjacent to Railroad Avenue (see *Figure 3.14*, for the conceptual plan). The building height will not exceed the Hawai'i County 45-foot height limit. The Project will adhere to the Building Code guidelines articulated in the Land Use ordinance (LUO). The Project will be visible along Railroad Avenue and Maka'ala Street. The building will be located behind Home Depot, obscured from view along Puainako Street and Ohuohu Street. The new building will also be located behind heavy vegetation and the Hilo transfer station and therefore cannot be seen from the Hilo International Airport. Existing buildings surrounding the Project site already exceed the proposed building's height; therefore, the Project is not anticipated to further impact views in its area. Final design treatments to minimize the impact of the structure on the surrounding neighborhood may include screening such as landscaping comparable to the existing or historical vegetation of the area. Once mature, landscaped trees may obscure view of the Project building from Railroad Avenue from the street level.

### 3.10 Utilities and Infrastructure

#### Existing Conditions

An Infrastructure Assessment Memo (IAM) was prepared for the Project by G70 on October 28<sup>th</sup>, 2021. This study can be found in *Appendix F: Infrastructure Assessment*. The IAM prepared for the Project site included the following studies: parking and safety, water infrastructure, wastewater infrastructure, drainage infrastructure, and electrical and telecommunication. The parking and safety study has been included in the in *Chapter 3.11 Roadways, Access and Traffic Control* and *Chapter 3.13 Public Services and Facilities*.

#### **Water**

The property is currently served by the County of Hawai'i Department of Water Supply (CoH-DWS). The existing DWS water system provides both domestic and fire protection water through an existing 12-inch waterline within the east shoulder of Railroad Avenue. DWS has indicated that the property is currently served through a 1-inch domestic water meter (Meter No. 17223245) and 1.5-inch service lateral. The current service is limited to 1,000 gallons per day (gpd).

Fire Hydrants (FH) are located along Railroad Ave and appear to meet the 300-foot minimum spacing required by DWS. The nearest Fire Hydrant is fronting the property along Railroad Ave, approximately 92 ft north of the southwest corner of the property. See *Figure 3.13* for a map of the existing waterlines.

#### **Drainage**

The Project site is relatively flat with elevations ranging from approximately 83 to 89 feet above MSL. The site appears to gently slope from the southern property line towards the north side of the parcel, parallel to the fronting street across established vegetation.

There are currently no drainage systems that exist onsite. Existing offsite drainage infrastructure is provided along Railroad Avenue and East Maka'ala Street (see *Figure 3.15*). A 3.75-foot by 2.5-foot County-owned square catch basin is located along Railroad Avenue just over 1,000 feet north of the Project site and a drywell drainage basin on East Maka'ala Street under 200 ft east of the Project site.



## Wastewater

Based on correspondence with the State of Hawaii Department of Health Wastewater Branch, the site has no record of an onsite wastewater treatment system such as a cesspool, septic tank, or individual wastewater system (IWS).

The County of Hawai'i Wastewater Division has confirmed that they currently do not have service available to this property.

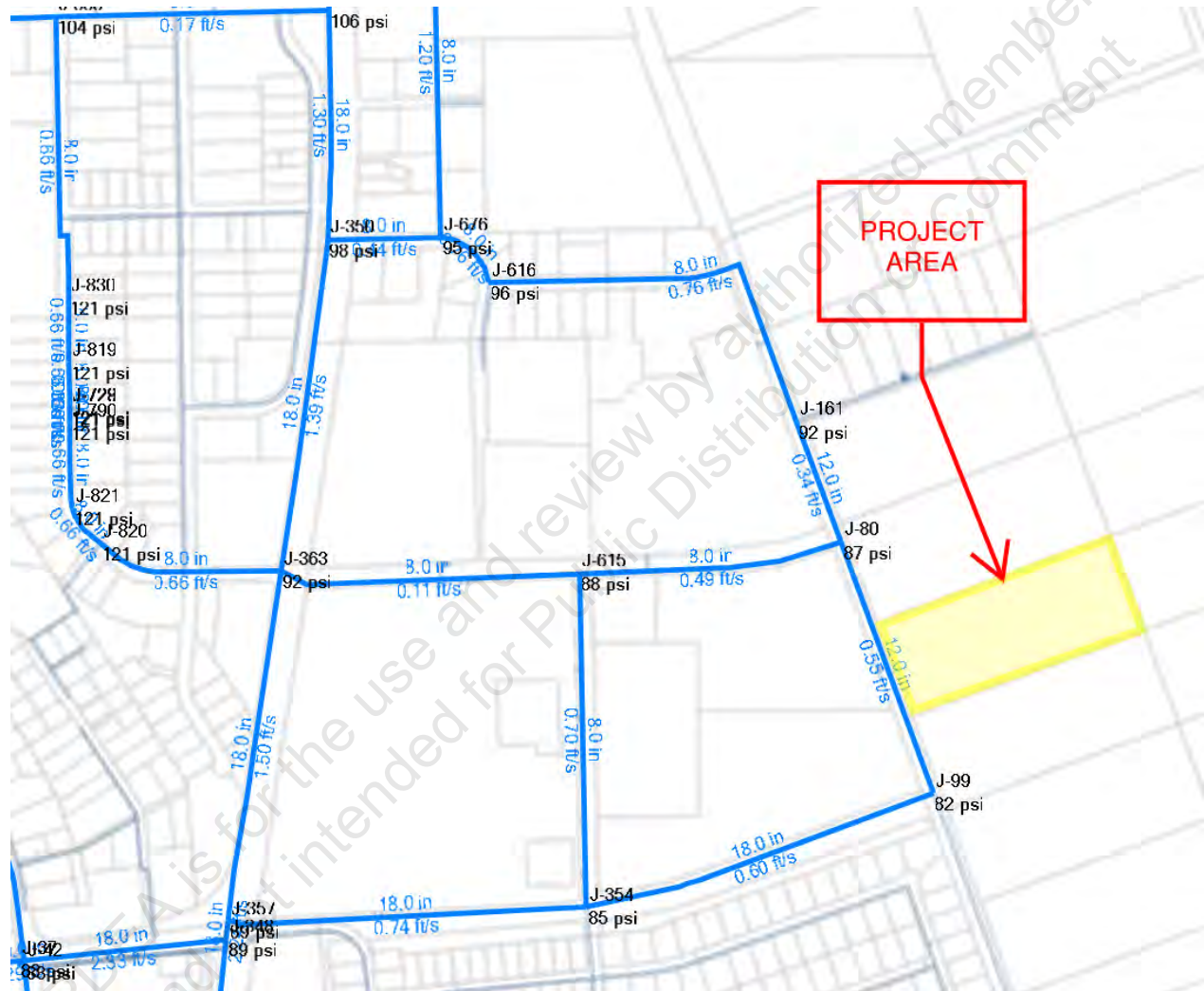


Figure 3.15

Existing Water Lines Map

### ***Electrical Power and Telecommunications***

There are existing overhead electrical and telcom lines along Railroad Ave fronting the property. However, the property does not currently appear to have electrical or telcom service.

### ***Anticipated Impacts and Proposed Mitigation***

#### ***Water***

The property is currently served by the CoH-DWS. The existing 1-inch domestic water meter and lateral would likely be replaced with a larger service to meet the needs of the facility. In addition, it is expected that the building may need to have a fire sprinkler, which will require a new fire service lateral and backflow preventor to be installed off the existing 12" public water main on Railroad Avenue. A water availability request including estimated maximum daily water usage calculations and construction plans will be submitted to DWS for review and approval per the request of CoH-DWS (dated: November 3<sup>rd</sup>, 2022). Upon acceptance, CoH will determine if water is available, the water commitment deposit amount, facilities charge due, and necessary water systems improvements to support the Project.

#### ***Drainage***

The Project site generally slopes from south to north and is heavily vegetated except in the area currently cleared for the 1.5-acre farmer's market. There is no existing onsite drainage infrastructure onsite.

The proposed drainage infrastructure for the Project will be limited to swales, culverts, rain gardens and drainage sumps. Runoff will flow overland to swales and through culverts and into landscape areas or farm areas. Rain gardens and sumps will be created in these areas to manage the runoff allow runoff to evaporate and infiltrate into the ground. Improvements will be designed and constructed as required by County Standards to mitigate any adverse impacts to adjacent properties.

#### ***Wastewater***

Since municipal wastewater service is not available from the County, onsite wastewater treatment systems are required and will need to be design and constructed as required by State regulations.

Due to the anticipated amount of wastewater generated it is likely that a wastewater treatment plant (WWTP) would be required. Some form of aerobic treatment would be used along with disposal of effluent in a large absorption field to be located somewhere on the property. Due to the variable flow expected as well as redundancy requirements an equalization tank and emergency generator are recommended. Construction plans and calculations for an Onsite Wastewater System will be prepared and submitted to the State of Hawaii Department of Health Wastewater Branch for review and approval for the private onsite system.

### ***Electrical Power and Telecommunications***

The property does not currently have electrical or telcom service. As a result, a service request including design drawings and estimated loads, will be prepared and submitted to the utilities to request service installation for the Project in accordance with the letter from Hawaiian Electric (date: October 26<sup>th</sup>, 2022). It is anticipated that both electric and telcom service would likely be provided overhead from the existing utilities on Railroad Avenue. It is also likely that the Project will include renewable energy and redundancy systems including photovoltaic, battery energy storage systems and possibly generators as necessary to support the facility and the onsite wastewater treatment systems.

### 3.11 Roadways, Access, and Traffic Conditions

#### Existing Conditions

A Preliminary Traffic Assessment Report (PTAR) was prepared for the Project by TMC on September 20, 2021. See *Appendix G: Preliminary Traffic Assessment Report*

Traffic conditions were observed at the following three study intersections adjacent to the site during the AM peak period (7:15 am to 8:15 am), the PM peak period (3:15 pm to 4:15 pm) and the Saturday or weekend peak period on August 12, 2021 and August 14, 2021:

1. Pu'āinakō Street/ Railroad Avenue
2. Home Depot Driveway / Railroad Avenue
3. Maka'ala Street / Railroad Avenue

The below provides a summary of existing roadway, pedestrian, and transit facilities and observed activity in the vicinity of the proposed Project, see *Figures 3.16 to 3.18*.

#### Roadways

1. Railroad Avenue is a two-way, two-lane roadway, in the adjacent to the Project site. This avenue is under the jurisdiction of the County (TMC, 2021). Railroad Avenue stretches from Leilani Street located 0.71-miles north of the Project site to Cinder Road located in the Puna district approximately 18.65-miles southeast of the Project. This road has multiple breaks in between and follows the tracks from the old Hilo Railroad that was financed by B.F. Dillingham for the transportation of sugar cane from his Ola'a sugar mill to the Hilo Harbor. This railroad was later extended to Pahoia to service the Pahoia Lumber.
2. Home Depot Driveway, a stop-controlled road adjacent to and accessible from Railroad Avenue, provides access to parking lot.
3. Maka'ala Street is a two-way, four-lane divided roadway between Railroad Avenue and Kanoiehua Avenue that intersects Railroad Avenue at a stop-controlled Tee- intersection. This Tee-intersection is located at the opposite end of Railroad Avenue from the Project site with a separate left-turn and right-turn lane. The aforementioned Home Depot Parking Lot can also be accessed on Maka'ala Street.
4. Puainako Street is a two-way, four-lane divided roadway between Railroad Avenue and Kanoiehua Avenue. Pu'āinakō Street intersects Railroad Avenue at a stop-controlled Tee-intersection with separate left-turn and right-turn lanes.
5. Local streets in the vicinity of the Project site include Kukila Street, Pohaku Street, Ho'ohua Street, and Ohuohu Street.

During traffic observations conducted on August 12, 2021 and August 14, 2021, the following conditions were observed:

1. Pu'āinakō Street / Railroad Avenue: Pu'āinakō Street carried over 200 vehicles per hour (vph) total for both directions at Railroad Avenue during AM Peak hours for weekday traffic. This includes 80 vph turning on to Pu'āinakō Street from Railroad Avenue from the direction of the Project site and 78 vph turning onto Railroad Avenue from Pu'āinakō Street in the direction of the Project site. During the AM peak hour for weekdays, operations were stable, and queuing

begins to occur at Pu'āinakō Street / Railroad Avenue. During PM peak hours, weekday traffic at Pu'āinakō Street carried about 350 vph for both directions at Railroad Avenue. This included 170 vph turning on to Pu'āinakō Street from Railroad Avenue from the direction of the Project site and 76 vph turning onto Railroad Avenue from Pu'āinakō Street in the direction of the Project site. Operations were stable and queuing begins just as it did in the AM peak hours despite the volume difference. During Saturday peak hours Pu'āinakō Street carried approximately 400 vph which included 66 vph turning on to Pu'āinakō Street from Railroad Avenue from the direction of the Project site and 24 vph turning onto Railroad Avenue from Pu'āinakō Street in the direction of the Project site. Operations were stable and queuing begins to occur at Pu'āinakō Street / Railroad Avenue.

2. Home Depot Driveway / Railroad Avenue: In the AM peak hour for weekday traffic, the Home Depot Driveway carried less than 100 vph at Railroad Avenue with 26 vph coming from the direction of the Project site and 7 vph turning towards the Project site. Conditions of operation at the Home Depot Driveway and Railroad Avenue intersection were less stable and there was an increase in delays and decrease in travel speeds. In the PM peak hour weekday traffic, the Home Depot Driveway carried 150 vph at Railroad Avenue with 51 vph coming from the direction of the Project on to Home Depot Driveway and 12 vph going toward the direction of the Project from Home Depot Driveway. Operations were stable and queues began at Home Depot Driveway and Railroad Avenue. The Saturday peak hour traffic carried over 200 vph at Railroad Avenue with 66 vph coming from the direction of the Project site on to Home Depot Driveway and 24 vph going towards the Project site from Home Depot Driveway. Operations had a control delay but it was insignificant during weekend hours.
3. Maka'ala Street / Railroad Avenue: In the AM peak hours of weekday traffic Maka'ala Street carried about 300 vph for both directions at Railroad Avenue including 36 vph from Maka'ala Street toward the Project site, and 124 vph from Railroad Avenue to Maka'ala Street. Operations were less stable and delays increased while travel speeds decreased. In the PM peak hours of weekday traffic, Maka'ala Street carried over 400 vph for both directions with 105 vph going toward the Project site from Maka'ala Street, and 70 vph turning onto Maka'ala from the direction of the Project site. Like the AM peak hours, operations were less than stable causing delays in travel speeds and a decrease in travel speeds. In the Saturday Peak hour traffic, Maka'ala Street carried about 400 vph for both directions at Railroad Avenue with 90 vph going toward the Project site from Maka'ala Street and 97 vph turning on Maka'ala Street from the direction of the Project site. Operations at Maka'ala Street. Operations were stable though queuing began to occur at Maka'ala Street and Railroad Avenue.

All the intersections in the study area operated at satisfactory Levels of Service, during the weekends. No severe safety conflicts between vehicles and pedestrians were observed during filed observations.

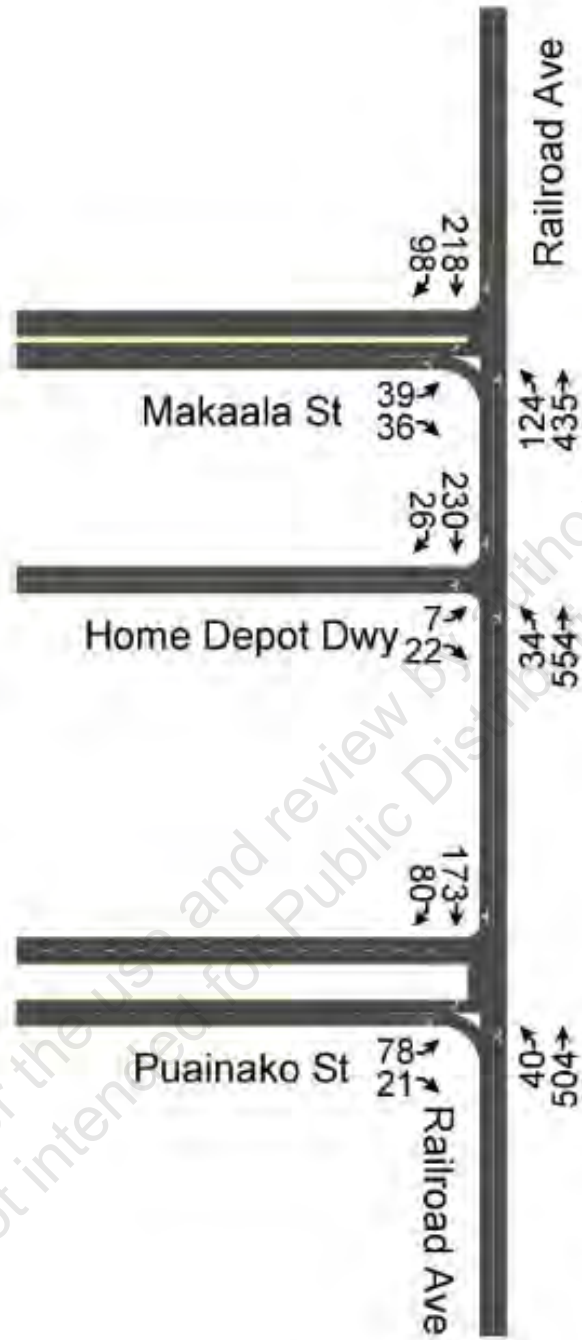


Figure 3.16

Existing Weekday AM Peak Hour Traffic

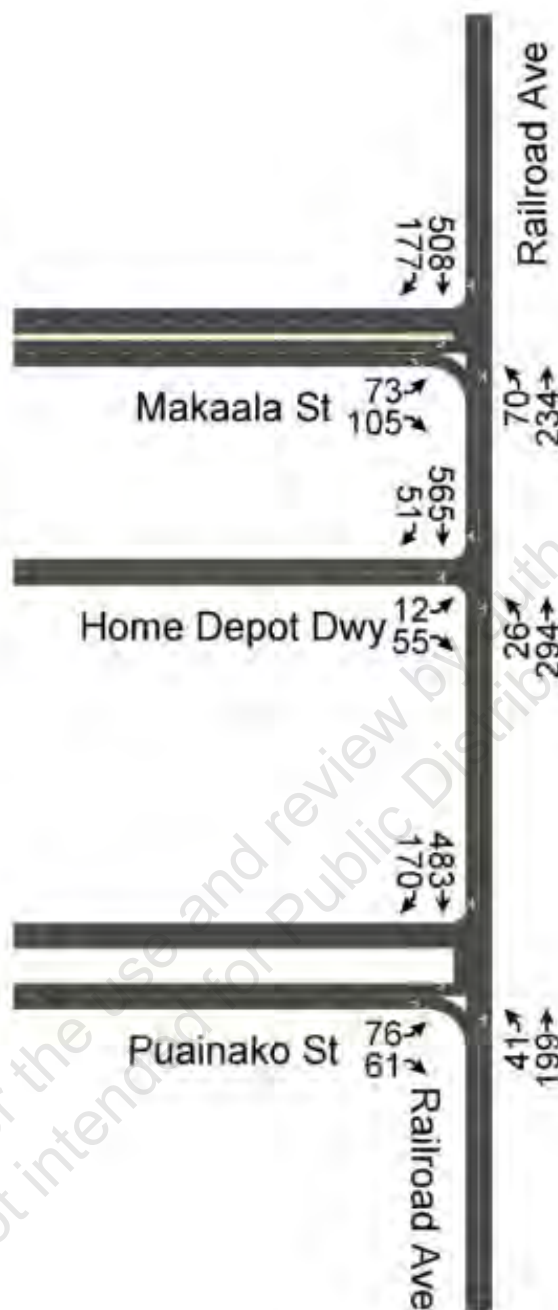


Figure 3.17

Existing Weekday PM Peak Hour Traffic



Figure 3.18

Existing Saturday Peak Hour Traffic



### Pedestrian

Sidewalks are provided on both sides of both sides of Maka'ala Street. All sidewalks meet the minimum 6-foot-wide City standard, and in most cases exceed the minimum and are very wide. Sidewalks were observed to provide adequate width for the volume of pedestrians observed. All pedestrians observed in the study area utilized the sidewalks and crosswalks surrounding the Project area.

### Transit

The Hele-On bus service is the main public transportation service on the island of Hawai'i. Hele-on bus services served over 473,083 Passenger rides in Fiscal Year 2022. There are 23 bus routes around the island of Hawai'i. The nearest bus stops to the Project site are the Target at Safeway bus stop located approximately 775-feet away to the west of the Project site on Maka'ala Street, and the Ohuohu Street at Prince Kuhio Plaza bus stop located approximately 1,300-feet southwest of the Project site on Ohuohu street. Currently 5 bus routes serve these bus stops: Route 10 Ka'ū-Hilo, Route 11 Redline Hilo-Volcano, Route 40 Pahoa, Route 101 Intra Hilo-Keaukaha, and Route 103 Intra Hilo-Waiakea Uka. Each route typically operates seven days a week primarily between 3:15 AM-2:30 AM. Some operate only from Monday through Saturday. Overall, the Project site is well-served by public transit (Hele-on, 2023).

### **Anticipated Impacts and Proposed Mitigation**

Construction-related traffic will be temporarily noticable, but it will not significantly increase traffic on surrounding streets. The following mitigation measures are recommended during the construction phase of the Project to promote optimal traffic conditions:

- Trucks delivering construction material and disposing of construction waste should be scheduled on weekdays during non-peak commuter periods (8:30 AM to 3:00 AM);
- All construction vehicles will be kept in proper operating condition to prevent adverse impacts on public roadways; and
- Construction plans and drainage/discharge/connection permit applications for work done within a Hawaii Department of Transportation (HDOT) Right of Way (ROW) will be submitted to the HDOT, Highway Division for review and approval. Similarly, construction plans and drainage/discharge/connection permit applications for work done within the Department of Public Works Traffic Division (DPW-TD) ROW will be submitted to DPW-TD.

Potential short-term impacts to traffic and circulation on site are related to temporary construction activities. Disruptions to normal traffic flow to the site may be minimized through the use of traffic control barricades, cones, and signage to delineate construction boundaries. Staging areas will be located on site. As recommended by County of Hawai'i Police Department (CoH-PD) during the Draft EA comment period, temporary loading and unloading zones may be established by the contractor to accommodate for construction deliveries and other vendors without impeding or disrupting existing traffic patterns. Designated parking areas will be established for contractors and construction personnel. Approach signs and a flag person may be positioned to direct traffic through temporary traffic control zones as necessary. Additionally, the contractor will inform area businesses and residents whenever construction-related work may impede on daily activities. However, all impacts would be short-term and last only the duration of construction.

The Project is not anticipated to generate additional traffic to the area during AM or PM peak hours of operation (entering/exiting) at the Project site. Vehicular access to the proposed Project will be accessed by community members for keiki to kūpuna programming; agricultural training; and agricultural demonstration areas to support 'ohana enrichment, community economic sustainability, and economic food security. This Project will also be accessed by the community before, during and after hazardous events. There will be a parking lot for users with a drop-off/pick-up area complete with an ADA-accessible entrance to the facility to service everyone in the community and to meet DOH compliance standards. There will also be a separate parking lot for employees on the east side and north side of the Project facility. Service trucks will be able to access the site using the service driveway which wraps around the property for easy pick-up/drop-off. The existing entrance to and exit from the Project site located on the northwest side of the property will remain during and after construction phase. If needed, overflow parking by employees or users during Project activation may be provided at the Home Depot Parking Lot.

Further, any turning movement generated by the Project, or the number of vehicles making left or right turns at the study intersections will be no less and no greater than the amount of making these turns at the study intersections at present. As this number is small, especially when compared to the large volumes of observed traffic in the area, the proposed Project is not expected to affect the operations of the roadways in the vicinity of the Project in the long-term. Furthermore, the proposed Project site is situated on a portion of Railroad Avenue that is currently landscaped and is not expected to conflict with the space needed for transit vehicles to maneuver throughout the area.

Additionally, pedestrian access to the Project will be provided at the main entrance on the northwest side of the property. A crosswalk will be installed connecting the sidewalk at Maka'ala Street to the Project site. No substantial long-term impacts to existing pedestrian facilities are anticipated from construction of the Project. The Project building will be appropriately set back from adjacent streets and the existing sidewalks and paths are expected to be adequate to serve Project demand and site access.

## **3.12 Air Quality and Noise**

### **Existing Conditions**

#### ***Air Quality***

DOH, Clean Air Branch (CAB) has established the State Ambient Air Quality Standards (SAAQS). The DOH-CAB regularly samples ambient air quality at monitoring stations throughout the State, and annually publishes this information. On Hawai'i Island, there are ten monitoring stations which measure the following pollutants: carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM) of 10 micrometers or smaller (PM<sub>10</sub>), PM of 2.5 micrometers and smaller (PM<sub>2.5</sub>), and sulfur dioxide (SO<sub>2</sub>). Readings at the Hilo monitoring station located approximately 3.5-mile northwest of the Project site at 2-198 Rainbow Dr, Hilo, HI 96720 at the Wailuku River State Park, show that air quality is considered "good" and confirm that criteria pollutants were below state and federal ambient air quality standards (DOH-CAB, 2022).

Air quality in the State of Hawai'i continues to be one of the best in the nation, and criteria pollutant levels remain well below SAAQS. According to the *Annual Summary 2021 Hawai'i Air Quality Data*, air quality monitoring data compiled by the DOH indicates that the established air quality standards for all monitored parameters are consistently met throughout the State and on the island of Hawai'i. Hawai'i has relatively clean air, low in pollution, due in part to prevailing northeasterly trade winds. The

relative absence of stationary pollutant sources in the area presumably keeps air quality in the Project area at levels considered good (i.e., well within the air quality standards). Present air quality in the Project area is primarily affected by emissions from vehicular traffic, with carbon monoxide being the most abundant of the pollutants emitted. There is potential for Hawai'i carbon monoxide criteria, which are more stringent than the Federal standards, to be exceeded on occasion near high-volume intersections during periods when traffic congestion and poor dispersion conditions coincide.

### **Noise**

Major contributors to the existing background ambient noise levels within the Project area are the Hilo International Airport located less than a mile away and traffic along Railroad Avenue, and Maka'ala Street.

HAR §11-46, "Community Noise Control", defines maximum permissible sound levels which are intended to protect, control, and abate noise pollution from stationary sources and construction, industrial, and agricultural equipment. As detailed below, maximum permissible sound levels in various zoning districts are set for excessive noise sources during the day (7 am to 10 pm) and night (10 pm to 7 am) at the property line where the activity occurs.

- Class A – Residential, conservation, preservation, public space, open space, or similar type zones – 55 decibel (dBA) (day) and 45 dBA (night)
- Class B – Multi-family dwellings, apartment, business, commercial, hotel, resort, or similar type zones – 60 dBA (day) and 50 dBA (night)
- Class C – Agriculture, country, industrial, or similar type zones – 70 dBA (day) and 70 dBA (night)

Noise generated by operations at the Project Site are relatively minimal. Noises in the surrounding area are associated with neighborhood traffic along Railroad Avenue. Dense vegetation surrounding the Project site provide a natural barrier from noises produced by Project operations.

Based on the MCX zoning of the area, the Project is located in the Class C zoning district for noise control purposes. The maximum permissible daytime sound level in the district is 70 dBA during daytime hours and nighttime hours. The noise from the nearby airport is currently be more in line with the noise produced in Class A areas and therefor is deemed an acceptable amount of noise that will have little to no affect on the Project site. The main source of noise in the surrounding area is caused by industrial and commercial operations as well as traffic.

### **Anticipated Impacts and Proposed Mitigation**

#### ***Air Quality***

The proposed Project will result in short-term impacts during the construction period in the form of exhaust from increased traffic and fugitive dust from construction activity.

A dust control management plan will be developed which identifies and addresses activities that have a potential to generate fugitive dust. The short-term effects on air quality during construction will be mitigated by compliance with provisions of HAR §11-60.1-33 on Fugitive Dust. Potential control measures to reduce fugitive dust include:

- Using water to control fugitive dust in construction operations, the grading of roads, or the clearing of land;

- Applying asphalt, water, or suitable chemicals on roads, material stockpiles, and other surfaces which may result in fugitive dust;
- Installing and using hoods, fans, and fabric filters to enclose and vent the handling of dusty materials. Reasonable containment methods shall be employed during sandblasting or other similar operations;
- Covering all moving, open-bodied trucks transporting materials which may result in fugitive dust;
- Maintaining roadways in a clean manner; and
- Promptly removing earth or other materials from paved streets which have been transported there by trucking, earth-moving equipment, erosion, or other means.

Additional BMPs proposed by the Department of Health, Clean Air Branch (DOH-CAB) will also be incorporated during construction of the Project, as applicable:

- Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- Providing an adequate water source at the site prior to start-up of construction activities;
- Minimizing airborne, visible fugitive dust from shoulders and access roads;
- Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- Controlling airborne, visible fugitive dust from debris being hauled away from the Project site.

With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant adverse impact on air quality, as the proposed improvements do not involve permanent activities that will impair the State's ability to meet Federal or State air quality standards. No additional mitigation is recommended.

### **Noise**

Potential noise impacts to the surrounding environment are related to construction activities. Construction noise is not expected to be significant, as there will be limited grading and facilities development. The general contractor will be responsible for obtaining a Noise Permit from DOH and complying with conditions attached to the permit. Under current procedures, noisy construction activities are restricted to hours between 7:00 am and 6:00 pm, Monday through Friday, excluding certain holidays, and 9:00 am and 6:00 pm on Saturdays. Construction is not permitted on Sundays. Construction will be performed during the day to ensure minimal nighttime noise impacts on surrounding land uses. The contractor will also ensure that construction equipment with motors are properly equipped with mufflers in good operating condition. Delivery and construction related noise is not expected to be significant.

In the long-term, operation of the Project is not anticipated to significantly increase noise levels in the surrounding area. Traffic noise from the surrounding roadways, along with the noise produced by the airport will continue to control background ambient noise levels. As discussed in *Chapter 3.11*, the Project is not expected to generate substantial traffic to the site. Therefore, increases in traffic noise levels attributable to the Project is not expected to result in a substantial increase in noise in the area.

The noise generated from the nearby airport is under 55 DBL and therefor will not affect the Project area.

With the implementation of the proposed mitigation measures, the Project is not anticipated to result in a significant adverse impact on existing noise conditions. Dense vegetation will provide a natural vegetative buffer and reduce noise spillover. No additional mitigation is recommended.

### **3.13 Public Services and Facilities**

#### **Existing Conditions**

##### ***Disaster Relief***

The Robert T Stafford Disaster relief and Emergency Assistance Act (Stafford Act- PL 100-707) constitutes the statutory authority for most federal disaster response activities. The Disaster Mitigation Act 2000 is the current federal regulation addressing hazard mitigation planning which amended the Stafford Act to require the preparation of hazard mitigation plans by state and local governments emphasizing planning for disasters before they occur. The requirement for state hazard mitigation plan is continued for disaster assistance. HI-EMA, formerly the Hawai'i State Civil Defense is the current Hawai'i disaster management agency responsible for coordinating disaster loss reduction programs, initiatives, and policies throughout the State. HI-EMA also coordinates the county emergency management agencies and serves as the State Warning Point (HI-EMA, 2018).

The HCCDA communicates and coordinates with other county, State and Federal agencies in cases of emergency, and coordinates public awareness, information, and education efforts to prepare the community. HCCDA may also issue watches and warnings received at the State level. When a disaster response effort exceeds the capabilities of a county, HI-EMA under the State Department of Defense (DoD) may recommend a State Emergency Proclamation from the Governor. Such a proclamation may suspend certain State laws to enable quick emergency response, activate the State Emergency Response Team, or allow the State DoD to place the Hawai'i Army and Air National Guard on State Active Duty.

In cases of volcanic eruption, tsunami, hurricane, or wildfire a network of emergency evacuation shelters managed by the Hawai'i County are designated throughout the island. Shelter locations and opening times are determined based on the situation. HCCDA also encourages the public to shelter-in-place or in homes outside of hazard areas.

##### ***Fire Service and Emergency Medical Service Facilities***

Fire protection services land and sea search and rescues, hazardous material response, ocean safety and pre-hospital emergency medical services (EMS) are provided by the Hawai'i Fire Department (HFD). Station 2 Waiākea Fire Station is in close proximity to the Project located 1.00-mile northeast of the Project site at 95 Keaa St, Hilo, HI 96720. The response time to the Project site would be approximately seven (7) minutes. Additional fire support could be provided by the Central Fire Station 01 located approximately 2.17-mile southwest of the of the Project site 466 Kino'ole Street, Kawaihāli Fire Station (Station 3) located approximately 2.2-miles northwest of the Project site at 285 Haihai Street and the Kea'au Fire Station (Station 5) located 5.52-miles south of the Project site at 16-579 Old Volcano Road.

HFD responds to medical emergencies, providing first aid and medical services. EMS operates 9 ambulance units within 10-miles of the Project area. All ambulance units are designated as advanced life support units, meaning they are staffed by at least two people. The Project area is immediately served by District 2, which includes the Keaukaha and Pana'ewa area.

The site is served by Hilo Urgent care located 1.05-miles northwest of the Project site at 670 Kekuanaaoa Street, Hilo Medical Center located approximately 3.75-mile northwest of the Project site, and Keaau Urgent care located approximately 5.50-mile south. Hilo Medical Center is a not-for-profit health care provider licensed for 157-beds for acute care and 35 beds for long-term care (HMC, 2023). Hilo and Kea'au Urgent Care responds to non-emergency conditions, in similar situations for which one might visit a primary care Physician due to the difficulty of finding immediate care and does not handle medical emergencies that would typically require a trip to the Emergency room (Urgent Care, 2023).

### ***Airports***

Runway 3 of the Hilo International Airport is located approximately 0.84-miles away from the Project site. Potential single event noise from aircraft operations may impact the Project site. There is also the potential for fumes, smoke, vibrations, and odors to impact the site. See Chapter 3.12 *Air Quality and Noise* for more details. The Project site is not in direct line with any flight paths currently used to land or depart from Hilo international airport.

### ***Police Services***

Police protection services for the Project site are provided by Police Department for the CoH-PD, which covers all of the South Hilo area from Hakalau gulch at the seashore to the Puna district boundary of the Māmalahoa highway. The main police station is located 2.1-miles northwest of the Project site at 349 Kapi'olani Street. The CoH-PD administrative office for the island of Hawai'i and headquarters is located 1.9-miles northwest at 101 Pauahi St #9. Additional police protection is provided by the Keaau Police station located approximately southeast of the Project site at Old Volcano Rd, Keaau, HI 96749. The Project site is located within the Beat 142 (CoH-PD, 2011).

### ***Educational and Library Facilities***

The Project site is located within the State Department of Education's (DOE) Hawai'i District, Hilo-Waiākea Complex area, which includes the following schools: de Silva Elementary, Ha'aheo Elementary, Hilo Union Elementary, Kapi'olani Elementary, Kaumana Elementary, Keaukaha Elementary, Waiākea Elementary, Waiākeawaena Elementary, Kalaniana'ole Elementary, and Intermediate, Hilo Intermediate, Waiākea Intermediate, Waiākea High, and Hilo High. These schools serve approximately 3,629 students (DOE, 2017). Public charter schools located within the Hilo-Waiākea Complex area include Connections Public Charter School (PCS), Ka 'Umeke Ka'eo PCS, Ke Ana La'ahana PCS, and Laupahoehoe Community PCS. This Complex area also includes WCSA-Hilo Campus Community School and the Hilo Childrens Center which is located approximately 3,782 feet northwest of the Project Site and serves children five years old and younger.

The public library in closest proximity to the Project site is the Hilo Public Library, located 2.74-mile northwest.

### ***Solid Waste Management***

There is one transfer station located approximately 2,600 ft to the northeast of the Project. This transfer station is used by the wider Hilo Community. The commercial operations, State and Federal

agencies, religious entities and non-profit organizations may not use the transfer stations for disposal. Construction and demolition waste is prohibited at all County Transfer stations. The South Hilo Sanitary Landfill is now closed and all municipal solid waste will need to be deposited at the West Hawaii Sanitary Landfill.

### ***Recreational Facilities***

The park in closest proximity to the Project site managed by the County is Pana'ewa Park, a six (6)-acre park located approximately 0.45-mile southwest of the Project site. The park important site community events and includes a playground and an open-gymnasium style basketball court along with restroom services and an open field.

The closest park to the Project site that is managed by the county is Lokahi Park located approximately 1.00-miles away west of the Project at 126 Lokahi Place. The complex includes a two tennis courts, two basketball courts, restroom facilities and an open field. Facilities at Waiakea High School, including a track and field, two baseball diamonds, and a cafeteria, that can be made available to the public for community meetings, and school events.

The Project is not anticipated to adversely impact the existing recreational facilities in the area.

### ***Anticipated Impacts and Proposed Mitigation***

#### ***Disaster Relief***

The Project is expected assist the HCCDA and the County by providing a viable resiliency hub after its construction and providing education on emergency and disaster management for the public. This increase in education is expected to improve the capability and efficiency of HCCDA's disaster relief responsibilities. The new building will also provide information on disaster relief fostering collaboration on natural hazard planning and response.

The Project is expected to decrease demand at emergency evacuation shelters. It is anticipated that volunteers at the Project site will assist during cases of emergencies and natural hazard events. The new resiliency hub will include a working kitchen and rooms that can house volunteers and members of the public during the case of an emergency. Volunteers would be required to stay overnight during emergency event. Users and volunteer would be advised to escape to safer areas would be advised to evacuate to other areas if the KPFA-RAIH becomes unsafe during an emergency event.

#### ***Fire Services and Emergency Medical Service Facilities***

The Project will impact fire protection services with a slight increase in the number of employees in the vicinity. Design measures for the building will meet the Uniform Fire Code and fire flow requirements including compliance with Chapter 18 of the 2018 Hawaii State fire Code and Chapter 26 of the Hawaii County Code in accordance with the letter from CoH-FD (dated: October 3<sup>rd</sup>, 2022). Staff training will also provide an additional measure of safety and emergency response preparation. The Project will include HCCDA office facilities, increasing the on-site emergency services. Staff training may be included which would provide an additional measure of safety and emergency response preparation.

The Project may improve fire and emergency medical first responders' coordinated response during cases of emergency and times when the emergency protocols are activated, thus resulting in an overall benefit to the public.



With the implementation of the proposed mitigation measures, the Project is not anticipated to result in a significant adverse impact on HFD and EMS operations. The Project will not result in a substantial population growth or a demographic shift, and thus is not anticipated to substantially increase long-term demand for fire or emergency medical services. No additional mitigation is recommended.

### Airports

All projects within 5-miles from Hawai'i State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The proposed development will not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Figure 3.19 shows the Project site in proximity to the Hilo International Airport. According to the plans shown in Figure 3.20 to 3.22 the property is not in-line with any flight pathways and therefore will not have any impact on airport operations. Any future Solar energy photovoltaic (PV) system installed for the facility will conduct a glint and glare study to mitigate any hazard it may produce for the nearby airport and its operations in accordance with the recommendations made by HDOT in their letter (November 2, 2022).

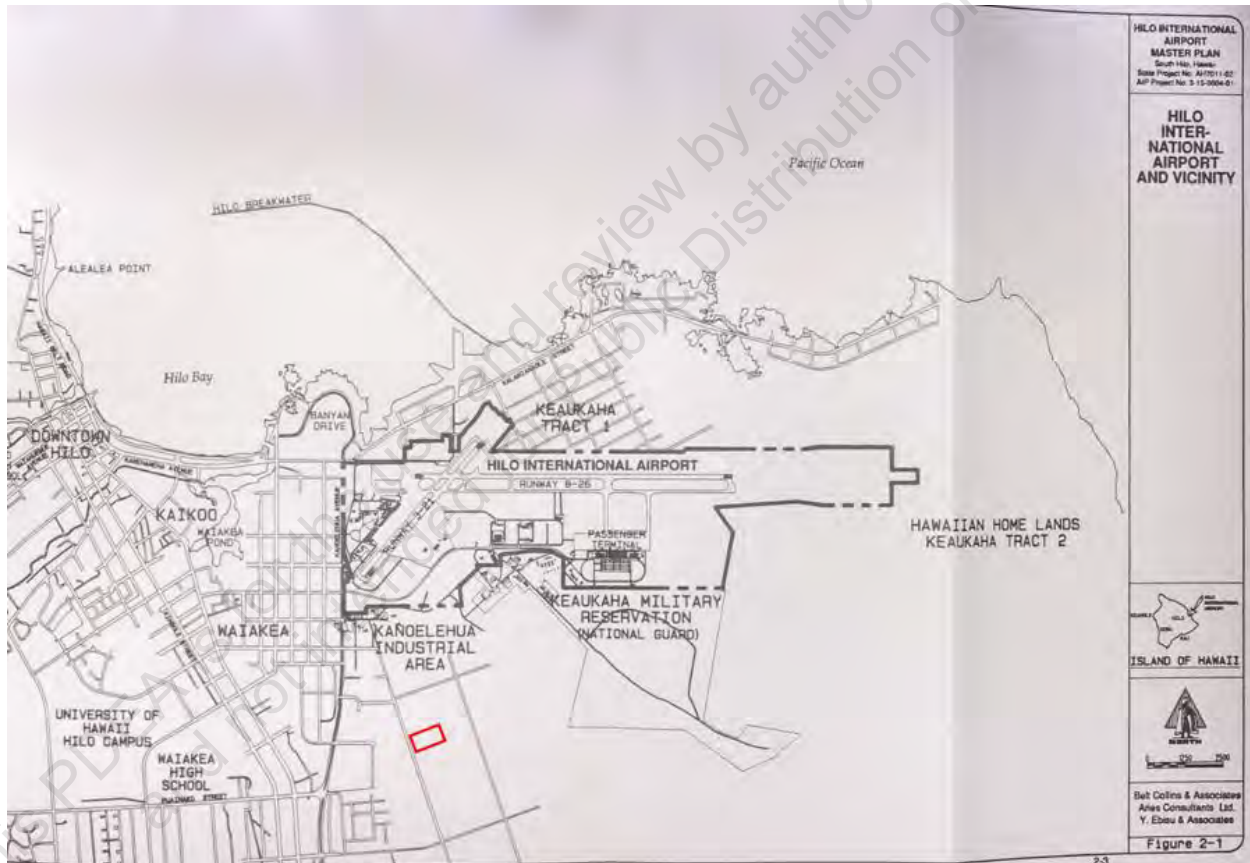


Figure 3.19

Project Site in Relation to Hilo International Airport

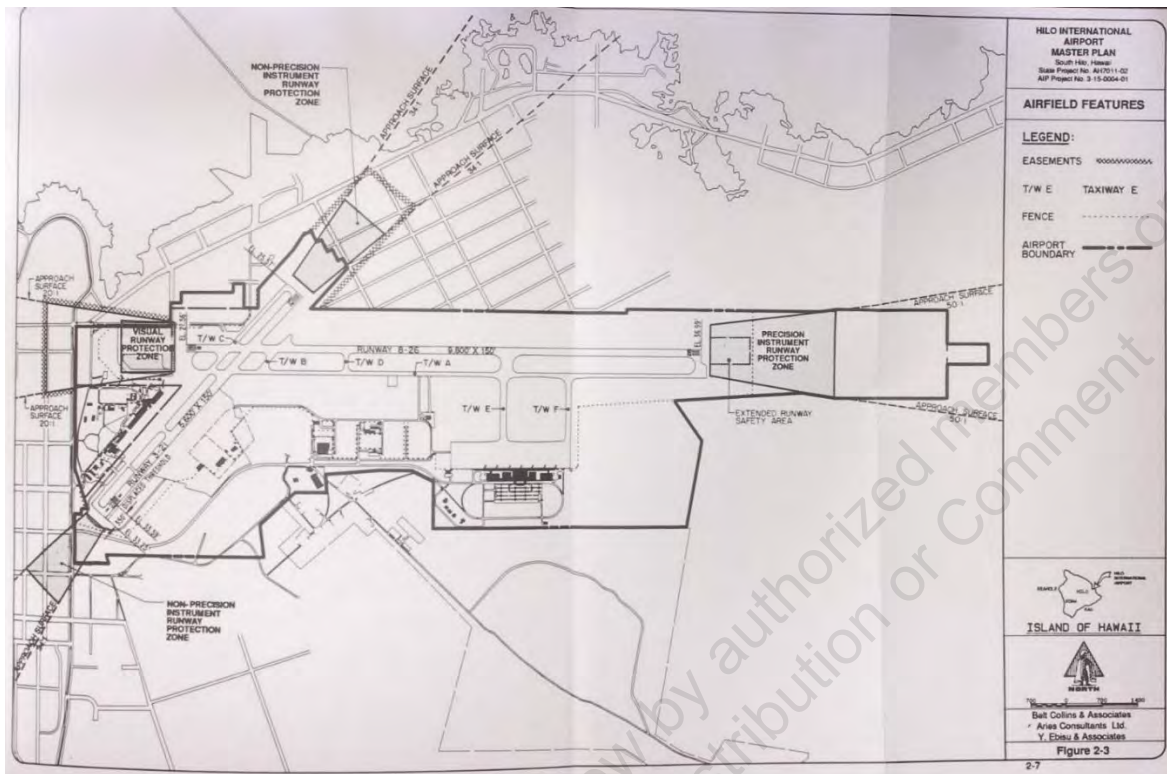


Figure 3.20

Hilo International Airport Airfield Features



Figure 3.21

Departure Flight Paths for Hilo International Airport





**Figure 3.22**

**Approaching Flight Paths for Hilo International Airport**

### Police Services

This increase in population may require security and police services during special events. This increase in population may require additional security and police protection services. Per CoH-PD letter (dated October 5, 2022) significant impacts to traffic and/or public safety concerns are not anticipated (See *Appendix B: Preliminary Community Consultation Letters*). During construction, all necessary signs, lights, barricades, and other safety equipment will be installed and maintained by the contractor. Temporary loading and unloading zones will be determined by the contractor to mitigate for any disruption to existing traffic patterns. Designated parking areas for contractors and construction personnel will also be established. Entry to the facility will be gated. All restricted areas will have security measures that may include, but not be limited to, clear signage, secured and non-manipulable locks, and security cameras. Design measures will ensure that public spaces are well-lit and visible as to deter the potential for crime-related opportunities.

Like with fire and EMS, the new Project may improve police and fire first responders' coordinated response during cases of emergency and in cases of emergencies and natural hazard events. Project must be activated, thus resulting in an overall benefit to the public. Should police services be needed at the site, responders would be able to quickly respond given the close proximity of the site to such services.

With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant adverse impact on CoH-PD's operations. The Project will not result in a substantial population growth or a demographic shift, and thus is not anticipated to substantially increase long-term demand for police services. No additional mitigation is recommended.

### ***Educational and Library Facilities***

The Project will create programs to educate the public on resiliency and recovery practices after disaster and emergency events, as well as disaster preparedness to create a more prepared and educated community before disaster and emergency events occur.

The proposed Project is anticipated to produce increased noise levels during construction. No schools or libraries will be affected by the noise generated during Project construction. Measures to mitigate noise impacts during construction are detailed in *Chapter 3.12 Air Quality and Noise*. Upon completion of construction activities, it is anticipated that noise levels will be reduced back to pre-construction levels. There is no anticipated impacts on traffic in the area due to the Project construction and operation.

With the implementation of the proposed mitigation measures, the Project is not anticipated to have a significant adverse impact on existing educational and library facilities in the Project vicinity. No additional mitigation is recommended.

### ***Solid Waste Management***

Due to the anticipated amount of solid waste generated a Solid Waste Management Plan (SWMP) is required per CoH-DEM Solid Waste Division's preliminary letter (dated: October 31<sup>st</sup>, 2022). Aggregates and any other construction/demolition waste should be responsibly reused to the fullest extent. Ample and equal room should be provided for rubbish and recycling. Green waste may be transported to the green waste sites located at the East Hawai'i Organics Facility, or other suitable diversion programs. The SWMP must provide sufficient information (tonnage, schedule, etc.) to allow DEM to plan for increased disposal rate. The SWMP will contain: a description of the Project and the potential waste it may be generating, an indication of onsite source separation by waste type, an identification and location of the proposed waste reduction, waste re-use, recycling facility or disposal site and associated transportation methods for various components of solid waste management systems, an identification of any impacts to County-operated waste management and the appropriate mitigation measures that will be implemented by the development to minimize these impacts, and an analysis will be based on the highest potential use or zoning of the development.

### ***Recreational Facilities***

The Project will serve the communities of Pana'ewa and Keaukaha during disaster events. When there are no disaster events, the Project is anticipated to serve as a recreational facility serving kūpuna and keiki programs for residents of the Keaukaha and Pana'ewa communities. This is anticipated to decrease the demand for regional recreation in turn decreasing both short-term and long-term impacts on recreation for these communities.

Pedestrian and transportation facilities will continue to be separated. Pedestrian traffic will be controlled and directed along the existing street sidewalks to pedestrian access points along Maka'ala Street. Landscaping will be installed along the perimeter of the site to facilitate a pedestrian-friendly environment.

The Project is not anticipated to have a significant adverse impact on existing recreational facilities, as the Project does not involve a long-term loss of access or overuse of recreational facilities. No additional mitigation is recommended.

### **3.14 Potential Cumulative and Secondary Impacts**

Cumulative impacts are the result of incremental effects of an activity when combined with other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions. Minor but collectively significant actions over a period of time can result in cumulative impacts to a place. The areas surrounding the Project have been previously disturbed and currently hold a number of commercial buildings. The Project will be constructed in an area currently zoned for mixed use, and as a result, is not anticipated to generate any significant cumulative impacts that are negative, however, the Project will have the opportunity to impact the community in a positive way.

The Project will generate few vehicular trips and is expected to have a negligible impact on traffic operations. There are no known major projects or long-range development projects within the vicinity of the Project. The proposed Project will not impact any natural or cultural resources in the area and will aim to increase the amount of natural and cultural resources and practices for community interaction. It is not anticipated that the proposed construction of the Project will interfere with current operations in the area and the structures will follow the Hawaii County Code as it relates to appropriate building permits in accordance with the preliminary letter from CoH-DPW Building Division (dated: October 11th, 2022). The Project will also receive plan approval for all new structures and additions to existing structures for the MG district as per section 25-5-157(c) of the Hawaii County Code, Chapter 25 zoning code in accordance with the preliminary letter received from CoH-Planning (dated: October 24th, 2023). The Project will act as a community resource for members to use for educational and training purposes as well as sustainable agricultural practices. The Project would create short-term employment for the construction phase of the Project, while possibly adding long-term employment opportunities to service and care for the Project facility itself. The cumulative intensification of development on the site will have little change on the landscape; however, adverse impacts to scenic and visual resources is not anticipated.

Secondary effects are impacts that are associated with an activity but do not result directly from the activity. The increase of users on site is not expected to exceed the capacity of already existing public parking areas. The site may also see an increase in the use of pedestrian and mass transit resources in the vicinity of the site, which would have the secondary impacts of further activating the streets in the Project area. The Project would promote a more informed community in terms of disaster preparedness and recovery. This would have incidental impacts on the overall County knowledge sharing and hazard awareness which are positive secondary impacts that will improve natural hazard response by the County, an overall safer island, and other qualitative public benefits that are difficult to quantify.



## Chapter 4

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# **Alternatives to the Proposed Action**





## Chapter 4

# Alternatives to the Proposed Action

This chapter describes a range of alternatives considered to the Proposed Action, and a high-level analysis of the potential impacts in comparison to the Proposed Action.

### 4.1 Alternative A – No Action

Alternative A or the “No Action” alternative is the baseline against which all other alternatives are measured. “No-action” refers to the future conditions that would result should the Project not proceed.

Under Alternative A, there would be no potential short-term, construction-related impacts (e.g., dust generation, vehicular traffic, intermittent noise) or long-term, operational impacts to the existing natural environment (e.g., water resources, air quality, and flora/fauna) and existing human environment (e.g., potable water system, wastewater system, traffic conditions, noise conditions, and visual resources).

However, under Alternative A, KPFA would not be able to create the RAIH, which will have short-term and long-term positive impacts on the Keaukaha and Pana’ewa communities. The Project allows for KPFA to create a space that supports the KPFA’s program operations, to meet the physical and social needs of the Keaukaha Pana’ewa Homestead lessees/beneficiaries, in accordance with the KPFA Conceptual Master Plan as well as provide a place to shelter from the numerous natural and man-made hazards that exist on the island of Hawai’i. For these reasons, the No-Action Alternative was not considered a viable alternative.

### 4.2 Alternative B – Location Alternative

Alternative B or the “Alternate Location” alternative involves the consideration of alternate locations for Project.

Under Alternative B, there would be potential short-term, construction-related impacts (e.g., dust generation, vehicular traffic, intermittent noise) similar to the Proposed Action; however, mitigation measures would be implemented, and potential impacts would cease after construction. Under Alternative B, there would also be potential long-term, operational impacts to the existing natural environment (e.g., water resources, air quality, and flora/fauna) and existing human environment (e.g., potable water system, wastewater system, traffic conditions, noise conditions, and visual resources).

However, after studying alternate design concepts, the location of the Proposed Action proved to be the most practicable, as KPFA already has an existing ROE for the location. Without the Project parcel KPFA has no alternative location for the Project nor would it serve the same communities as it does. This location is also ideal for pedestrian traffic and its proximity to commercial resources.

For these reasons, Alternative B was not considered a viable alternative.

### **4.3 Alternative C – Delayed Action Alternative**

Alternative C or the “Delayed Action” alternative refers to a delay in the proposed Project.

Once the Project commences, Alternative C would generally result in the same potential impacts and proposed mitigation measures of the Proposed Action. Under Alternative C, there would be potential short-term, construction-related impacts (e.g., dust generation, vehicular traffic, intermittent noise) similar to the Proposed Action; however, mitigation measures would be implemented, and potential impacts would cease after construction. Under Alternative C, there would also be potential long-term, operational impacts to the existing natural environment (e.g., water resources, air quality, and flora/fauna) and existing human environment (e.g., potable water system, wastewater system, traffic conditions, noise conditions, and visual resources).

Though in the near term, delaying the commencement of the Project would also delay the multitude of short- and long-term benefits associated with the Proposed Action. Additionally, delaying action could jeopardize securing grants for the planned facilities, and thereby jeopardize the recently renewed ROE if action is not taken within a reasonable time period. If the ROE is revoked, the Project is at risk of losing out on a highly beneficial community resource.

Therefore, the Delayed Action alternative would delay the purpose and need of the Proposed Action. For these reasons, Alternative C was not considered a viable alternative.

**Chapter 5**

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**Relationship to  
Plans and Policies**



## Chapter 5

# Relationship to Plans and Policies

In this chapter, the Project's consistency with applicable land use policies set forth in the Americans with Disabilities Act, Hawai'i State Plan, Hawai'i 2050 Sustainability Plan, Hawai'i State Land Use District Guidelines, Hawai'i Coastal Zone Management Program, Hawai'i Multi-Hazard Mitigation Plan (2018), County of Hawai'i General Plan 2040 (2019 Draft), County of Hawai'i Land Use Ordinance (LUO), County of Hawai'i Special Management Area Guidelines, County of Hawai'i Multi-Hazard Mitigation Plan, Department of Hawaiian Home Lands Island Plan, and the Department of Hawaiian Home Lands Pana'ewa Regional Plan are discussed.

### 5.1 Americans with Disabilities Act of 1991

In 1991, the Federal government enacted the Americans with Disabilities Act (ADA) to provide equal accessibility for persons with disabilities. Part of this statute requires building designs to consider and incorporate the needs of persons with disabilities. Chapter 103-50, HRS states, "...all plans and specifications for the construction of public buildings, facilities, and sites shall be prepared so that the buildings, facilities, and sites are accessible to and usable to persons with disabilities." The State Disability and Communication Access Board (DCAB) establishes guidelines for the design of buildings, facilities, and site, by or on behalf of the State and Counties in accordance with Chapter 103-50, HRS.

**Discussion:** The proposed RAIH facility and site improvements will be designed to comply with ADA and DCAB accessibility requirements.

### 5.2 Hawai'i State Plan

The Hawai'i State Plan, adopted in 1978 and revised in 1986, serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, and priorities. It is the goal of the State, under the Hawai'i State Planning Act (Chapter 226, HRS), to achieve the following:

- A strong, viable economy characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life (Chapter 226-4, HRS).

The objectives and policies of the Hawai'i State Plan are presented below and discussed based on their relevance to the proposed Project (see *Table 5.1*).

Table 5.1    Hawai'i State Plan – HRS Ch. 226 - Part 1. Overall Theme, Goals, Objectives and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable				S	N/S	N/A	
§226-1: Findings and Purpose							
§226-2: Definitions							
§226-3: Overall Theme							
§226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:							
(1)	A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations				X		
(2)	A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.				X		
(3)	Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.				X		
<b>Discussion:</b> The proposed project aims to support KPFA programming and vision to “support, motivate, and education Keaukaha Pana’ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the ‘āina.”							
§226-5: Objective and policies for population							
(a) It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter;							
(b) To achieve the population objective, it shall be the policy of this State to:							
(1)	Manage population growth statewide in a manner that provides increased opportunities for Hawai'i's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.						X
(2)	Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs-and desires.				X		
(3)	Promote increased opportunities for Hawai'i's people to pursue their socioeconomic aspirations throughout the islands.				X		
(4)	Encourage research activities and public awareness programs to foster and understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.						X
(5)	Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.						X
(6)	Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population						X
(7)	Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area						X
<b>Discussion:</b> The proposed project encourages agricultural practices as economic drivers for agricultural beneficiaries and community members in a neighbor island community.							
§226-6 Objectives and policies for the economy in general.							
(a) Planning for the State's economy in general shall be directed toward achievement of the following objectives:							
(1)	Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.				X		
(2)	A steadily growing and diversified economic base that is not overly dependent on a few industries and includes the development and expansion of industries on the neighbor islands.				X		



<b>Table 5.1 Hawai'i State Plan – HRS Ch. 226 - Part 1. Overall Theme, Goals, Objectives and Policies</b> <b>S = Supportive, N/S = Not Supportive, N/A = Not Applicable</b>				S	N/S	N/A
(b) To achieve the general economic objectives, it shall be the policy of this State to:						
(1)	Promote and encourage entrepreneurship within Hawai'i by residents and nonresidents of the State.	X				
(2)	Expand Hawai'i's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.					X
(3)	Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.					X
(4)	Transform and maintain Hawai'i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.					X
(5)	Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawai'i.					X
(6)	Seek broader outlets for new or expanded Hawai'i business investments.					X
(7)	Expand existing markets and penetrate new markets for Hawai'i's products and services.					X
(8)	Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.	X				
(9)	Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.					X
(10)	Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small-scale producers, manufacturers, and distributors.	X				
(11)	Encourage labor-intensive activities that are economically satisfying, and which offer opportunities for upward mobility.					X
(12)	Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawai'i.					X
(13)	Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.					X
(14)	Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	X				
(15)	Maintain acceptable working conditions and standards for Hawai'i's workers.					X
(16)	Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.					X
(17)	Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.					X
(18)	Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.					X
(19)	Promote and protect intangible resources in Hawai'i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.					X
(20)	Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.					X
(21)	Foster a business climate in Hawai'i—including attitudes, tax and regulatory policies, and financial and technical assistance programs—that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.					X
<b>Discussion:</b> The RAIH will partner agricultural demonstration gardens along with opportunities for selling produce, medicine, and value-added products on-site. At current, KPFA runs a Farmers Market for small-scale producers and the RAIH will aid in expanding this effort.						

<b>Table 5.1 Hawai'i State Plan – HRS Ch. 226 - Part 1. Overall Theme, Goals, Objectives and Policies</b> <b>S = Supportive, N/S = Not Supportive, N/A = Not Applicable</b>				S	N/S	N/A
§226-7 Objectives and policies for the economy - agriculture.						
(a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:						
(1)	Viability of Hawai'i's sugar and pineapple industries.					X
(2)	Growth and development of diversified agriculture throughout the State.	X				
(3)	An agriculture industry that continues to constitute a dynamic and essential component of Hawai'i's strategic, economic, and social well-being.	X				
(b) To achieve the agriculture objectives, it shall be the policy of this State to:						
(1)	Establish a clear direction for Hawai'i's agriculture through stakeholder commitment and advocacy.					X
(2)	Encourage agriculture by making best use of natural resources.	X				
(3)	Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.					X
(4)	Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.					X
(5)	Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai'i's economy.	X				
(6)	Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.					X
(7)	Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's producers and consumer markets locally, on the continental United States, and internationally.	X				
(8)	Support research and development activities that provide greater efficiency and economic productivity in agriculture.					X
(9)	Enhance agricultural growth by providing public incentives and encouraging private initiatives.					X
(10)	Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.					X
(11)	Increase the attractiveness and opportunities for an agricultural education and livelihood.	X				
(12)	Expand Hawai'i's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.	X				
(13)	Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency.	X				
(14)	Promote and assist in the establishment of sound financial programs for diversified agriculture.					X
(15)	Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.					X
(16)	Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.					X
(17)	Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.	X				
(18)	Increase and develop small-scale farms.					X
<b>Discussion:</b> The project involves the creation of agricultural demonstration gardens in conjunction with the community-gear services provided by the RAIH. Agriculture is not only a main component of Hawaii's economy, but a key factor in the lifeblood and well-being of agricultural beneficiaries. The proposed project will aid Hawai'i's producers to market products on a local scale.						

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<b>§226-8 Objective and policies for the economy--visitor industry.</b> (a) Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai'i's economy. (b) To achieve the visitor industry objective, it shall be the policy of this State to:						
(1)	Support and assist in the promotion of Hawai'i's visitor attractions and facilities.					X
(2)	Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.					X
(3)	Improve the quality of existing visitor destination areas.					X
(4)	Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.					X
(5)	Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.					X
(6)	Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.					X
(7)	Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.					X
(8)	Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.					X
<b>Discussion:</b> While the proposed project supports the State's policies for the economy regarding the visitor industry, the policies outlined are not applicable to the project.						
<b>§226-9 Objective and policies for the economy--federal expenditures.</b> (a) Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawai'i's economy. (b) To achieve the federal expenditures objective, it shall be the policy of this State to:						
(1)	Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment.					X
(2)	Promote Hawai'i's supportive role in national defense.					X
(3)	Promote the development of federally supported activities in Hawai'i that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai'i's environment.					X
(4)	Increase opportunities for entry and advancement of Hawai'i's people into federal government service.					X
(5)	Promote federal use of local commodities, services, and facilities available in Hawai'i.					X
(6)	Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i.					X
(7)	Pursue the return of federally controlled lands in Hawai'i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.					X
<b>Discussion:</b> While the proposed project supports the State's policies for the economy regarding federal expenditures, the policies outlined are not applicable to the project.						
<b>§226-10 Objective and policies for the economy--potential growth and innovative activities.</b> (a) Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawai'i's economic base. (b) To achieve the potential growth and innovative activity objective, it shall be the policy of this State to:						

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(1)	Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors;					X
(2)	Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai'i through the export of services or products or substitution of imported services or products;					X
(3)	Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements;					X
(4)	Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity;		X			
(5)	Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;					X
(6)	Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people;					X
(7)	Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;					X
(8)	Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste;					X
(9)	Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State;					X
(10)	Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawai'i's social, economic, physical, and environmental objectives;					X
(11)	Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;					X
(12)	Develop, promote, and support research and educational and training programs that will enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i;					X
(13)	Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawai'i;					X
(14)	Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai'i's social, economic, physical, and environmental objectives;					X
(15)	Increase research and development of businesses and services in the telecommunications and information industries;					X
(16)	Foster the research and development of nonfossil fuel and energy efficient modes of transportation; and					X
(17)	Recognize and promote health care and health care information technology as growth industries.					X
<b>Discussion:</b> The proposed project champions the traditional, cultural, and local knowledge of agricultural beneficiaries, which are key factors in driving innovative agricultural activity.						
<b>§226-10.5 Objectives and policies for the economy--information industry.</b> (a) Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region. (b) To achieve the information industry objective, it shall be the policy of this State to:						

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(1)	Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai'i and between Hawai'i and the world, and make high speed communication available to all residents and businesses in Hawai'i;					X
(2)	Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawai'i's economy;					X
(3)	Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai'i;					X
(4)	Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai'i, using technology to communicate with their headquarters, offices, or customers located out-of-state;					X
(5)	Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;					X
(6)	Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people;					X
(7)	Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;					X
(8)	Foster a recognition of the contribution of the information industry to Hawai'i's economy; and					X
(9)	Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.					X
<b>Discussion:</b> While the proposed project supports the State's policies for the economy regarding the information industry, the policies outlined are not applicable to the project.						
<b>§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources.</b>						
<b>(a) Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:</b>						
(1)	Prudent use of Hawai'i's land-based, shoreline, and marine resources.	X				
(2)	Effective protection of Hawai'i's unique and fragile environmental resources.					X
<b>(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:</b>						
(1)	Exercise an overall conservation ethic in the use of Hawai'i's natural resources.					X
(2)	Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.					X
(3)	Take into account the physical attributes of areas when planning and designing activities and facilities.	X				
(4)	Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage					X
(5)	Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.					X
(6)	Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.					X
(7)	Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.					X
(8)	Pursue compatible relationships among activities, facilities and natural resources.	X				
(9)	Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.					X

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<b>Discussion:</b> The proposed Project will construct the RAIH on DHHL lands, consistent with DHHL land use designations and beneficiary preferences. The Project takes into account the physical attributes of the parcel throughout the planning process. The RAIH will be compatible with the surrounding landscape and land use designations. For more information on the Natural Environment, see <i>Chapter 3</i> .						
<b>§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources.</b>						
(a) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.						
(b) To achieve the scenic, natural beauty, and historic resources objectives, it shall be the policy of this State to:						
(1)	Promote the preservation and restoration of significant natural and historic resources.					X
(2)	Provide incentives to maintain and enhance historic, cultural, and scenic amenities.					X
(3)	Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X				
(4)	Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.					X
(5)	Encourage the design of developments and activities that complement the natural beauty of the islands.	X				
<b>Discussion:</b> The RAIH is designed to maximize and preserve views of Mauna Kea and Mauna Loa from the project site. The Project will not detract from surrounding natural beauty, instead the residences will be designed to complement the existing environment through design and material selection. For further discussion, see <i>Section 3.9</i> .						
<b>§226-13 Objectives and policies for the physical environment--land, air, and water quality.</b>						
(a) Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:						
(1)	Maintenance and pursuit of improved quality in Hawai'i's land, air, and water resources.					X
(2)	Greater public awareness and appreciation of Hawai'i's environmental resources.					X
(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:						
(1)	Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.					X
(2)	Promote the proper management of Hawai'i's land and water resources.	X				
(3)	Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.	X				
(4)	Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.	X				
(5)	Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X				
(6)	Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.	X				
(7)	Encourage urban developments in close proximity to existing services and facilities.					X
(8)	Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.	X				
<b>Discussion:</b> The RAIH promotes the proper management of Hawai'i's land and water resources through the promotion of traditional, cultural, and innovative agricultural practices. As a resilience hub, the project will be geared to serve the community during all points of the disaster cycle: pre-event, event, post-event, and long-term. The Project is not anticipated to have a significant impact on land, air, and water (surface, ground and coastal) resources. The Project will not increase the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.						

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<b>§226-14 Objective and policies for facility systems--in general.</b>						
(a) Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.						
(b) To achieve the general facility systems objective, it shall be the policy of this State to:						
(1)	Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.					X
(2)	Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.					X
(3)	Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.					X
(4)	Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.					X
<b>Discussion:</b> While the proposed project supports the State's policies for facility systems in general, the policies outlined are not applicable to the project.						
<b>§226-15 Objectives and policies for facility systems--solid and liquid wastes.</b>						
(a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:						
(1)	Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	X				
(2)	Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.					X
(b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:						
(1)	Encourage the adequate development of sewerage facilities that complement planned growth.					X
(2)	Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X				
(3)	Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.					X
<b>Discussion:</b> The Project is not expected to increase demands or negatively affect solid and liquid waste systems in the area. Low Impact Development (LID), such as water reuse and landscaping, will be implemented in the design process.						
<b>§226-16 Objective and policies for facility systems--water.</b>						
(a) Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.						
(b) To achieve the facility systems water objective, it shall be the policy of this State to:						
(1)	Coordinate development of land use activities with existing and potential water supply.	X				
(2)	Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.	X				
(3)	Reclaim and encourage the productive use of runoff water and wastewater discharges.	X				
(4)	Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.					X
(5)	Support water supply services to areas experiencing critical water problems.					X
(6)	Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.					X



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<b>Discussion:</b> Existing water at the parcel location is sufficient to serve the Project site. LID measures may be incorporated into the Project to the extent possible to encourage the productive use of runoff water.						
§226-17    Objectives and policies for facility systems--transportation.						
(a)    Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:						
(1)	An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.					X
(2)	A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.					X
(b)    To achieve the transportation objectives, it shall be the policy of this State to:						
(1)	Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;					X
(2)	Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;					X
(3)	Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;					X
(4)	Provide for improved accessibility to shipping, docking, and storage facilities;					X
(5)	Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;					X
(6)	Encourage transportation systems that serve to accommodate present and future development needs of communities;					X
(7)	Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods;					X
(8)	Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;					X
(9)	Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;					X
(10)	Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;					X
(11)	Encourage safe and convenient use of low-cost, energy- efficient, non-polluting means of transportation;				X	
(12)	Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and					X
(13)	Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.					X
<b>Discussion:</b> While the proposed project supports the State's policies for facility systems – transportation, the policies are not applicable to the project.						
§226-18    Objectives and policies for facility systems--energy.						
(a)    Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:						
(1)	Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;					X
(2)	Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawai'i's dependence on imported fuels for electrical generation and ground transportation;					X

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(3)	Greater diversification of energy generation in the face of threats to Hawai'i's energy supplies and systems;					X
(4)	Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and					X
(5)	Utility models that make the social and financial interests of Hawai'i's utility customers a priority.					X
(b)	To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably priced, and dependable energy services to accommodate demand.					
(c)	To further achieve the energy objectives, it shall be the policy of this State to:					
(1)	Support research and development as well as promote the use of renewable energy sources;					X
(2)	Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;					X
(3)	Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;					X
(4)	Promote all cost-effective conservation of power and fuel supplies through measures, including: (A) Development of cost-effective demand-side management programs; (B) Education; (C) Adoption of energy-efficient practices and technologies; and (D) Increasing energy efficiency and decreasing energy use in public infrastructure;					X
(5)	Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;					X
(6)	Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;					X
(7)	Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;					X
(8)	Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and					X
(9)	Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives.					X
(10)	Provide priority handling and processing for all state and county permits required for renewable energy projects;					X
(11)	Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and					X
(12)	Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai'i.					X
<b>Discussion:</b> The Project will include the use of rooftop solar PVs to support the building's energy needs. However, the State's objectives and policies with regards to energy are not applicable to the Project.						
<b>§226-18.5 Objectives and policies for facility systems--telecommunications.</b>						
(a)	Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.					
(b)	To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.					
(c)	To further achieve the telecommunications objective, it shall be the policy of this State to:					

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(1)	Facilitate research and development of telecommunications systems and resources;					X
(2)	Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;					X
(3)	Promote efficient management and use of existing telecommunications systems and services; and					X
(4)	Facilitate the development of education and training of telecommunications personnel.					X
<b>Discussion:</b> While the proposed project supports the State's goals and policies for facility systems – telecommunications, the policies are not applicable to the project.						
<b>§226-19 Objectives and policies for socio-cultural advancement--housing.</b>						
<b>(a) Planning for the State's socio- cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</b>						
(1)	Greater opportunities for Hawai'i's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more rental and for sale affordable housing is made available to extremely low-, very low-, lower-, moderate-, and above moderate-income segments of Hawai'i's population.					X
(2)	The orderly development of residential areas sensitive to community needs and other land uses.					X
(3)	The development and provision of affordable rental housing by the State to meet the housing needs of Hawai'i's people.					X
<b>(b) To achieve the housing objectives, it shall be the policy of this State to:</b>						
(1)	Effectively accommodate the housing needs of Hawai'i's people.					X
(2)	Stimulate and promote feasible approaches that increase affordable rental and for sale housing choices for extremely low-, very low-, lower-, moderate-, and above moderate-income households.					X
(3)	Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.					X
(4)	Promote appropriate improvement, rehabilitation, and maintenance of existing rental and for sale housing units and residential areas.					X
(5)	Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.					X
(6)	Facilitate the use of available vacant, developable, and underutilized urban lands for housing.					X
(7)	Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.					X
(8)	Promote research and development of methods to reduce the cost of housing construction in Hawai'i.					X
<b>Discussion:</b> While the proposed project supports the State's goals and policies for socio-cultural advancement – housing, the policies are not applicable to the project.						
<b>§226-20 Objectives and policies for socio-cultural advancement--health.</b>						
<b>(a) Planning for the State's socio- cultural advancement with regard to health shall be directed towards achievement of the following objectives:</b>						
(1)	Fulfillment of basic individual health needs of the general public.					X
(2)	Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.					X
<b>(b) To achieve the health objectives, it shall be the policy of this State to:</b>						

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	S	N/S	N/A
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			X
<b>Discussion:</b> While the proposed project supports the State's goals and policies for socio-cultural advancement – health, the policies are not applicable to the project.			
<b>§226-21 Objective and policies for socio-cultural advancement--education.</b>			
(a) Planning for the State's socio- cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.			
(b) To achieve the education objective, it shall be the policy of this State to:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawai'i's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawai'i's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
<b>Discussion:</b> When not activated in emergency situations, the proposed Project facility will be designed to be used for multipurpose meetings and training events and will include collaboration areas for KPFA staff. However, the advancement of the State's socio-cultural education objectives is not applicable to the proposed project.			

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<b>§226-22 Objective and policies for socio-cultural advancement--social services.</b>						
(a) Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.						
(b) To achieve the social service objective, it shall be the policy of the State to:						
(1)	Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.					X
(2)	Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.					X
(3)	Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.					X
(4)	Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.					X
(5)	Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.					X
(6)	Promote programs which assist people in need of family planning services to enable them to meet their needs.					X
<b>Discussion:</b> The purpose of the Project is to construct a resiliency hub which will include educational facilities for Agricultural practices. Planning for the State's socio-cultural advancement with regard to social services is not applicable to the proposed Project.						
<b>§226-23 Objective and policies for socio-cultural advancement--leisure.</b>						
(a) Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.						
(b) To achieve the leisure objective, it shall be the policy of this State to:						
(1)	Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.					X
(2)	Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.					X
(3)	Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.					X
(4)	Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.					X
(5)	Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.					X
(6)	Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.					X
(7)	Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.					X
(8)	Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.					X
(9)	Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.					X
(10)	Assure adequate access to significant natural and cultural resources in public ownership.					X

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<b>Discussion:</b> The purpose of the Project is to construct a resiliency hub which will include educational facilities for Agricultural practices. Planning for the State's socio-cultural advancement with regard to leisure is not applicable to the proposed Project.						
<b>§226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being.</b>						
(a) Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.						
(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this State to:						
(1)	Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.					X
(2)	Uphold and protect the national and state constitutional rights of every individual.					X
(3)	Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.					X
(4)	Ensure equal opportunities for individual participation in society.					X
<b>Discussion:</b> The State's socio-cultural advancement objectives regarding individual rights and personal well-being of individuals is not applicable for the Project.						
<b>§226-25 Objective and policies for socio-cultural advancement--culture.</b>						
(a) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people.						
(b) To achieve the culture objective, it shall be the policy of this State to:						
(1)	Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.	X				
(2)	Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.	X				
(3)	Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai'i.					X
(4)	Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawai'i's people and visitors.					X
<b>Discussion:</b> The RAIH will support and enhance KPFA's mission, which is to "support, motivate, and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'āina." As a beneficiary-driven project, the RAIH will support activities and conditions that promote Native Hawaiian values, customs, practices, and arts at a community level.						
<b>§226-26 Objectives and policies for socio-cultural advancement--public safety.</b>						
(a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:						
(1)	Assurance of public safety and adequate protection of life and property for all people.					X
(2)	Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.	X				
(3)	Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.	X				
(b) To achieve the public safety objectives, it shall be the policy of this State to:						
(1)	Ensure that public safety programs are effective and responsive to community needs.					X

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(2) Encourage increased community awareness and participation in public safety programs.						X
(c) To further achieve public safety objectives related to criminal justice, it shall be the policy of this State to:						
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.						X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.						X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.						X
(d) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:						
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.				X		
(2) Enhance the coordination between emergency management programs throughout the State.				X		
<b>Discussion:</b> The proposed project is to build an Resilience and Agricultural Innovation Hub (RAIH), which will prepare and assist the community in disaster management capabilities and emergency preparedness in the event of civil disruptions, wars, natural disasters, and other major disturbances.						
<b>§226-27 Objectives and policies for socio-cultural advancement--government.</b>						
(a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:						
(1) Efficient, effective, and responsive government services at all levels in the State.						X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.						X
(b) To achieve the government objectives, it shall be the policy of this State to:						
(1) Provide for necessary public goods and services not assumed by the private sector.						X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.						X
(3) Minimize the size of government to that necessary to be effective.						X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.						X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.						X
(6) Provide for a balanced fiscal budget.						X
(7) Improve the fiscal budgeting and management system of the State.						X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.						X
<b>Discussion:</b> While the project supports the State's objectives for socio-cultural advancement – government, the policies are not applicable to the project.						
<b>§226-101 Purpose.</b> The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.						
<b>§226-102 Overall direction.</b> The State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.						



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<b>Discussion:</b> The Project supports the overall direction of the State of Hawai'i with regards to sustainability and climate change adaptation. The agricultural portion of the project aims to increase sustainability and self-sufficiency of the Keaukaha Pana'ewa community by providing agricultural opportunities. As the climate changes, natural disasters are expected to increase in frequency, duration, and/or severity. The RAIH will prepare and assist the community during all stages of disaster preparedness and management.						
<b>§226-103 Economic priority guidelines.</b>						
<b>(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:</b>						
<b>(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.</b>						
<b>(A) Encourage investments which:</b>						
(i)	Reflect long term commitments to the State;					X
(ii)	Rely on economic linkages within the local economy;					X
(iii)	Diversify the economy;					X
(iv)	Reinvest in the local economy;					X
(v)	Are sensitive to community needs and priorities; and					X
(vi)	Demonstrate a commitment to provide management opportunities to Hawai'i residents.					X
<b>(B) Encourage investments in innovative activities that have a nexus to the State, such as:</b>						
(i)	Present or former residents acting as entrepreneurs or principals;					X
(ii)	Academic support from an institution of higher education in Hawai'i;					X
(iii)	Investment interest from Hawai'i residents;					X
(iv)	Resources unique to Hawai'i that are required for innovative activity; and					X
(v)	Complementary or supportive industries or government programs or projects.					X
(2)	Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.					X
(3)	Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.					X
(4)	Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.					X
(5)	Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.					X
(6)	Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.					X
(7)	Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.					X
(8)	Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:					X
(A)	An industry that can take advantage of Hawai'i's unique location and available physical and human resources.					X
(B)	A clean industry that would have minimal adverse effects on Hawai'i's environment.					X

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(C) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.						X
(D) An industry that would provide reasonable income and steady employment.						X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.						X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:						X
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.				X		
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.						X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.						X
(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.						X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.						X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.						X
(b) Priority guidelines to promote the economic health and quality of the visitor industry:						
(1) Promote visitor satisfaction by fostering an environment which enhances the aloha spirit and minimizes inconveniences to Hawai'i's residents and visitors.						X
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.						X
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.						X
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.						X
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.						X
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.						X
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.						X
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.						X
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.				X		
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:						
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.						X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.						X

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(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.						X
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:						
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.						X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.						X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.						X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.						X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.						X
(6) Seek favorable freight rates for Hawai'i's agricultural products from interisland and overseas transportation operators.						X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.						X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.						X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.						X
(10) Support the continuation of land currently in use for diversified agriculture.						X
(11) Encourage residents and visitors to support Hawai'i's farmers by purchasing locally grown food and food products.				X		
(e) Priority guidelines for water use and development:						
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.						X
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.						X
(3) Increase the support for research and development of economically feasible alternative water sources.						X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.						X
(f) Priority guidelines for energy use and development:						
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.						X
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.						X
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.						X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.						X
(g) Priority guidelines to promote the development of the information industry:						
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.						X

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(2)	Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.					X
(3)	Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.					X
(4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.					X
(5)	Encourage research activities, including legal research in the information and telecommunications fields.					X
(6)	Support promotional activities to market Hawai'i's information industry services.					X
(7)	Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.					X
<b>Discussion:</b> The purpose of the Project is to construct a resiliency and agricultural innovation hub (RAIH) which will include educational facilities for Agricultural practices. The RAIH will continue to function as a Farmer's Market, in which local farmers and vendors can sell their locally-grown produce. The use of Low Impact Development (LID) and solar PV panels will be incorporated into the site and building design.						
<b>§226-104 Population growth and land resources priority guidelines.</b>						
<b>(a) Priority guidelines to effect desired statewide growth and distribution:</b>						
(1)	Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.					X
(2)	Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.					X
(3)	Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.					X
(4)	Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.					X
(5)	Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.					X
(6)	Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.					X
(7)	Support the development of high technology parks on the neighbor islands.					X
<b>(b) Priority guidelines for regional growth distribution and land resource utilization:</b>						
(1)	Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	X				
(2)	Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.					X
(3)	Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.					X
(4)	Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.					X

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(5)	In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.					X
(6)	Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.					X
(7)	Pursue rehabilitation of appropriate urban areas.					X
(8)	Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.					X
(9)	Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.					X
(10)	Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.					X
(11)	Identify all areas where priority should be given to preserving rural character and lifestyle.					X
(12)	Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X				
(13)	Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.	X				
<b>Discussion:</b> The Project site is located in the mixed use and urbanized environment of Pana'ewa. Thus, the Project will protect lands designated for conservation and preservation. Existing utilities are adequate to support the proposed Project. The new building will also be oriented to preserve existing mauka-makai and east-west viewsheds.						
<b>§226-105 Crime and criminal justice. Priority guidelines in the area of crime and criminal justice:</b>						
(1)	Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.					X
(2)	Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.					X
(3)	Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.					X
(4)	Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.					X
(5)	Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.					X
(6)	Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.					X
<b>Discussion:</b> The purpose of the Project is to construct a resiliency hub which will include educational facilities for Agricultural practices. The priority guidelines in the area of crime and criminal justice are not applicable to the proposed Project.						
<b>§226-106 Affordable housing. Priority guidelines for the provision of affordable housing:</b>						
(1)	Seek to use marginal or nonessential agricultural land, urban land, and public land to meet housing needs of extremely low-, very low-, lower-, moderate-, and above moderate-income households.					X
(2)	Encourage the use of alternative construction and development methods as a means of reducing production costs.					X

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(3)	Improve information and analysis relative to land availability and suitability for housing.					X
(4)	Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's extremely low-, very low-, lower-, and moderate-income households and residents with special needs.					X
(5)	Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner-occupied housing.					X
(6)	Encourage public and private sector cooperation in the development of rental housing alternatives.					X
(7)	Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.					X
(8)	Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.					X
<b>Discussion:</b> The purpose of the Project is to construct a resiliency hub which will include educational facilities for Agricultural practices. Planning for the State's advancement with regard to affordable housing is not applicable to the proposed Project.						
<b>§226-107 Quality education. Priority guidelines to promote quality education:</b>						
(1)	Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;					X
(2)	Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;					X
(3)	Initiate efforts to improve the quality of education by improving the capabilities of the education workforce;					X
(4)	Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;					X
(5)	Increase and improve the use of information technology in education by the availability of telecommunications equipment for:					
	(A) The electronic exchange of information;					X
	(B) Statewide electronic mail; and					X
	(C) Access to the Internet.					X
	Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;					X
(6)	Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;					X
(7)	Develop resources and programs for early childhood education;					X
(8)	Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and					X
(9)	Strengthen and expand educational programs and services for students with special needs.					X
<b>Discussion:</b> The purpose of the Project is to construct a resiliency hub which will include educational facilities for Agricultural practices. The priority guidelines in the area of education are not applicable to the proposed Project.						
<b>§226-108 Sustainability. Priority guidelines and principles to promote sustainability shall include:</b>						
(1)	Encouraging balanced economic, social, community, and environmental priorities;					X
(2)	Encouraging planning that respects and promotes living within the natural resources and limits of the State;					X
(3)	Promoting a diversified and dynamic economy;					X
(4)	Encouraging respect for the host culture;	X				

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(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;				X		
(6) Considering the principles of the ahupua'a system; and						X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.				X		
<b>Discussion:</b> The Project meets the sustainability priority guidelines articulated in the Hawai'i State Plan. The RAIH will support the community through various training and programming centered around agriculture and disaster preparedness and management to build and maintain a self-sufficient community.						
<b>§226-109 Climate change adaptation priority guidelines. Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:</b>						
(1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;				X		
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;						X
(3) Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;						X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;				X		
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;						X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;						X
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;						X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;						X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and						X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.						X
<b>Discussion:</b> The RAIH will provide trainings and programming centered around agricultural practices and disaster preparedness and management. The use of community input and traditional cultural knowledge is paramount in this project, as to support the vision of KPFA to provide a sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'āina.						



## 5.3 Hawai'i 2050 Sustainability Plan

The long-term strategy of the Hawai'i 2050 Sustainability Plan is supported by its main goals and objectives of respect for culture, character, beauty, and history of the State's island communities; balance among economic, community, and environmental priorities; and an effort to meet the needs of the present without compromising the ability of future generations to meet their own needs. The 2050 Plan delineates five goals toward a sustainable Hawai'i accompanied by strategic actions for implementation and indicators to measure success or failure. The goals and strategic actions that are pertinent to the project are as follows:

**Goal One:** *Living sustainably is part of our daily practice in Hawai'i. Strategic Actions: Develop a sustainability ethic.*

**Goal Two:** *Our diversified and globally competitive economy enables us to meaningfully live, work, and play in Hawai'i. Strategic Actions: Develop a more diverse and resilient economy.*

**Goal Three:** *Our natural resources are responsibly and respectfully used, replenished, and preserved for future generations. Strategic Actions: Provide greater protection for air, and land-, fresh water- and ocean-based habitats; conserve agricultural, open space and conservation lands and resources.*

**Goal Four:** *Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need. Strategic Actions: Provide access to diverse recreational facilities and opportunities.*

**Goal Five:** *Our Kanaka Maoli and island cultures and values are thriving and perpetuated. Strategic Actions: Honor Kanaka Maoli culture and heritage; Celebrate our cultural diversity and island way of life; Enable Kanaka Maoli and others to pursue traditional Kanaka Maoli lifestyles and practices.*

**Discussion:** The RAIH will expand and support KPFA programming in agricultural training and disaster preparedness and management, to support its mission to “support, motivate, and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'āina.” Acknowledging the need for sustainability and community self-sufficiency, KPFA champions Kanaka Maoli knowledge, culture, practice, and tradition in the pursuit of a strong, healthy, and vibrant community.

## 5.4 Hawai'i State Land Use District Guidelines

Chapter 205, HRS, Land Use Commission, establishes the State Land Use Commission (LUC) and defines the four major land use districts in which all lands in the State of Hawai'i are classified. The LUC, an agency of the State Department of Business, Economic Development, and Tourism (DBEDT), is responsible for each district's standards and for determining the boundaries of each district (Chapter 205-2(a), HRS). The LUC is also responsible for administering all requests for district reclassifications and/or amendments to district boundaries, pursuant to Chapter 205-4, HRS, and the HAR, Title 15, Chapter 15 as amended. Under this Chapter, all lands in Hawai'i are classified into four land use districts: (1) Conservation, (2) Agricultural; (3) Urban, and (4) Rural.

**Discussion:** As classified by the State of Hawai'i LUC, the project site is situated within the State Urban District (*Figure 1.3*). The Hawai'i State Plan, Chapter 205-2 (b) Hawai'i Revised Statutes, states that:

*“Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated in.”*

Although DHHL is outside the jurisdiction of the SLUD, the proposed project is consistent with this Statute, as the proposed land uses are consistent with this designation.

## 5.5 Hawai'i Coastal Zone Management Program

The Coastal Zone Management Program (CZMP) is a comprehensive nationwide program that establishes and enforces standards and policies to guide the development of public and private lands within the coastal areas. In the State of Hawai'i, the CZMP is articulated in the State Coastal Zone Management (CZM) Law in Chapter 205A of the HRS. The State CZM objectives and policies address ten subject areas. These subject areas include recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

The Hawai'i CZM Law charges each County with designating and administering Special Management Areas (SMA) within the State's coastal areas. Any “development,” as defined by the CZM Law, located within the SMA requires a SMA Use Permit.

**Discussion:** The Project area is not located within the coastal zone or SMA. However, HRS Chapter 205A requires all state and county agencies to enforce CZM objectives and policies as set forth in HRS §205A-2. *Table 5.2* below addresses the applicability of the objectives/policies to the RAIH in relation to the ten subject areas mentioned above.

<b>Table 5.2 Hawai'i Coastal Zone Management Program – HRS Chapter 205A Objectives and Policies</b>	
<b>Subject Area</b>	<b>Objective/Policy</b>
Recreational Resources	See <i>Chapter 3.13</i> for a discussion on recreational resources in the vicinity of the Project. The RAIH will adopt water quality standards and regulate point and nonpoint sources of pollution to protect the recreational value of coastal waters.
Historic Resources	See <i>Chapter 3.6</i> for further discussion on historic and archaeological resources in the vicinity of the Project. The Project is not expected to adversely affect known resources in the area.
Scenic and open space Resources	The Project is not anticipated to have significant impact on scenic view planes or resources in the Hilo area. The height of the RAIH is within the height limit of the zoning. Surrounding buildings are of equal or higher elevation. <i>Chapter 3.9</i> for further discussion.
Coastal Ecosystems	The Project site is not located within an area vulnerable to coastal hazards, as discussed in <i>Chapter 3.5</i> .
Economic Uses	The Project is providing a facility that is in a suitable location and will not negatively impact the state's economy. The Project site is not a coastal dependent.
Coastal Hazards	Not applicable.
Managing Development	The project site is in the State Urban Land Use District and is zoned MG-1, General Industrial District. All improvement activities will be conducted in compliance with State and City environmental rules and regulations. This EA identifies and, where necessary, proposes mitigation measures to address anticipated impacts from the construction and operation of the project.
Public Participation	A 30-day early consultation period was conducted beginning October 3, 2022. See <i>Chapter 7.0</i> of this EA for a list of agencies, organizations and individuals consulted in the preparation of the project EA.
Beach and Coastal Dune Protection	The Project is not located along the coastal area, and therefore will not impact public beaches on Hawai'i Island.
Marine and Coastal Resources	The Project will not impact the protection or use of marine and coastal resources. During construction, BMPs will mitigate the potential for erosion and stormwater runoff from the site, as described in <i>Chapter 3.3</i> .

## 5.6 State Hazard Mitigation Plan (2018)

State and County Agencies must develop and implement hazard mitigation plans to qualify for mitigation grants and disaster recovery funding from FEMA. The State must update its plan every five years to maintain funding eligibility. The State of Hawai'i's Multi-Hazard Mitigation Plan serves as the State's comprehensive plan to address the risks and vulnerabilities and outlines its mitigation goals and priority mitigation projects. The State of Hawai'i updated its Multi-Hazard Mitigation Plan in 2018, identifying six mitigation goals. Those goals that are relative to the development of the RAIH are as follows.

**Goal 1:** Reduce the long-term vulnerability of Hawai'i's people, property and jurisdiction, including state-owned or operated buildings, infrastructure and critical facilities, to natural hazards while conserving the State's natural, historical, and cultural assets. This includes high risk properties such as repetitive loss and severe repetitive loss properties.

**Goal 2:** Promote actions designed to ensure long-term resiliency.

**Goal 4:** Utilize state-of-the-art methods and technology and local knowledge to identify and analyze natural hazards and assess State capabilities to reduce the impact of those hazards.

**Goal 5:** Promote public awareness of natural hazard risks and public action to reduce the long-term risks.

**Discussion:** In addition to disaster preparedness, training, and provision of resources before, during, or after a disaster event or pandemic, the RAIH serves as an agricultural training center for Keaukaha-Pana'ewa beneficiaries and community members. KPFA's agricultural programming assists in recovery efforts for those affected by natural hazards and provides long-term food security for local residents and users of the RAIH.

## 5.7 County of Hawai'i General Plan 2040 (2019 Draft)

The County of Hawai'i's General Plan is the policy document for the long-range comprehensive development of the island of Hawai'i. With the adoption and ratification of the County Charter in 1969, the General Plan was instituted as the main County policy document. The General Plan has a 20-30 year planning range. The current Hawai'i County General Plan was adopted by ordinance in February 2005. The Draft 2040 Hawaii General Plan Update was published in August 2019 and a Final Revised General Plan Update is still pending as of February 2023.

The County of Hawai'i's General Plan is broken into six sections, arranged by topic: Natural Resources, Infrastructure Planning, Economic and Opportunity Planning, Community Placemaking, Land Use Planning, and Implementation. The proposed project is consistent with the applicable objectives and policies of the draft County of Hawai'i's General Plan as described below:

### Part I: Natural Resources

**Goal B:** Proactive and adaptive land use and design standards will be used to protect life and property from hazards and a program of mitigation and post-disaster redevelopment will be maintained to increase public safety, reduce damages, and ensure resilient public investments

**Discussion:** The proposed project is to construct the RAIH on DHHL lands, with a focus on trainings, workshops, and provision of resources for disaster preparedness and management. The implementation of the RAIH will aid in increasing public safety and reducing damages in the event of a disaster or pandemic.

### **Part III: Economic and Opportunity Planning**

**Goal A: Agriculture is a robust, diversified sector that emphasizes food security and includes a broad range of agricultural-based businesses, and agricultural tourism.**

**Goal B: Residents have physical and economic access to sufficient, safe, nutritious, and locally produced food to meet their dietary needs and food preferences for an active and healthy life.**

**Discussion:** In addition to disaster preparedness, training, and provision of resources before, during, or after a disaster event or pandemic, the RAIH serves as an agricultural training center for Keaukaha-Pana'ewa beneficiaries and community members. KPFA's agricultural programming assists in supporting local farmers, vendors, and businesses, as well as providing opportunities for beneficiaries and community members to build self-sufficiency through agricultural production.

### **Part IV: Community Placemaking**

**Goal F: Our Hawaiian and multi-ethnic cultural values are preserved and perpetuated in celebration of the evolving diversity that enhances our island way of life.**

**Discussion:** The proposed project is rooted in Native Hawaiian cultural values and practices, bringing them to the forefront of agricultural production and self-sufficiency.

### **Part V: Land Use Planning**

**Goal A: Direct growth and increase density towards urban and village centers**

**Discussion:** The proposed project is located within the Urban State Land Use District and the MG-1 General Industrial District. The construction of the RAIH will support agricultural and economic activity within urban areas.

## **5.8 County of Hawai'i, Chapter 25: Zoning Code**

The Hawai'i County Code Chapter 25 is known as the "Zoning Code." It defines permitted land uses within the State Land Use "Urban" and "Agricultural" classifications. For each Zoning district, the Code spells out required building setbacks, height limits, and other constraints.

**Discussion:** The subject property is designated as MG-1, General Industrial District by the Hawai'i County Code, Chapter 25 (*Figure 1.4*).

## 5.9 County of Hawai'i Multi-Hazard Mitigation Plan (2020)

State and County Agencies must develop and implement hazard mitigation plans to qualify for mitigation grants and disaster recover funding from FEMA. The County must update its plan every five years to maintain funding eligibility. The County of Hawai'i's Multi-Hazard Mitigation Plan serves as the County's comprehensive plan to address the risks and vulnerabilities and outlines its mitigation goals and priority mitigation projects. The County of Hawai'i updated its Multi-Hazard Mitigation Plan in 2020, identifying seven mitigation goals:

1. Utilize state-of-the-art methods and technologies as well as local knowledge to identify hazards, risks, and capabilities.
2. Ensure that all critical facilities and infrastructure withstand hazard incidents and have contingency plans to restore services quickly.
3. Protect natural and cultural resources to the extent practicable while mitigating hazards.
4. Promote actions that support land use planning and regulations designed to ensure long-term resiliency.
5. Promote community risk reduction and preparedness through public education, training and awareness.
6. Improve capabilities to implement response protocols and continuity of operations and services.
7. Strengthen partnerships and leverage existing resources and capabilities to identify, assess, and reduce the impact of hazards.

The plan further identifies 12 objectives that measure the effectiveness of mitigation actions. These goals and objectives drive Hawai'i Island's planning approach and response to climate change, dam failure, drought, earthquakes, floods, high surf, storm surge, coastal flooding, landslides, tropical cyclones, tsunamis, volcanic eruption, and wildfire.

**Discussion:** The proposed Project fully aligns with the goals outlined in the Hawai'i County Multi-Hazard Mitigation Plan. The RAIH will serve as a physical structure, community gathering place, and sustainable resource before, during, and after a disaster related event.

## 5.10 County of Hawai'i Special Management Area Guidelines

The Special Management Area (SMA) is a designation established to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai'i. Special controls on developments within the SMA are necessary to avoid permanent loss of valuable resources and foreclosure of management options.

**Discussion:** The Project site is not within the SMA as delineated by the County. In addition, the potential environmental impacts of the project have been evaluated and determined to not pose a threat to the nearshore and coastal areas.

## **5.11 Department of Hawaiian Home Lands, General Plan (2023)**

DHHL has a three-tiered planning process. In the first tier, the General Plan sets the vision and establishes goals and policies to guide the discussions and decision-making of the Hawaiian Homes Commission. The General Plan guides Department of Hawaiian Home Lands (DHHL) plans, programs, and policies for the next 20 years. DHHL's first General Plan was adopted in 1976 and contained land use-oriented policies in accordance with HAR §10-4-2. At that time, the Rules specified that "the department shall develop and maintain a general plan providing for the development and use of land needed for the purposes of the act."

The DHHL General Plan was revised beginning in 2018 and approved in January 2023. The General Plan takes the Trust to the planning horizon of 2040. The General Plan focuses on seven priority areas: Land Use and Water Resources, Infrastructure, Housing, Food Production, Healthy Communities, Natural and Cultural Resource Management, and Revenue Generation and Economic Development. The proposed project is consistent with the applicable objectives and policies of DHHL's General Plan as described below:

### **Land Use Planning:**

**Goal LU-1: Utilize Hawaiian home lands for uses most appropriate to meet the needs and desires of the beneficiary population.**

**Goal LU-3: Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.**

### **Food Production:**

**Goal FP-5: Promote a diversity of food production on Hawaiian home lands.**

### **Healthy Communities:**

**Goal HC-2: Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents**

**Goal HC-2: Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents**

### **Economic Development:**

**Goal ED-1: Provide economic opportunities for beneficiaries on Hawaiian home lands.**

**Discussion:** The proposed project is in alignment with the DHHL General Plan in the areas of Land Use Planning, Food Production, Healthy Communities, and Economic Development. The RAIH will serve Keaukaha-Pana'ewa beneficiaries and community members through agricultural training and disaster preparedness and management, to further a sustainable, self-sufficient Native Hawaiian community.



## 5.12 Department of Hawaiian Home Lands, Hawai'i Island Plan (2002)

The second tier of DHHLs planning process includes Strategic Program Plans and Island Plans. Island Plans are documents that outline DHHL actions for a 20-year timeframe. The Hawai'i Island Plan provides DHHL with a comprehensive assessment of its lands on Hawai'i Island, and aims to assess and recommend future uses for Hawaiian Home lands on Hawai'i Island. The Hawai'i Island Plan is organized by regions and priority tracks; the priority tract of Pana'ewa is located in the "East Region" of Hawai'i Island.

**Discussion:** The Hawai'i Island Plan finds that the Pana'ewa tract is well-suited for development given its extensive acreage and proximity to available infrastructure. The RAIH will utilize this prime location to expand agricultural services and training, and, disaster preparedness and management to serve DHHL beneficiaries.

## 5.13 Department of Hawaiian Home Lands, Pana'ewa Regional Plan (2016)

Regional Plans are part of DHHLs three-tiered planning system. Regional Plans are located at the third tier of the Department's Planning System which focuses at the community/regional level. Regional Plans serve a 1-3 year timeframe and serve to build a sense of community and capacity, stimulate partnerships for development and improvements, and put homestead lessees in the "driver's seat". The vision for the Pana'ewa Region is as follows:

*"The Pana'ewa Homestead is a connected community that promotes collective health and wealth, succession of generational knowledge and practices, and access to resources and services through community and agriculture activities."*

Regional Plans produce a list of priority projects, projects that are selected and voted on by beneficiaries during the Regional Planning process. In the Pana'ewa Regional Plan, the proposed project is listed as Priority Project #3, a "Marketing and Training Center for Agricultural Capacity Building."

**Discussion:** The proposed project is in alignment with the Pana'ewa Regional Plan by furthering the development of Priority Project #3. The RAIH will offer training and demonstration programs in agriculture, serve as a place for local farmers and vendors to sell products, and serve as a training center for disaster preparedness, response, and management. The RAIH is in alignment with the vision of the Pana'ewa region to promote the succession of generational knowledge and practices, as well as provide the community with agricultural and disaster management resources.



**Chapter 6**

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**Findings Supporting the  
Anticipated Determination**



## Chapter 6

# Findings Supporting the Anticipated Determination

## 6.1 Anticipated Determination

HAR §11-200.1-2 defines “significant effect” as the *sum of effects* on the quality of the environment. Based on a review of the significance criteria outlined in HRS Chapter 343, and HAR §11-200.13, the Project has been determined to not result in a significant effect/impact on the quality of the environment. Therefore, per HAR §11-200.1-14, DHHL has issued a determination of Anticipated Finding of No Significant Impact (AFNSI) for the Project. The potential impacts of the Project have been fully examined and discussed in this Draft EA. A summary of the Project assessed alongside the significance criteria is summarized below.

## 6.2 Reasons Supporting the Anticipated Determination

(1) *Irrevocably commit a natural, cultural or historic resource.*

The proposed Project is not anticipated to result in the loss or destruction of any natural resources. As discussed in *Chapter 3.4 Flora and Fauna*, no endangered or threatened plant or animal species or critical habitat were identified on the site. Mitigation measures discussed in *Chapter 3.4 Flora and Fauna* will be employed to minimize potential impacts.

This Project is not anticipated to result in the loss or destruction of any cultural or archaeological resources. At present, KPFA and G70 have consulted with SHPD on the determination status of historical features found at Site 1 on the property and it is anticipated that these features hold no historical value as outlined in *Chapter 3.6 Archaeology*. KPFA and G70 is committed to continuing consultation and seeks to ensure that all archaeological work for the Project Site is found to be acceptable by SHPD pursuant to HAR 13-279. There are currently no cultural practices or cultural resources located on the Project site as outlined in *Chapter 3.7 Cultural Resources*. However, the Project aims to incorporate cultural practices and education for the Project site in their long-term programming.

If any cultural or archaeological resources are unearthed or ancestral remains are inadvertently discovered, the DLNR, SHPD, the Hawaii Island Burial Council (HIBC) Hilo moku representative and known cultural descendants will be duly notified. The treatment of these resources and iwi kupuna will be conducted in strict compliance with applicable historic preservation and burial laws and code of conduct to appropriately care for any iwi kūpuna. With the prescribed mitigation measures, the Project will not involve a known loss of existing cultural, archaeological, or historical resources.

*(2) Curtail the range of beneficial uses of the environment.*

The project will not curtail the range of beneficial uses of the environment. Currently, KPFA manages the Project parcel for farmer, community, and cultural programming on one acre of the project area. The proposed project would create the RAIH facility on State designated “Urban” land and MG-1a General Industrial District by the County of Hawai‘i. This Project will enhance KPFA’s current programming, which is consistent with State and County land use designations.

*(3) Conflict with the State’s environmental policies or long-term environmental goals established by law.*

The project does not conflict with the State’s long-term environmental policies or goals and guidelines as expressed in the State Environmental Policy, Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders. This Draft EA was prepared to ensure the Project will not have a significant adverse impact on the environment. Where mitigation measures are recommended due to the Project’s potential impacts, the KPFA will implement those applicable measures to the extent possible to curtail long-term impacts to the environment.

*(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.*

The project will result in short-term economic benefits during construction and operation that include direct, indirect, and induced employment opportunities and multiplier effects, but not at a level that would generate significant economic activity. The Project is expected to improve the safety of the community and enhance operations of KPFA’s programs. The new facility will enable the County to better serve the wider island population through education before, during, and after cases of emergency.

*(5) Have a substantial adverse effect on public health.*

The project is consistent with existing land uses and is not expected to affect public health. However, there are short term impacts to air quality in the form of exhaust and fugitive dust from construction activity. Short term noise impacts related to construction activity may occur, though construction noise is not expected to be significant. The project will comply with State and County regulations during the construction period and will implement BMPs to minimize temporary impacts. The proposed project is expected to continue to provide a space for the community and continue to improve the health and safety through agriculture and disaster preparedness.

*(6) Involve adverse secondary impacts, such as population changes or effects on public facilities.*

There are no adverse secondary impacts such as population changes as a result of this project. The number of people permitted to access the Project Site will be managed and will largely be under the supervision of KPFA members. Bus operations and traffic should not be interrupted, any interruption that may arise during Project construction would be minimized.

(7) *Involve a substantial degradation of environmental quality.*

The project will not involve a substantial degradation of environmental quality on-site or in the surrounding area. Construction related impacts related to noise and air quality are temporary and will be minimized by following State and County regulations and using construction BMPs as discussed throughout this Draft EA. Long-term impacts to air and water quality, noise, and natural resources are not anticipated.

(8) *Is individually limited but cumulatively have substantial adverse effect upon the environment or involved a commitment for larger actions.*

The development and implementation of the project will have a very limited and negligible impact on the natural and cultural environment. There are no anticipated cumulative effects on ecosystem resources or human communities. The purpose of the proposed action is limited to the construction of RAIH to improve overall efficiency and hazard response and provide a space for community for education and agricultural practices.

(9) *Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat.*

The project site does not contain known identified rare, threatened, or endangered species or critical habitat. As outlined in *Chapter 3.4*, to avoid potential impacts to Hawaiian hoary bats, tree disturbance will be limited during bat birthing and pup rearing season in the unlikely event that they may inhabit in trees within the Project area. Additionally, mitigation measures as outlined in *Chapter 3.4 Flora and Fauna* to minimize impacts to Hawaiian seabirds that may occasionally fly over the Project site will be employed. No impacts are anticipated.

(10) *Have a substantial adverse effect on air or water quality or ambient noise levels.*

The Project is not anticipated to have a substantial adverse effect on air or water quality or ambient noise levels. Short-term effects on air, water quality, and ambient noise levels during construction will be mitigated through adherence with State and City regulations and mitigation measures as discussed throughout this Draft EA. No detrimental long-term impacts to air, water, or acoustic quality are anticipated with the project improvements. For further discussion, see **Chapter 3.3, Water Resources**, and **Chapter 3.12, Air Quality and Noise Conditions**.

(11) *Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.*

The Project site lies within Flood Zone “X”, an area determined to be outside the 0.2% annual chance floodplain and outside of the 500-year floodplain. The Project site is in the urban Hilo area adjacent to the Pana’ewa rainforest and consists primarily of soils characterized by moderately rapid permeability, slow runoff, and an erosion hazard that is no more than slight. The elevation of the Project area is outside of the tsunami zone, sea level rise exposure area, and other coastal areas. In cases of extreme tsunamis, users of the facility would be able to evacuate the higher levels of the building. No long-term impact is anticipated. For further discussion, see **Chapter 3.5, Natural Hazards & Manmade Hazards**.



- (12) *Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies.*

The Project is not anticipated to have a substantial adverse effect on scenic vistas and view planes, during day or night, as identified in State or County plans. Short-term impacts to visual resources are related to construction. The new building and the surrounding pavilions are under the 45-foot height limit designated for the County of Hawai'i land use height limits for this particular district (HCC §25-5-133). The facility is visible from Railroad Avenue. Final design treatments to minimize the impact of the structure on the surrounding neighborhood may include screening such as landscaping. For further discussion, see **Chapter 3.9, Visual and Scenic Resources**.

- (13) *Require substantial energy consumption or emit substantial greenhouse gases.*

Construction of the project will not require substantial energy consumption relative to other similar sized projects and other commercial activities in the area. The new building may increase existing electrical demand at this location. However, the Project would not result nor constitute a source of impact to the climate and does not propose activities that will lead to an increase in the generation of GHGs. For further discussion, see **Chapter 3.1, Climate & Climate Change**.

## 6.3 Summary

Based on the information and findings in this EA and coordination with local, state, and federal regulatory agencies and public, it is determined that, with the incorporation of mitigation measures, this Project will have no significant impact on the natural or human environment. Further evaluation of the Project's impacts through the preparation of an EIS is not warranted. The EA recommends mitigation measures to alleviate impacts when such impacts are identified. An AFNSI has been issued for this project.

The RAIH will provide act as a resource to aid in disaster management operations by facilitating knowledge and resource-sharing on disaster preparedness and disaster management for the public and promoting efficient hazard response. Increased efficiency of operations will result in improved public safety. Beyond its use during emergency situations, the new Project may also be used for education or training for agricultural practices, and community programs. The existing farmers market operations will benefit from an expanded space and a certified kitchen designed to accommodate all required personnel during times of activation. The Project is consistent with State and County plans and policies with regards to public safety as discussed in *Chapter 5.0*. Overall, the Project will provide a public benefit while resulting in minimal impacts to the surrounding environment.

**Chapter 7**

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**Agencies, Organizations,  
and Individuals Consulted  
in the EA Process**



## Chapter 7

# Agencies, Organizations, and Individuals Consulted in the EA Process

An early consultation letter/handout was mailed on October 03, 2022 to stakeholders (e.g., Federal, State and County agencies, elected officials, community organizations and individuals, libraries, utilities, medical services, and schools) as part of the scoping process for this Project. Subsequently, comment letters were received during the 30-day early consultation period, which began on October 2, 2022. *Table 7.1* lists the stakeholders who were engaged during the early consultation period, stakeholders who submitted early consultation comments, and stakeholders who will receive notification of the publication of this Draft EA.

Table 7.1 Consultation with Agencies, Organizations, and Individuals			
Respondents and Distribution	Early Consultation	Received Early Consultation Comments	Notification of Draft EA
<b>Federal Agencies</b>			
U.S. Department of the Interior, Geological Survey	X		X
U.S. Fish and Wildlife Service (USFWS) – Pacific Islands Fish and Wildlife Office	X		X
U.S. Department of the Interior, National Parks Service	X		X
U.S. Department of Agriculture, National Resources Conservation Service	X		X
Federal Emergency Management Agency, Region 9 Office	X		X
U.S. National Oceanic Atmospheric Administration	X		X
<b>State of Hawai'i Agencies</b>			
Department of Accounting and General Services	X		X
Department of Business, Economic Development & Tourism (DBEDT) – Office of Planning	X		X
Department of Agriculture	X		X
Department of Business, Economic Development & Tourism (DBEDT)	X		X
Department of Health (DOH)	X		X
Department of Health (DOH) – Clean Water Branch	X		X

**Table 7.1 Consultation with Agencies, Organizations, and Individuals**

<b>Respondents and Distribution</b>	<b>Early Consultation</b>	<b>Received Early Consultation Comments</b>	<b>Notification of Draft EA</b>
Department of Health (DOH) – Wastewater Branch	X		X
Department of Health (DOH) – Clean Air Branch	X		X
Department of Land and Natural Resources (DLNR) – Land Division	X	X	X
Department of Land and Natural Resources (DLNR) – Engineering Division	X	X	X
Department of Land and Natural Resources (DLNR) – Land Division, Hawai'i District	X	X	X
Department of Land and Natural Resources (DLNR) – State Historic Preservation Division	X		X
Department of Transportation (DOT)	X	X	X
Office of Hawaiian Affairs (OHA)	X		X
Department of Defense (DoD)	X		X
Hawai'i Emergency Management Agency	X		X
Office of Planning and Sustainable Development	X		X
<b>County of Hawai'i Agencies</b>			
County of Hawai'i Department of Water Supply (DWS)	X	X	X
Hawai'i County Civil Defense Agency (HCCDA)	X		X
County of Hawai'i Environmental Management	X	X	X
Department of Parks and Recreation	X	X	X
Department of Parks and Recreation: Culture & Education	X		X
Department of Parks and Recreation: Elderly Activities Division	X		X
County of Hawai'i Planning Department	X	X	X
Department of Transportation Services	X		X
County of Hawai'i Planning Department : Douglas Le (Recovery Officer)	X		X
County of Hawai'i Planning Department : Garrett Smith (Recovery & Redevelopment Manager)	X		X
Department of Public Works: Building Division	X	X	X
Department of Public Works: Traffic Division	X		X
Hawai'i County Police Department (HPD)	X	X	X

**Table 7.1 Consultation with Agencies, Organizations, and Individuals**

<b>Respondents and Distribution</b>	<b>Early Consultation</b>	<b>Received Early Consultation Comments</b>	<b>Notification of Draft EA</b>
Hawai'i County Fire Department (HFD)	X	X	X
Office of the Mayor	X		X
<b>Elected Officials</b>			
U.S. Representative Ed Case, First Congressional District	X		X
Senator Lorraine R. Inouye – State Senate District	X		X
Senator Joy A. San Buenaventura- State Senate District	X		X
Representative Chris Todd – State House District	X		X
Representative Richard H.K. Onishi- State House District	X		X
County Councilmember Susan “Sue” L. K. Lee Loy- Hawai'i County Council District 3	X		X
Council Member Carol Fukunaga Honolulu City Council District 6	X		X
OHA Hawai'i Island Trustee Mililani Trask	X		X
<b>Community Groups and Individuals</b>			
Pana'ewa Hawaiian Home Lands Community Association	X		X
Keaukaha Community Association	X		X
National Disaster Preparedness Training Center	X		X
Vibrant Hawai'i	X		X
Edith Kanaka'ole Foundation	X		X
The Food Basket: Hawai'i Island's Food Bank	X		X
<b>Libraries</b>			
Hawai'i State Library	X		X
Hilo Public Library	X		X
<b>Utilities</b>			
Hawaiian Electric Company	X	X	X
<b>Medical Services</b>			
Hilo Medical Center	X		X
Queen's Health Care: Hilo Specialty Care	X		X
Maikai Health	X		X

**Table 7.1 Consultation with Agencies, Organizations, and Individuals**

<b>Respondents and Distribution</b>	<b>Early Consultation</b>	<b>Received Early Consultation Comments</b>	<b>Notification of Draft EA</b>
Hawai'i Island Community Health Center: Hilo	X		X
Big Island Healthcare	X		X
Bay Clinic, Inc.: Hilo Clinic	X		X
East Hawai'i Health Clinic	X		X
<b>Schools</b>			
Kamehameha Schools	X		X
Hilo High School	X		X
Kea'au High School	X		X
Ke kula 'o Nāwahīokalani'ōpu'u Lab Public Charter School	X		X
Kua o ka Lā Public Charter School	X		X
Ka 'Umeke Kā'eo Public Charter School	X		X
Waiakea High School	X		X
University of Hawai'i at Hilo (UHH): Environmental Health & Safety Office	X		X
University of Hawai'i at Hilo (UHH): College of Agriculture, Forestry & Natural Resource Management	X		X
University of Hawai'i at Hilo (UHH): Facilities Planning & Construction	X		X
University of Hawai'i at Hilo (UHH): Institutional Research Office	X		X
Hawai'i Community College: Tropical Forest Ecosystem and Agroforestry Management Program Faculty: Orlo Steele	X		X
Hawai'i Community College: Tropical Forest Ecosystem and Agroforestry Management Program Faculty: Pamela Scheffler	X		X
Hawai'i Community College: Agriculture Program Faculty: Lew Nakamura	X		X
Keiki o ka 'Āina	X		X



Table 7.2 provides responses to the comments received during the 30-day early consultation period. Comments are arranged by themes:

Table 7.2 Responses to Comments Received During Early Consultation			
Stakeholder	Date	Comment	Reponse
Compliance with Codes and Regulations			
County of Hawai'i, Fire Department	October 3, 2022	Fire Department Access and Water Supply shall comply with Chapter 18 of the 2018 Hawaii State Fire Code and Chapter 26 of the Hawaii County Code.	<ul style="list-style-type: none"><li>The Project will comply with Chapter 18 of the 2018 Hawaii State Fire Code and Chapter 26 of the Hawaii County Code.</li></ul>
County of Hawai'i, Department of Environmental Management – Solid Waste Division	October 11, 2022	<ul style="list-style-type: none"><li>Commercial operations, State and Federal agencies, religious entities, and non-profit organization may not use transfer stations for disposal</li><li>Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent</li><li>Ample and equal room should be provided for rubbish and recycling</li><li>Green waste may be transported to the green waste sites located at the West Hawai'i Organics Facility and East Hawai'i Organics Facilities, or other suitable diversion programs</li><li>Construction and demolition waste is prohibited at all County Transfer Stations</li><li>Must submit a Solid Waste Management Plan</li></ul>	<ul style="list-style-type: none"><li>A Solid Waste Management Plan will be submitted to the County of Hawai'i, Department of Environmental Management – Solid Waste Division, which will provide information (e.g., tonnage and schedule) regarding anticipated disposal rates.</li></ul>
County of Hawai'i, Department of Environmental Management – Wastewater Division	October 11, 2022	Applicant shall follow Department of Health regulations. No Hawaii County sewer system in area.	<ul style="list-style-type: none"><li>The Project will comply with DOH regulations, as applicable.</li></ul>
County of Hawai'i, Department of Public Works	October 3, 2022	The Building Division requires all structures to follow the Hawaii County Code and obtain appropriate Building Permits.	<ul style="list-style-type: none"><li>The Project will comply with the Hawai'i County Code, as applicable; appropriate building permits will be obtained.</li></ul>
County of Hawai'i, Planning Department	October 24, 2022	Per section 25-5-157(c) of the Hawai'i County Code, Chapter 25 Zoning Code: "Plan approval shall be required for all new structures and additions to existing structures in the MG district. Please provide our department with a copy of the Draft Environmental Assessment.	<ul style="list-style-type: none"><li>The Project will comply with Hawai'i County Code, Chapter 25, as applicable. The Draft EA will be made available to the County of Hawai'i, Planning Department.</li></ul>
State of Hawai'i, Department of Land and Natural Resources – Engineering Division	October 26, 2022	The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project.	<ul style="list-style-type: none"><li>Flood Hazards are identified in this Draft EA.</li></ul>
Submission of Plans, Permits, and/or Supplemental Information			
Hawaiian Electric	October 26, 2022	<ul style="list-style-type: none"><li>Hawaiian Electric will be able to provide electrical service to the proposed development in South Hilo. A detailed analysis will be performed after the receipt of the consultant's detailed design drawings and estimated load.</li><li>After the development's detailed loading and civil plans are submitted, Hawaiian Electric will prepare a firm cost to provide electrical power to this development.</li></ul> Recommends energy efficient and conservation measures to reduce the maximum electrical demand and energy consumption.	<ul style="list-style-type: none"><li>Detailed design and estimated load will be submitted when available. The project will explore energy efficient and conservation measures in the design phase.</li></ul>
State of Hawai'i, Department of Transportation	November 2, 2022	<ul style="list-style-type: none"><li>All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits.</li><li>Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal.</li><li>The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations.</li></ul> If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.	<ul style="list-style-type: none"><li>The TAM will be reviewed for guidance during the design stage.</li><li>The Project will complete and submit FAA Form 7460-1 when appropriate.</li><li>A glint and glare analysis will be completed for the Project should PV systems be used.</li><li>The Project proposes mitigation measures to address traffic impacts during peak A.M. and P.M. hours. (e.g., adjust hours of operation, encourage the use of rideshare and alternative modes of transportation).</li></ul>

County of Hawai'i, Department of Water Supply	November 3, 2022	The department requests the applicant submit estimated maximum daily water usage calculations for the proposed project, including total estimated daily water usage in gallons per day and the estimated peak flow in gallons per minute.	<ul style="list-style-type: none"><li>Estimated maximum daily water usage calculations are included in this Draft EA.</li></ul>
<b>Pertaining to Natural Environment, Flora and Fauna</b>			
State of Hawai'i, Department of Land and Natural Resources – Department of Forestry and Wildlife	October 3, 2022	<ul style="list-style-type: none"><li>The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (<i>Lasiurus cinereus semotus</i>) could potentially occur at or in the vicinity of the project and may roost in nearby trees.</li><li>Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds.</li><li>The State listed Hawaiian Hawk or 'Io (<i>Buteo solitarius</i>) may occur in the project vicinity.</li><li>The State listed Hawaiian Goose or Nēnē (<i>Branta sandvicensis</i>) could potentially occur in the vicinity of the proposed project site.</li><li>Recommends a botanical survey be conducted prior to commencing work</li><li>Recommends using native plant species for landscaping that are appropriate for the area. Do not plant invasive species.</li><li>Recommends minimizing the movement of plant or soil material between worksites. Soil and plant material may contain invasive fungal pathogens (e.g., Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g., Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems.</li><li>To prevent the spread of Rapid 'Ōhi'a Death (ROD), DOFAW requests that the information and guidance at the following website be reviewed and followed if 'ōhi'a trees are present at the project site that will be removed, trimmed, or potentially injured: <a href="https://cms.ctahr.hawaii.edu/rod">https://cms.ctahr.hawaii.edu/rod</a>.</li></ul> <p>Recommends taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.</p>	<ul style="list-style-type: none"><li>Requires site clearing will be timed to avoid disturbance to bats during the birthing and pup rearing season (June 1 - September 15). During this time, woody plants greater than 15 feet will not be disturbed, removed or trimmed. Barbed wire will be avoided.</li><li>For nighttime work that may be required, lights will be fully shielded to minimize the attraction of seabirds. Nighttime work will be avoided during seabird fledging season (September 15 – December 15).</li><li>Area will be surveyed for Hawaiian Hawks to ensure no nests are present.</li><li>If any nēnē are present during construction, then all activities within 100 feet will cease until the birds leave on their own accord.</li><li>The Big Island Invasive Species Committee (BIISC) may be contacted for assistance in identifying invasive species in the area. All equipment, materials, and personnel will be cleaned of excess soil and debris to minimize the risk of spreading invasive species.</li></ul>
<b>No Comment at this Time</b>			
County of Hawai'i, Police Department	October 5, 2022	Upon reviewing the provided documents, the department does not anticipate any significant impact to traffic and/or public safety concerns.	<ul style="list-style-type: none"><li>The KPFA acknowledges that the County of Hawai'i, Police Department does not anticipate a significant impact to traffic and/or public safety concerns.</li></ul>
State of Hawai'i, Department of Accounting and General Services	October 17, 2022	No comments to offer at this time.	<ul style="list-style-type: none"><li>The KPFA acknowledges that the State of Hawai'i, Department of Accounting and General Services does not have any comments at this time.</li></ul>

## Chapter 8

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## Chapter 8

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# Appendices



**Appendix A**

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**Early Consultation Letters**





111 S. King Street  
Suite 170

Honolulu, HI 96813

808.523.5866

www.g70.design

October 3rd, 2022

**Subject:** Early Consultation for a Chapter 343, Hawai'i Revised Statutes  
Draft Environmental Assessment  
Keaukaha Pana'ewa Farmers Association (KPFA)  
Resiliency and Agricultural Innovation Hub (RAIH) Project  
Hilo, Island of Hawai'i, Hawai'i  
Tax Map Key (TMK): (3) 2-1-025:091

Dear Participant:

On behalf of KPFA, a Homestead Association and Hawaiian Homes Commission Act Beneficiary Association, G70 is preparing a Draft Environmental Assessment, pursuant to Hawai'i Revised Statutes (HRS), Chapter 343, and Hawai'i Administrative Rules (HAR), Chapter 11-200.1 for the RAIH Project. The RAIH is proposed on approximately ten acres of land under the jurisdiction of the Department of Hawaiian Home Lands (DHHL) at the intersection of Railroad Avenue and East Maka'ala Street in Pana'ewa located at 363 Railroad Avenue and identified as TMK (3) 2-1-025:091.

KPFA was formed by native Hawaiians who lost their homes in Keaukaha and were forced to relocate from Keaukaha to Pana'ewa when the Hilo International Airport was built. The organization represents over 1,000 native Hawaiian farmers that reside on Hawaiian Homes Trust Lands. The mission of KPFA is to support, motivate, and educate area farmers and lessees to establish a viable and sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency, pono management, and respect for the 'āina.

The RAIH is a 17,490 square foot facility envisioned to serve as an agricultural center with community gathering space for farmers and 'ohana in the area on a day-to-day basis. It will also serve the entirety of the Hilohanakahi region as a resiliency hub and will provide necessary protection and resources in preparation, response, and recovery during a natural disaster. When not acting as a resource for disaster management, the RAIH will serve the region by providing kūpuna care and programs that honor the legacy of the area. The RAIH will also encourage agricultural education, acting as a seed bank for the community while fostering the education of farming methods and uses.

The district of Hilo can be delineated by 3 regions: Hilopalikū, Hiloone, and Hilohanakahi. Keaukaha and Pana'ewa are located firmly in Hilohanakahi on the makai side of Kanoelehua Avenue in the ahupua'a of Waiākea, which is comprised of several communities stretching from Kea'au to Papa'i (Kings Landing). The County of Hawai'i has identified Keaukaha's eight miles of coastline as a high-risk area for coastal hazard, this includes sea level rise, strong hurricanes, flooding, tsunamis, and extreme weather. Pana'ewa also currently lacks an appropriate area for residents to shelter and access critical resources like water, electricity, and food during a hazard event.

An environmental review under Chapter 343 is required due to the project's use of state land and funds. Pursuant to HAR, Chapter 11-200.1-18, KPFA is conducting early consultation to seek input from agencies, citizen groups, and individuals who may have an area of expertise or have an association with KPFA, which may guide the scope and preparation of the Draft EA.

Please provide comments via U.S. mail or email. We request you submit comments no later than November 3rd, 2022.

G70  
111 S. King Street, Suite 170  
Honolulu, HI 96813-4307  
Email: [RAIH@g70.design](mailto:RAIH@g70.design)

Thank you for participating in the early consultation for this environmental review process.

Sincerely,

GROUP 70 INTERNATIONAL, INC., dba G70



Mark Kawika McKeague, AICP  
Principal

Enclosure: Project Location Map





**Project Location**

**Keaukaha-Panā'ewa Community Resiliency Hub**

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Nov 1, 2022

Group 70 International, Inc., dba G70  
Attn: Mr. Kawika McKeague, Principal Planner  
111 S. King Street, Suite 170  
Honolulu, Hawaii 96813-4307

email: [RAIH@G70.design](mailto:RAIH@G70.design)

Dear Mr. McKeague:

SUBJECT: Early Consultation for Draft Environmental Assessment for the Proposed Keaukaha Pana'ewa Farmers Association Resiliency and Agricultural Innovation Hub Project located at Hilo, Island of Hawaii; TMK: (3) 2-1-025:091 on behalf of **Keaukaha Pana'ewa Farmers Association**

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division, (b) Division of Forestry & Wildlife, and (c) Land Division-Hawaii District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

Sincerely,

*Russell Tsuji*

Russell Y. Tsuji  
Land Administrator

Enclosures  
cc: Central Files



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Oct 3, 2022

**MEMORANDUM**

FROM: ~~TO:~~

**DLNR Agencies:**

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- ☒ Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

TO: ~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*  
SUBJECT: Early Consultation for Draft Environmental Assessment for the Proposed  
Keaukaha Pana'ewa Farmers Association Resiliency and Agricultural  
Innovation Hub Project  
LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-1-025:091  
APPLICANT: G70 on behalf of **Keaukaha Pana'ewa Farmers Association**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **November 1, 2022**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

**BRIEF COMMENTS:**

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) We have no additional comments.
- (☒) Comments are included/attached.

Signed:

Print Name: Carty S. Chang, Chief Engineer

Division: Engineering Division

Date: Oct 26, 2022

Attachments

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**LD/Russell Y. Tsuji**

**Ref: Early Consultation for Draft Environmental Assessment for the Proposed  
Keaukaha Pana'ewa Farmers Association Resiliency and Agricultural  
Innovation Hub Project**

**Location: Hilo, Island of Hawaii**

**TMK(s): (3) 2-1-025:091**

**Applicant: G70 on behalf of Keaukaha Pana'ewa Farmers Association**

**COMMENTS**

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center ([msc.fema.gov](https://msc.fema.gov)). Our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiinfip.org/FHAT>) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai: County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: \_\_\_\_\_

CARTY S. CHANG, CHIEF ENGINEER

Date: Oct 26, 2022



10/25/22

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Oct 3, 2022

**MEMORANDUM**

TO:

**DLNR Agencies:**

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))
- ☒ Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

FROM:

Russell Y. Tsuji, Land Administrator *Russell Tsuji*

SUBJECT:

Early Consultation for Draft Environmental Assessment for the Proposed Keaukaha Pana'ewa Farmers Association Resiliency and Agricultural Innovation Hub Project

LOCATION:

Hilo, Island of Hawaii; TMK: (3) 2-1-025:091

APPLICANT:

G70 on behalf of **Keaukaha Pana'ewa Farmers Association**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **November 1, 2022**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

**BRIEF COMMENTS:**

- ☐ We have no objections.
- ☒ We have no comments.
- ☐ We have no additional comments.
- ☐ Comments are included/attached.

Signed:

Print Name:

Division:

Date:

*[Signature]*  
GORDON C. HEIT  
Land Division  
10/27/22

Attachments

cc: Central Files

DAVID Y. IGE  
GOVERNOR OF HAWAII



9839  
SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE  
MANAGEMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Oct 3, 2022

**MEMORANDUM**

TO:

FROM:

**DLNR Agencies:**

☐ Div. of Aquatic Resources

☐ Div. of Boating & Ocean Recreation

☒ Engineering Division ([DLNR.ENGR@hawaii.gov](mailto:DLNR.ENGR@hawaii.gov))

☒ Div. of Forestry & Wildlife ([rubyrosa.t.terrago@hawaii.gov](mailto:rubyrosa.t.terrago@hawaii.gov))

☐ Div. of State Parks

☒ Commission on Water Resource Management ([DLNR.CWRM@hawaii.gov](mailto:DLNR.CWRM@hawaii.gov))

☐ Office of Conservation & Coastal Lands

☒ Land Division – Hawaii District ([gordon.c.heit@hawaii.gov](mailto:gordon.c.heit@hawaii.gov))

FROM: TO:

SUBJECT:

Russell Y. Tsuji, Land Administrator *Russell Tsuji*

Early Consultation for Draft Environmental Assessment for the Proposed  
Keaukaha Pana'ewa Farmers Association Resiliency and Agricultural  
Innovation Hub Project

LOCATION: Hilo, Island of Hawaii; TMK: (3) 2-1-025:091

APPLICANT: G70 on behalf of **Keaukaha Pana'ewa Farmers Association**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **November 1, 2022**.

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Darlene Nakamura at [darlene.k.nakamura@hawaii.gov](mailto:darlene.k.nakamura@hawaii.gov). Thank you.

**BRIEF COMMENTS:**

☐ We have no objections.

☐ We have no comments.

☐ We have no additional comments.

☒ Comments are included/attached.

Signed:

*Lainie Berry*

Print Name:

**LAINIE BERRY, Wildlife Program Mgr.**

Division:

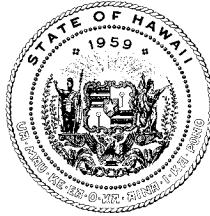
**Division of Forestry and Wildlife**

Date:

**Oct 31, 2022**

Attachments

cc: Central Files



**STATE OF HAWAII**  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF FORESTRY AND WILDLIFE  
1151 PUNCHBOWL STREET, ROOM 325  
HONOLULU, HAWAII 96813

October 31, 2022

**MEMORANDUM**

*Log no. 3839*

**TO:** RUSSELL Y. TSUJI, Land Administrator  
Land Division

**FROM:** LAINIE BERRY, Wildlife Program Manager  
Division of Forestry and Wildlife

**SUBJECT: Division of Forestry and Wildlife Comments Early Consultation for a Draft Environmental Assessment (DEA) for the Keaukaha Pana'ewa Farmers Association (KPFA) Resiliency and Agricultural Innovation Hub Project (RAIH) on Hawai'i Island**

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your early consultation request for the preparation of a DEA for the KPFA-RAIH project located at 363 Railroad Avenue on Pana'ewa, on the island of Hawai'i; TMK: (3) 2-1-025:091. The proposed project consists of developing a 17,490 square-foot facility on 10-acre parcel to serve as an agricultural center with community gathering space for farmers and 'ohana in the area on a day-to-day basis and as a resiliency hub that will provide necessary protection and resources in preparation, response, and recovery during a natural disaster. It will also provide kupuna care and programs and act as a seed bank for the community while fostering the education of farming methods and uses.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided for any construction because bats can become ensnared and killed by such fencing material during flight.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds. For nighttime work that might be required, DOFAW recommends that all lights used to be fully shielded to minimize the attraction of seabirds. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season, from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. Permanent lighting also poses a risk of seabird attraction, and



as such should be minimized or eliminated to protect seabird flyways and preserve the night sky. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i, please visit <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

The State listed Hawaiian Hawk or 'Io (*Buteo solitarius*) may occur in the project vicinity. DOFAW recommends surveying the area to ensure no Hawaiian Hawk nests are present if trees are to be cut. 'Io nests may be present during the breeding season from March to September.

The State listed Hawaiian Goose or Nēnē (*Branta sandvicensis*) could potentially occur in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any are present during construction, then all activities within 100 feet (30 meters) should cease, and the bird or birds should not be approached. Work may continue after the bird or birds leave the area of their own accord. If a nest is discovered at any point, please contact the Hawai'i Island Branch DOFAW Office at (808) 974-4221.

DOFAW recommends that a botanical survey be conducted by a qualified botanist in all proposed affected areas prior to commencing work to determine if any rare or endangered plants are present in the project area. We recommend that the survey consists of a complete species list and is conducted during the wettest part of the year when plants are more likely to be visible, especially in drier areas. If any listed species are found, please notify DOFAW at (808) 587-0166.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW also recommends referring to [www.plantpono.org](http://www.plantpono.org) for guidance on the selection and evaluation of landscaping plants and for consulting the Hawai'i-Pacific Weed Risk Assessment to determine the potential invasiveness of plants proposed for use in the project.

DOFAW recommends minimizing the movement of plant or soil material between worksites. Soil and plant material may contain invasive fungal pathogens (e.g., Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g., Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Big Island Invasive Species Committee (BIISC) at (808) 933-3340 to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

To prevent the spread of Rapid 'Ōhi'a Death (ROD), DOFAW requests that the information and guidance at the following website be reviewed and followed if 'ōhi'a trees are present at the project site that will be removed, trimmed, or potentially injured: <https://cms.ctahr.hawaii.edu/rod>.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 295-1123 or [paul.m.radley@hawaii.gov](mailto:paul.m.radley@hawaii.gov).

Sincerely,

*Lainie Berry*

LAINIE BERRY  
Wildlife Program Manager

This PDEA is for the use and review by authorized members only  
and not intended for Public Distribution or Comment



**STATE OF HAWAII**  
**DEPARTMENT OF TRANSPORTATION**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
ROSS M. HIGASHI  
EDUARDO P. MANGLALLAN  
DAVID J. RODRIGUEZ  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

DIR 0973  
STP 8.3491

November 2, 2022

**VIA EMAIL:** RAIH@g70.design

Mr. Mark Kawika McKeague, AICP  
GROUP 70 INTERNATIONAL, INC., dba G70  
111 S. King Street, Suite 170  
Honolulu, Hawaii 96813-4307

Dear Mr. McKeague:

Subject: Early Consultation for Draft Environmental Assessment (EA)  
Keaukaha Panaewa Farmers Association (KPFA)  
Resiliency and Agricultural Innovation Hub (RAIH) Project  
Hilo, Hawaii Island, Hawaii  
Tax Map Key: (3) 2-1-025: 091

Thank you for your letter dated October 3, 2022, requesting Hawaii Department of Transportation's (HDOT) review and comments on the subject project. HDOT understands the KPFA is proposing to develop a 17,490 square foot facility to serve as an agricultural center with community gathering space for farmers and families in the area. The RAIH project will also serve as a natural disaster emergency response center, as well as providing kapuna care and programs to serve the community.

Airports Division (HDOT-A)

1. The KPFA Resiliency and Agricultural Innovation Hub project site is approximately 4,962 feet (0.94 miles) from the end of Runway 3 at Hilo International Airport (ITO). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: [http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports\\_08-01-2016.pdf](http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf).
2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the

runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

3. Due to the project site's proximity to ITO, the applicant and future users should be aware of potential single event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project. These incidences may increase or decrease over time and are dependent on airport operations.
4. The proposed development shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports for guidance. If the development's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.
5. If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircrafts can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.

The FAA requires a glint and glare analysis for all solar energy PV systems near airports. The [www.sandia.gov/glare](http://www.sandia.gov/glare) website has information and guidance with the preparation of a glint and glare analysis. A separate FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT-A by the owner of the solar energy PV system.

Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT-A and/or FAA.

#### Highways Division

1. The project site is at the intersection of two County roads, Railroad Avenue and East Makala Street. Two State roads are in the vicinity of the site and relevant to the proposed action:

- a. Puainako Street (State Route 2000) is aligned generally east-west and at Railroad Avenue, less than 0.25 mile south of the project site.
  - b. Kanoiehua Avenue (State Route 11) is aligned generally north-south and is approximately 0.5 mile west of the project site.
2. No direct impact to State highways is anticipated, however the draft EA traffic impact discussion should include the following:
  - a. Jurisdiction of roadways in the vicinity.
  - b. Location of existing and proposed site access driveways.
  - c. Observations regarding existing traffic conditions in the vicinity of the site, include bicycle and pedestrian routes and location of transit stops.
  - d. Project description, including pipelines and other infrastructure that may be removed or constructed within the HDOT right-of-way (ROW), operations and construction activities, hours of operations, estimated number of vehicle trips to/from the site during peak traffic hours, and access routes.
  - e. Assessment of project's potential direct, secondary, and cumulative impact to State roadways.
  - f. If the qualitative traffic assessment suggests a potential for adverse impact to State highways, then the EA should include traffic impact assessment report prepared by a licensed Professional Engineer.
3. Propose measures (e.g., adjust hours of operation, encourage the use of rideshare and alternative modes of transportation) to avoid impacts to traffic during peak A.M. and P.M. hours.
4. Consider the applicability of the following HDOT permits and approvals:
  - a. Permit to Perform Work Upon State Highways is required for any work within the State highway ROW (Hawaii Revised Statutes [HRS] 264). The application includes the review and approval of construction drawings and a Traffic Management Plan.
  - b. Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways (HRS Chapter 291, Section 36).

- c. Permit for the Occupancy and Use of State Highway ROW (HRS 264). Note this is applicable to underground and overhead power lines and stormwater management structures within the State highway ROW.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

Sincerely,



JADE T. BUTAY  
Director of Transportation

This PDEA is for the use and review by authorized members only  
and not intended for Public Distribution or Comment

DAVID Y. IGE  
GOVERNOR



CURT T. OTAGURO  
COMPTROLLER

AUDREY HIDANO  
DEPUTY COMPTROLLER

**STATE OF HAWAII**  
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**  
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)22.182

OCT 17 2022

Mark Kawika McKeague  
G70  
111 S King Street, Suite 170  
Honolulu, Hawaii 96813

Dear Mr. McKeague:

Subject: Early Consultation for Chapter 343, HRS Draft Environment Assessment for  
Keaukaha Panaewa Farmers Association  
Resiliency and Agricultural Innovation Hub Project  
Hilo, Island of Hawaii, Hawaii  
TMK: (3) 2-1-025: 091

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Ms. Gayle Takasaki of the Planning Branch at (808) 586-0584.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christine L. Kinimaka".

CHRISTINE L. KINIMAKA  
Public Works Administrator

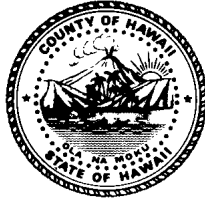
GT:mo  
c: Mari Joy Angsioco, DAGS HDO



Mitchell D. Roth  
*Mayor*

Lee E. Lord  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i PLANNING DEPARTMENT

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

October 24, 2022

G70 Planning  
111 South King Street, Suite 170  
Honolulu, HI 96813

Dear G70 Planning:

**SUBJECT: Early Consultation for a Chapter 343, Hawai'i Revised Statutes Draft Environmental Assessment  
Keaukaha Pana'ewa Farmers Association (KPFA)  
Resiliency and Agricultural Innovation Hub (RAIH) Project  
Project: Keaukaha Pana'ewa Association Resiliency and Agriculture Innovation Hub Project  
TMK: (3) 2-1-025:091; South Hilo, Hawai'i**

---

Thank you for your request. This is to acknowledge your email dated October 3, 2022, requesting an early consultation for a Chapter 343, Hawai'i Revised Statutes Draft Environmental Assessment for the subject project.

The proposed 17,490 square foot Resiliency and Agricultural Innovation Hub (RAIH) is envisioned to serve as an agricultural center and community gathering space for farmers and 'ohana. The facility will also serve as a resiliency hub and provide the necessary protection and resources in preparation, response, and recovery during any potential natural disaster. Lastly, the RAIH will provide kūpuna care and programs that will honor the subject area. The RAIH will encourage agricultural learning while fostering the education of farming methods and uses.

The 10.633-acre property is zoned MG-1a (General Industrial with a minimum building area of 1-acre) with the County of Hawai'i and has a State Land Use Commission designation of Urban. The Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates this parcel as Urban Expansion (ue). This subject parcel is not located within the Special Management Area (SMA). However, the subject parcel does fall under the jurisdiction of the Department of Hawaiian Homelands (DHHL).

Per section 25-5-157(c) of the Hawai'i County Code, Chapter 25 Zoning Code: "Plan approval shall be required for all new structures and additions to existing structures in the MG district."

We have no further comment at this time. However, please provide our department with a copy of the Draft Environment Assessment for our review and comment.

Should you have any questions or concerns, please feel free to contact Elyse Stevens of this office via email at [elyse.stevens@hawaiicounty.gov](mailto:elyse.stevens@hawaiicounty.gov), or at (808) 961-8378.

Sincerely,

*Zendo Kern*

Zendo Kern (Oct 26, 2022 07:51 HST)

ZENDO KERN  
Planning Director

ES:cc

\\coh01\planning\public\wpwin60\Elyse\Pre-Consultation EA\Pre-Consult EA - Keaukaha Panaewa Farmers Association Resiliency and Agriculture Innovation Hub.docx.doc



**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII**

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720  
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

November 3, 2022

Mr. Mark Kawika McKeague  
G70  
111 South King Street, Suite 170  
Honolulu, HI 96813

Dear Mr. McKeague:

**Subject: Pre-Environmental Assessment Consultation for  
Keaukaha Pana'ewa Farmers Association (KPFA)  
Resiliency and Agricultural Innovation Hub (RAIH) Project  
Tax Map Key (3) 2-1-025:091**

This is in response to your Pre-Environmental Assessment letter dated October 3, 2022.

Please be informed that there is an existing 12-inch waterline within Railroad Avenue fronting the subject parcel, and an existing 1-inch meter serving the subject parcel, which is limited to an average daily usage of 1,000 gallons.

In order to ascertain the water needs of the project, the Department requests that the applicant submit estimated maximum daily water usage calculations for the proposed project, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations shall include the total estimated daily water usage in gallons per day and the estimated peak flow in gallons per minute.

Upon acceptance of the water usage calculations, the Department will determine if water is available, the water commitment deposit amount, facilities charge due, and necessary water system improvements to support the subject development.

Should there be any questions, please contact Mr. Ryan Quitarano of our Water Resources and Planning Branch at (808) 961-8070, extension 256.

Sincerely yours,

L

Keith K. Okamoto, P.E.  
Manager-Chief Engineer

RQ:dfg

*... Water, Our Most Precious Resource ... Ka Wai A Kāne ...*

The Department of Water Supply is an Equal Opportunity provider and employer.

Good Morning,

This is in response to your 10/03/22 request for input on the draft EA for the Keaukaha Pan'aewa Farmers Association (KPFA) Resiliency and Agricultural Innovation Hub (RAIH) Project:

The Building Division requires all structures follow the Hawaii County Code related to structures and that appropriate Building Permits are obtained.

Thank you,

*Julann Sonomura, P.E.*

Building Chief

County of Hawaii

Department of Public Works – Building Division

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and not intended for Public Distribution or Comment

Aloha G70:

I am submitting brief comments as the Director of Research & Development, County of Hawaii, regarding the early consultation request for the Keaukaha Panaewa Farmers Association (KPFA) Resiliency and Agricultural Innovation Hub (RAIH) project.

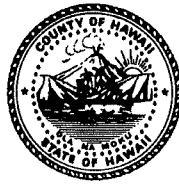
We support the proposal in concept. There is plentiful capacity (and need) for resilience hubs and agricultural innovation parks throughout Hawaii Island. The KPFA RAIH project will serve a community that relies on agriculture as a mainstream economic sector. The location is already being used for the Panaewa Farmers Market, which allows the RAIH project to build upon the community connections that exist. Finally, the department is collaborating with communities around Hawaii Island in pursuing opportunities for dialogue, and looks forward to similar opportunities with the KPFA in the future.

very respectfully,

Douglass S. Adams  
Director  
Dept of Research & Development  
County of Hawai'i  
W: (808) 961-8368  
C: (808) 825-5195

**Mitchell D. Roth**  
*Mayor*

**Lee Lord**  
*Managing Director*



**Ramzi I. Mansour**  
*Director*

**Brenda Iokepa-Moses**  
*Deputy Director*

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

G70

111 S. King Street, Suite 170

Honolulu, HI 96813-4307

RAIH@g70.design

**SUBJECT:** Early Consultation for a Chapter 343, Hawaii Revised Statutes  
Draft Environmental Assessment  
Keaukaha Pana'ewa Farmers Association (KPFA)  
Resiliency and Agricultural Innovation Hub (RAIH) Project  
Hilo, Island of Hawaii, Hawaii  
TMK (3) 2-1-025:091

The Department of Environmental Management appreciates the opportunity to comment on the above-referenced matter.

The Solid Waste Division has reviewed the subject application and offers the following comments and/or recommendations (contact the Solid Waste Division for details):

- Commercial operations, State and Federal agencies, religious entities and non-profit organization may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- Ample and equal room should be provided for rubbish and recycling.
- Green waste may be transported to the green waste sites located at the West Hawai'i Organics Facility and East Hawai'i Organics Facility, or other suitable diversion programs.
- Construction and demolition waste is prohibited at all County Transfer Stations.
- Submit Solid Waste Management Plan in accordance with attached guidelines.
- Applicant is reminded that the South Hilo Sanitary Landfill is now closed and all municipal solid waste will need to be deposited at the West Hawaii Sanitary Landfill. The Solid Waste Management Plan must provide sufficient information (tonnage, schedule, et cetera) to allow DEM to plan for an increased disposal rate.

The Wastewater Division has reviewed the subject application and offers the following comments and/or recommendations (contact the Wastewater Division for details):

- Applicant shall follow Department of Health regulations. No Hawaii County sewer system in area.

Again, thank you for the opportunity to provide comment.

Sincerely,



Ramzi Mansour  
Director

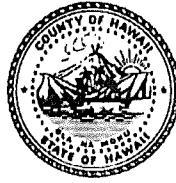
Milner  
OK 10.10.2022

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Mitchell D. Roth  
Mayor

Lee E. Lord  
Managing Director



Ramzi I. Mansour  
Director

Brenda D. Iokepa-Moses  
Deputy Director

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720  
Ph: (808) 961-8083 · Fax: (808) 961-8086  
Email: cohdem@hawaiicounty.gov

January 29, 2021

### SOLID WASTE MANAGEMENT PLAN Guidelines

#### INTENT AND PURPOSE

This is to establish guidelines for reviewing Solid Waste Management Plans, for which special conditions are placed on developments. The Solid Waste Management Plan will be used to: (1) promote and implement recycling and recycling programs, (2) predict the waste generated by the proposed development to anticipate the loading on County Solid Waste Management Facilities, and (3) predict the additional vehicular traffic being generated because of waste and recycling transfers. A State of Hawai'i licensed engineer shall prepare a suitable Solid Waste Management Plan for review by the Department of Environmental Management.

#### REPORT

The Solid Waste Management Plan will contain the following:

1. Description of the project and the potential waste it may be generating: i.e. analysis of anticipated waste volume and composition. This includes waste generated during the construction and operational or maintenance phases. Waste types shall include (but not be limited to):
  - A. Organics (including food waste and green wastes);
  - B. Construction and Demolition materials;
  - C. Paper (including cardboard);
  - D. Metal (including ferrous and non-ferrous metals).
  - E. Plastic;
  - F. Special (including ash, sludge, treated medical waste, bulky items, tires);
  - G. Hazardous (including paint, vehicle fluids, oil, batteries); and
  - H. Glass.
2. Indicate onsite source separation by waste type; i.e. source separation bins for glass, metal, plastic, cardboard, aluminum, etc. Provide ample and equal space for rubbish and recycling.

3. Identification and location of the proposed waste reduction, waste re-use, recycling facility or disposal site and associated transportation methods for the various components of the development's waste management system, including the number of vehicle movements and associated routes that will be used to transport the waste and recycled materials.
4. The report will include identification of any impacts to County-operated waste management facilities, and the appropriate mitigation measures that will be implemented by the development to minimize these impacts.
5. Analysis will be based on the highest potential use or zoning of the development.

#### REQUIREMENTS AND CONDITIONS

1. A Solid Waste Management Plan will be prepared for all commercial developments, as defined under the policies of the Department of Environmental Management, Solid Waste Division.
2. The Department of Environmental Management will require the developer to provide or resolve all recommendations and mitigation measures as outlined in the solid waste management plan; besides any conditions placed on the applicant herein.
3. A State of Hawai'i licensed engineer will draft and certify in writing the Solid Waste Management Plan as complying with applicable Federal, State and County of Hawai'i Solid Waste Laws, Regulations, and Administrative Rules.

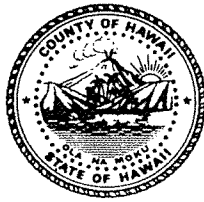
Should you require additional information, please contact Greg Goodale, Solid Waste Division Chief, at (808) 961-8515.

CONCUR:



Ramzi I. Mansour  
DIRECTOR

**Mitchell D. Roth**  
*Mayor*



**Kenneth Bugado Jr.**  
*Acting Police Chief*

## County of Hawai'i

### POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998  
(808) 935-3311 • Fax (808) 961-2389

October 5, 2022

Group 70 International Inc.  
Attention: Mr. Mark Kawika McKeague  
111 S. King Street, Suite 170  
Honolulu, HI 96813-4307

Dear Mr. McKeague:

SUBJECT: EARLY CONSULTATION FOR CHAPTER 343, HAWAII  
REVISED STATUTES DRAFT ENVIRONMENTAL ASSESSMENT  
KEAUKAHA PANA'EWA FARMERS ASSOCIATION (KPFA)  
RESILIENCY AND AGRICULTURAL INNOVATION HUB (RAIH)  
PROJECT HILO, ISLAND OF HAWAII; TAX MAP KEY (TMK): (3)  
2-1-025:091

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact Captain Sandor Finkey of the Hilo Patrol Division at 961-2214 or via e-mail at sandor.finkey@hawaiicounty.gov.

Sincerely,

  
KENNETH A. K. QUIOCHO  
ASSISTANT CHIEF

SF:lli/22HQ1235

**HAWAII FIRE DEPARTMENT . COUNTY OF HAWAII .**  
**HILO, HAWAII 96720**

**DATE** October 3, 2022

**Memorandum**

**TO :** GROUP 70 INTERNATIONAL

**FROM :** CAPTAIN CLINTON BAYBAYAN, FIRE PREVENTION BRANCH

**SUBJECT: KPFA RESILIENCY AND AGRICULTURE INNOVATION HUB**  
**PROJECT, HILO HAWAII, EARLY CONSULTATION**

In regards to the above mentioned project, Fire Department Access and Water Supply shall comply with Chapter 18 of the 2018 Hawaii State Fire Code and Chapter 26 of the Hawaii County Code. For any questions please email [Clinton.Baybayan@hawaiicounty.gov](mailto:Clinton.Baybayan@hawaiicounty.gov) or call 808-323-4761.

Respectfully Submitted,



Clinton Baybayan  
Fire Prevention Captain  
Fire Prevention Branch  
Hawaii Fire Department



CUST 3-3-1  
H-W/G

October 26, 2022

Mr. Mark Kawika McKeague, AICP  
Principal  
G70  
111 South King Street, Suite 170  
Honolulu, HI 96813-4307

To Whom It May Concern:

SUBJECT: Early Consultation for a Draft Environmental Assessment  
Keaukaha Pana'ewa Farmers Association (KPFA)  
Resiliency and Agricultural Innocation Hub (RAIH) Project  
South Hilo, Hawai'i Island, Hawai'i  
Tax Map Key: 2-1-025:091

Thank you for the opportunity to comment on the subject's Early Consultation for a Draft Environmental Assessment (EA). Hawaiian Electric will be able to provide electrical service to the proposed development in South Hilo. A detailed analysis will be performed after the receipt of the consultant's detailed design drawings and estimated load. The following is a summary of our comments:

1. Generation capacity – As of January 2021, Hawaiian Electric's current system peak load is 193.9MW and our total generation system capability is 235.3MW. Our firm generating reserve margin is 28.6% and may have adequate generation to serve the above.
2. Electrical Substation - The area is served by our existing Kanoiehua Substation and a 12,470 volt overhead distribution along Railroad Avenue. The capacity of our existing substation may be adequate to serve the anticipated load.
3. Off-Site Electrical Distribution System – The existing off-site 12,470 volt distribution system along Railroad Avenue is adequate to serve the proposed project.
5. On-Site Electrical Distribution System – On-site distribution line extensions and easements may be required on the developer's property to serve the anticipated load.

After the development's detailed loading and civil plans are submitted, Hawaiian Electric will prepare a firm cost to provide electrical power to this development.

Hawaiian Electric recommends energy efficient and conservation measures to reduce the maximum electrical demand and energy consumption. The developer may call Hawai'i Energy at (808) 537-5577 for questions or details on available programs.

Keaukaha Pana'ewa Farmers Association (KPFA)  
Page 2  
October 26, 2022

It is encouraged that the developer's electrical consultant open a service request with Hawaiian Electric via our [link to our Interconnection Tool](#) as soon as practicable to ensure timely electrical facility installation. For more information and instructions here is the link to our website: [Electrical Services > Builder, Developers & Contractors](#).

If you have any questions, please contact (808) 969-0311 or email us at [CI@hawaiianelectric.com](mailto:CI@hawaiianelectric.com).

Me ke aloha pumehana,

Shelley Doctor  
[shelley.doctor@hawaiianelectric.com](mailto:shelley.doctor@hawaiianelectric.com)  
Designer III  
Transmission and Distribution Engineering

email: D. Demichelis





**Appendix B**

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**Archaeological Reconnaissance Survey**



**DRAFT—Archaeological Reconnaissance Survey for TMK: (3) 2-1-025:091,  
Waiākea Ahupua‘a, South Hilo District, Island of Hawai‘i**



**Prepared For:**

Keaukaha Pana'ewa Farmers Association  
363 Railroad Avenue  
Hilo, HI 96720

September 2021

Keala Pono 

Keala Pono Archaeological Consulting, LLC • PO Box 1645, Kāne'ōhe, HI 96744 • Phone 808.381.2361



**DRAFT—Archaeological Reconnaissance Survey for TMK: (3) 2-1-025:091,  
Waiākea Ahupua‘a, South Hilo District, Island of Hawai‘i**

**Prepared For:**

Keaukaha Pana‘ewa Farmers Association  
363 Railroad Avenue  
Hilo, HI 96720

**Prepared By:**

Windy Keala McElroy, PhD  
and  
Christine Hitt, BA

September 2021



Keala Pono Archaeological Consulting, LLC • PO Box 1645, Kāne‘ohe, HI 96744 • Phone 808.381.2361



## MANAGEMENT SUMMARY

An archaeological reconnaissance survey was conducted at TMK: (3) 2-1-025:091 in Waiākea Ahupua‘a, South Hilo District, on the island of Hawai‘i in advance of improvements to the parcel by the Keaukaha Pana‘ewa Farmers Association. One archaeological site was identified that includes five features: the remains of three old cars (Features 1–3), structural remnants (Feature 4), and historic artifacts (Feature 5). The site as a whole likely dates to the 1960s or later, with the cars and at least one artifact probably dating to the 1950s.

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## INTRODUCTION

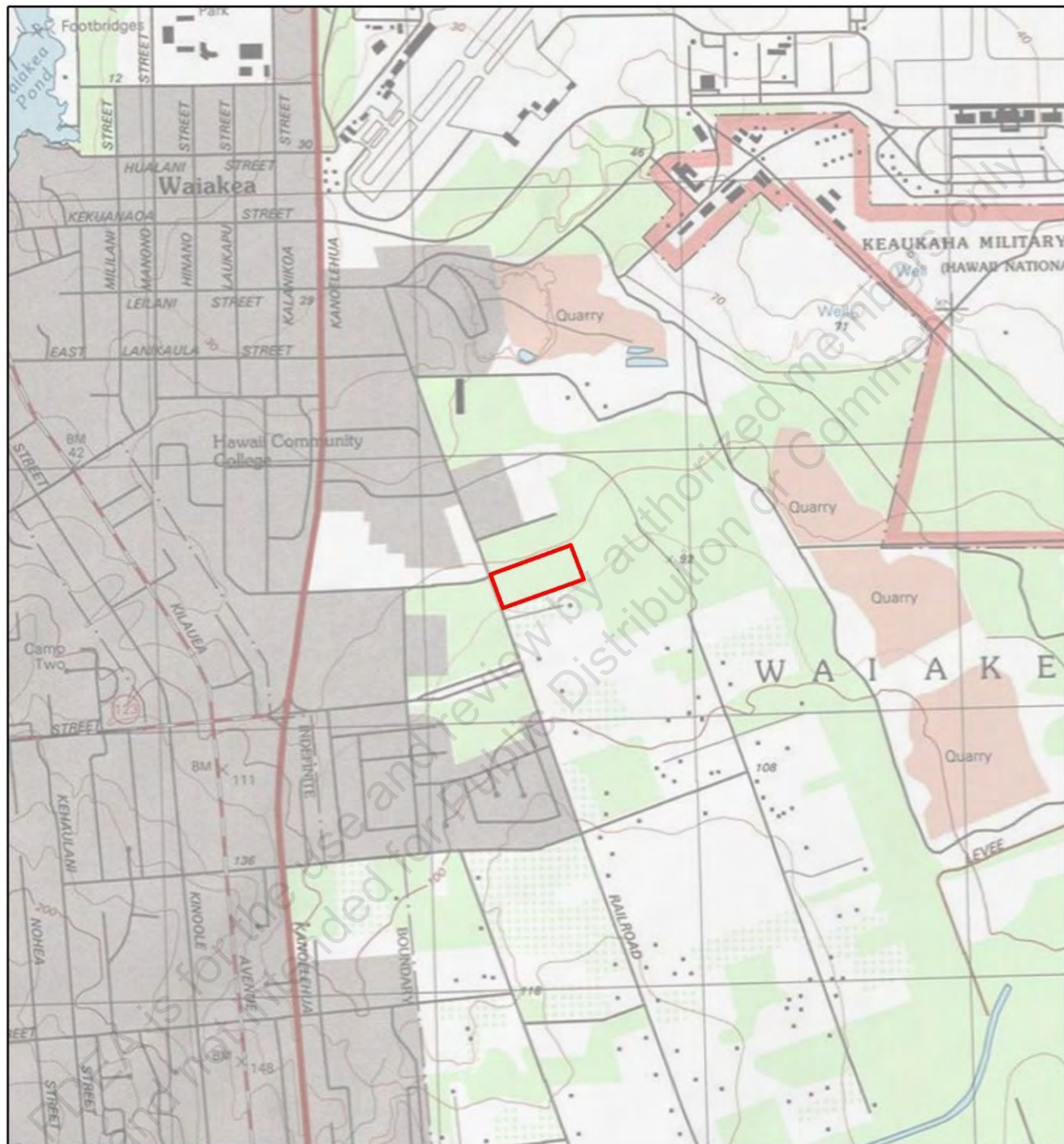
At the request of G70, on behalf of the Keaukaha Pana'ewa Farmers Association (KPFA), Keala Pono Archaeological Consulting conducted archaeological reconnaissance survey in support of improvements to TMK: (3) 2-1-025:091 in Waiākea Ahupua'a, South Hilo District, on the island of Hawai'i. The primary focus of the monitoring was on the identification and appropriate treatment of historic properties that might be affected by construction. The purpose of this work is to identify any historic properties that may be located on the property to help inform decisions on project design.

The report begins with a description of the project area and a historical overview of land use and archaeology in the area. The next section presents methods used in the fieldwork, followed by the results of the archaeological survey. Project results are summarized and recommendations are made in the final section. Hawaiian words and technical terms are defined in a glossary at the end of the document.

### Project Location and Description

The project area is located at 363 Railroad Avenue on TMK: (3) 2-1-025:091 in Waiākea Ahupua'a, South Hilo District, on the island of Hawai'i. The project area is bounded by Railroad Avenue to the west, undeveloped land to the north and east, and farmland to the south (Figures 1 and 2). Approximately 1.5 acres (0.6 ha) in the southwest former of the parcel is currently being utilized for the farmer's market, while the remainder of the property is forested. Topography is undulating and vegetation is heavy in the forested section, primarily consisting of guava trees.

The KPFA is proposing to develop an agricultural innovation and resilience hub for the 10.63 acre (4.30 ha) parcel, which is on Hawaiian Home Lands. The hub will consist of a series of modular open air pavilions connected by an elevated lanai deck encompassing a central mound (piko). The pavilions will be designed as flexible spaces that can accommodate a range of programs. A kitchen and equipment storage area will also be included to support KPFA operations. Structures will be orientated to maximize views of Mauna Kea and Mauna Loa. The grounds surrounding the hub will be utilized for a playground, parking and circulation, and agricultural demonstration areas.



### Legend

Project Area

0 500 1,000 Meters



Keala Pono

1:24,000

Figure 1. Project location on a 7.5 minute USGS Hilo quadrangle map.

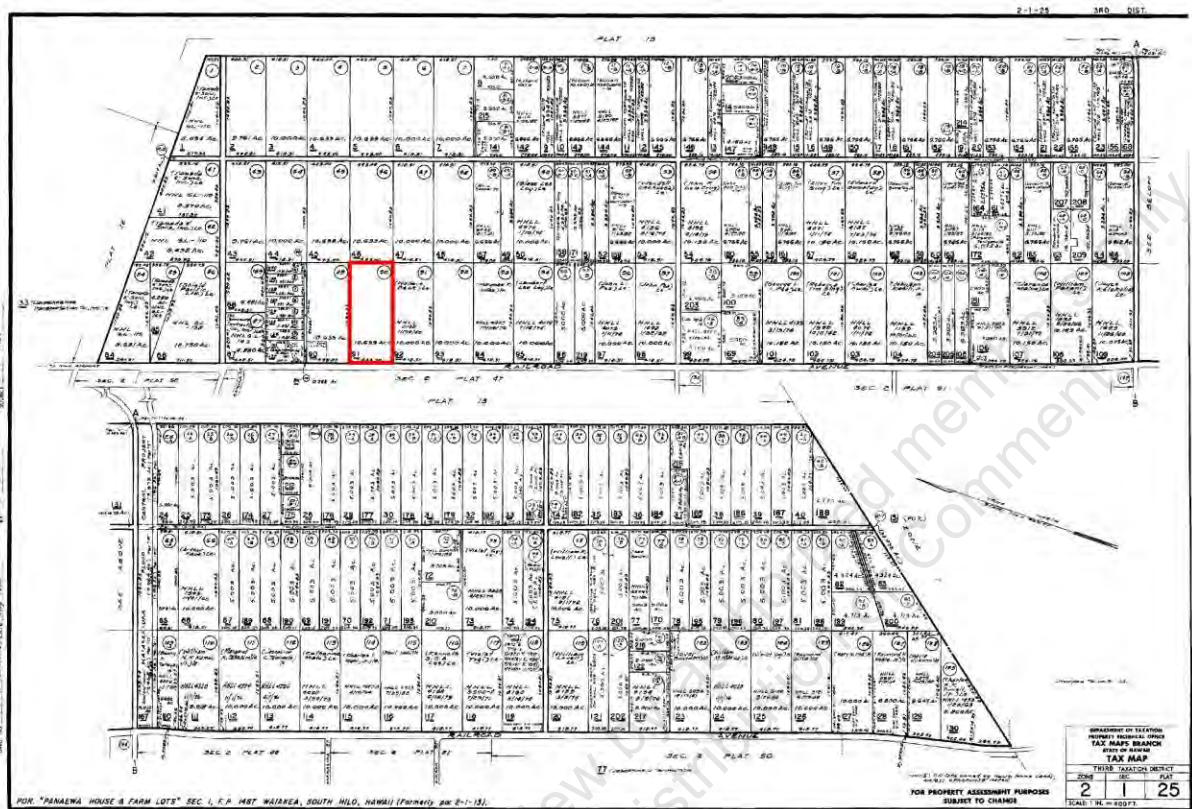


Figure 2. Project location on a portion of TMK plat (3) 2-1-025.



## BACKGROUND

The project area is located within the Waiākea ahupua‘a of Hilo on the island of Hawai‘i. Waiākea Ahupua‘a is one of the largest in the Hawaiian Islands, so it is split into eight smaller land divisions, or ‘ili, including Pana‘ewa, where this project is situated, and also Pū‘āinakō, Keaukaha, Kāwili, Kalepolepo, Pi‘opi‘o, Mohouli, and Kalanākāma‘a (Maly 1996).

A brief historic review of Hilo is provided below, to offer a better holistic understanding of the use and occupation of the project area. In the attempt to record and preserve both the tangible (e.g., traditional and historic archaeological sites) and intangible (e.g., mo‘olelo, ‘ōlelo no‘eau) culture, this research assists in the discussion of anticipated finds. Research was conducted at the Hawai‘i State Library, the SHPD library in Kapolei, and online on the Waihona ‘Aina, Huapala, and Ulukau databases. Archaeological reports, historic maps, and historical reference books were among the materials examined.

### Hilo in Traditional Times

Native traditions describe the formation (literally the birth) of the Hawaiian Islands and the presence of life on and around them, in the context of genealogical accounts... As this Hawaiian genealogical account continues, we find that these same god-beings, or creative forces of nature who gave birth to the islands, were also the parents of the first man (Hāloa), and from this ancestor, all Hawaiian people are descended. It was in this context of kinship, that the ancient Hawaiians addressed their environment. (Maly and Maly 2003)

The history of Hilo begins with the history of Hawai‘i Island:

Hawai‘i was another child of Papa and Wākea, their first-born child. He was the brother of Ho‘ohoku-kalani. Hawai‘i became the ancestor of the people of Hawai‘i; the ancient name of Hawai‘i island was Lono-nui-ākea. (Kamakau 1991:129)

Much of the oral accounts which narrate the events from the first peopling of Hawai‘i to the recent period of written documentation has been lost in time. However, there are several renowned Hawaiian historians who diligently tried to record as much of Hawaiian prehistory as possible. Among these historians is the famous scholar, Samuel Mānaiakalani Kamakau, who shared the cosmological story of Hawai‘i Island above.

In the compilation of Kamakau’s writings entitled, *Ke Kumu Aupuni*, one of the earliest accounts of Hilo hints of the significance of the area during the reign of Alapa‘i (translation in italics by D. Duhaylonsod):

Ua ka‘apuni ‘o Alapa‘i i kona noho aupuni ‘ana. Ma Hilo ‘o ia i noho ai i kekahi mau makahiki. I ko Alapa‘i noho ‘ana ma Hilo, ua māhuahua ka ma‘i iā Keōua, ‘o ia ho‘i ‘o Kalanikupūapāikalaninui, a ma Pi‘opi‘o, e pili ana ma Wailoa, ma Waiākea, make ihola ‘o Keōua i ka M.H. 1752. (Kamakau 1996[1866]:11).

*Alapa‘i toured [around the island] during his reign. Hilo is where he lived for some years. While Alapa‘i was living in Hilo, Keōua, also known as Kalanikupūapāikalaninui, became very sick, and it was at Pi‘opi‘o, close to Wailoa, at Waiākea, Keōua died in the year 1752.*

Kamakau also writes that just before the arrival of Captain Cook to Hawai‘i, Keawehano was a chief of Hilo. Keawehano is recorded as providing prized feathers and featherwork to the visitors Kapohu



and Ka‘akakai who sought these items to enter the royal house built by Chief Kahekili on Maui (Kamakau 1996[1866]:82).

### Place Names

Besides the chronicles of the early Hawaiian historians, there are other means by which Hawai‘i’s history has been preserved. One often overlooked source of history is the information embedded in the Hawaiian landscape. Hawaiian place names “usually have understandable meanings, and the stories illustrating many of the place names are well known and appreciated... The place names provide a living and largely intelligible history” (Pukui et al. 1974:xii).

Traditionally, Hilo was divided into three sections, including Hilo-one (sand Hilo), near the sea; Hilo-Hanakahi, an inland section toward Keaukaha; and Hilo-palikū, or Hilo of the upright cliffs (Pukui et al. 1974).

Toward the end of the 16<sup>th</sup> century and early 17<sup>th</sup> century, Hilo was divided into ahupua‘a with names that it still retains today, including Pu‘u‘eo, Pi‘ihonua, Punahoa, Pōnohawai, Kūkūau and Waiākea. Stretching from the sea to 6,000 feet, Waiākea and Pi‘ihonua offered the greatest amount of resources (Kelly et al. 1981).

Other places around the project area that have storied meanings attached to their names include Pana‘ewa, Keaukaha, Wailoa, Kanukuokamanu, Huia, and Wailuku (Table 1). They are listed in *Place Names Of Hawaii* (Pukui et al. 1974) as follows:

Hilo. City... bay, district... ancient surfing area... Three sections of Hilo town are: Hilo-one (sand Hilo), near the sea; Hilo-Hanakahi, and inland section toward Ke-au-kaha, named for a chief famous in song...; and Hilo-pali-kū (Hilo of the upright cliff), east of the Wai-luku River. Perhaps [Hilo is] named for the first night of the new moon or for a Polynesian navigator.

Huia. Ancient surfing place... Name of a wave for surfing.

Kanukuokamanu. Ancient surfing area... *Lit.*, the beak of the bird (the place was thought to be shaped like a bird’s beak).

Keaukaha. Hawaiian homestead area... *Lit.*, the passing current.

Kūkūau. Section of Hilo... named for a grapsid crab.

Pana‘ewa. Land division, Hilo district, Hawai‘i; legendary home of mo‘o destroyed by Hi‘iaka.

Pi‘ihonua. Land sections... ancient surfing place... *Lit.*, land incline.

Ponahawai. Land division, Hilo... *Lit.*, water circle.

Punahoa. Land sections. *Lit.*, companion spring.

Waiākea. Village and land section... bay... A legendary man, ‘Ulu (breadfruit), lived here. He died of starvation and was buried near a running spring. Next morning a breadfruit tree laden with fruit was found there, ending the famine... *Lit.*, broad waters.

Wailoa... river... *Lit.*, long water.

Wailuku. River... A rock here called Wa‘a Kauhi (canoe [of] Kauhi [a Maui chief]) is said to be the petrified canoe of the demigod Māui... *Lit.*, water [of] destruction.

**Table 1. Place Names in the Vicinity of the Project Area**

Place name	Location
Hilo	District and bayfront
Hilo One	Region in Hilo
Waiākea	Land division where the project is located
Kūkūau	Land division
Ponahawai	Land division
Hilo Hanakahi	Region in Hilo
Keaukaha	Land division in Hilo Hanakahi
Wailoa	River
Kanukuokamanu	Surfing area in Hilo Bay; closer to the Wailoa River
Huia	Surfing area in Hilo Bay
Hilo Palikū	Region in Hilo
Pana‘ewa	District where project is located
Punahoa	Land division in Hilo One
Pi‘ihonua	Land division in Hilo One
Wailuku	River at the boundary of Hilo One and Hilo Palikū

### Subsistence and Traditional Land Use

Since ancient times, the well-watered lands fronting Hilo Bay have attracted and supported permanent settlements.

The population of Hilo was anciently as now concentrated mostly around and out from Hilo Bay, which is still the island’s principal port. The Hilo Bay region is one of lush tropical verdure and beauty, owing to the prevalence of nightly showers and moist warmth which prevail under the northeasterly trade winds into which it faces. (Handy et al. 1972:538)

Pana‘ewa is also referenced for its agricultural fields:

On the lava strewn plain of Waiakea and on the slopes between Waiakea and Wailuku River, dry taro was formerly planted wherever there was enough soil. There were forest plantations in Panaewa and in all the lower fern-forest zone above Hilo town... (Handy et al. 1972:539)

The missionary William Ellis, during his trip around Hawai‘i Island in 1825, describes the lands around Hilo Bay as luxuriantly vegetated due to fertile soil. He documented the presence of plantations filled with bananas, plantains, sugarcane, potatoes, melons, and taro (Handy et al. 1972).

A century later, the methods of growing taro to fit the landscape of the region was documented in *Native Planters In Old Hawaii*:

In the marshes surrounding Waiakea Bay, east of Hilo [town], taro was planted in a unique way known as *kanu kipi*. Long mounds were built on the marshy bottom with their surface two or three feet above water level. Upon the top and along the sides of these mounds taro was planted. Flood waters which occasionally submerged the entire mound are said to have done no harm, as the flow was imperceptible... We are told that farther seaward in Waiakea taro is still grown by the ingenious method of heaping up stones around a taro *huli* which is submerged in water, and held upright by chunks of lava; the stones presumably accumulate refuse enough to nourish the taro, along with the food taken in by the roots from lava and water... On the lava-strewn plain of Waiakea, and on the slopes between Waiakea and the Wailuku River, dry taro was formerly planted wherever there was enough soil. (Handy et al. 1972:538, 539)

American missionary C.S. Stewart wrote of 'ulu, hala, and kukui trees in lower elevations of Pana'ewa in the years 1823–1825 (Stewart 1970). Kalo, mai'a, niu, 'uala, and 'ulu were and are still grown in small plots in sites of coastal habitation (DHHL 2016). The upland reaches of Pana'ewa forest were not likely areas of traditional habitation; they were known as a sacred landscape, home to legendary entities such as Paliuli and the five maile sisters. The primary use of the higher elevation forests was to collect plants such as hāpu'u, maile and other wet forest species or birds.

Besides extensive agriculture which marked the lands of South Hilo, there was at least one aquacultural complex documented in the vicinity of the project area. This was the fishpond called Hauna, previously called Hanauna, at the shoreline fronting Ponahawai and Punahoa (Maly and Maly 2003).

For ceremonial purposes, there was also a heiau, named Kanowa, which was erected just north of the project area in Pu'u'eo. Kamakau attributes the building of this heiau to Chief Kalani'ōpu'u:

I ka hiki 'ana o Kalani'ōpu'u ma Hilo One, ho'āla a'ela 'o ia i ka heiau o ke akua, aia ma Pu'ueo, 'o Kanowa ka inoa o ua heiau nei. A pau ke kapu 'ana, ho'i a'ela 'o Kalani'ōpu'u a noho ma 'Ohele i Waiākea, a 'o nā ali'i ho'i a me nā pūkaua, a me nā māmakakaua, a me nā pū'ali a me nā koa, hele akula lākou i ke kaua ma Puna. (Kamakau 1996[1866]:60)

*When Kalani'ōpu'u arrived at Hilo One, he raised a heiau at Pu'ueo, Kanowa was the name of the heiau. After the sacred ceremony [for the heiau], Kalani'ōpu'u returned and stayed at 'Ohele in Waiākea, and the chiefs together with the war leaders, and the companies of warrior went to battle in Puna.*

Kanowa Heiau is also recognized as one of six human sacrificial luakini heiau around Hawai'i Island that was visited by the ali'i wahine Keakealaniwahine. Her connection to this heiau in Hilo is recorded by the Hawaiian historian John Papa 'Ī'ī:

Keakealaniwahine was once the ruler of all Hawaii, and was succeeded by her son Keawe i Kekahialiokamoku... When she became the ruler, she was in charge of all the heiaus on Hawaii. She offered human sacrifices in the six *luakini* heiaus of the six districts of Hawaii, which were Hikiau in Kona, Punaluu in Kau, Wahaula in Puna, Kanoa in Hilo, Honuau of Waipio in Hamakua, and Mookini in Kohala. ('Ī'ī 1959:159,160)

### Mo'olelo

As mentioned earlier, Hawaiian place names were connected to traditional stories by which the history of the places was preserved. These stories were referred to as:

Mo'olelo, a term embracing many kinds of recounted knowledge, including history, legend, and myth. It included stories of every kind, whether factual or fabulous, lyrical or prosaic. Mo'olelo were repositories of cultural insight and a foundation for understanding history and origins, often presented as allegories to interpret or illuminate contemporary life...Certainly many such [oral] accounts were lost in the sweep of time, especially with the decline of the Hawaiian population and native language. (Nogelmeier 2006:429, 430)

Still, many traditional stories managed to be recorded as Hawaiian society transitioned from an oral culture to a written one, and among those recorded were several versions of stories connected to the South Hilo region.

One such story that had been recorded in the Hawaiian language newspaper *Ka Hoku o Hawaii* is recounted as “Ka'ao Ho'oniua Pu'uwai no Ka-Miki,” or “The Heart Stirring Story of Ka-Miki”:

[This mo'olelo] is about two supernatural brothers, Ka-Miki (The quick, or adept, one) and Maka-'iole (Rat [squinting] eyes), who traveled around the island of Hawai'i along the ancient *ala loa* and *ala hele* (trails and paths) that encircled the island. During their journey, the brothers Ka-Miki and Maka-'iole competed alongside the trails they traveled, and in famed *kahua* (contest arenas) and royal courts, against *'olohe* (experts skilled in fighting or in other competitions, such as running, fishing, debating, or solving riddles, that were practiced by the ancient Hawaiians). They also challenged priests whose dishonorable conduct offended the gods of ancient Hawai'i. Ka-Miki and Maka-'iole were empowered by their ancestress Ka-uluhe-nui-hihi-kolo-i-uka (The great entangled growth of *uluhe* fern which spreads across the uplands), a body form of the goddess Haumea...The traditions associate place names with people and events in history, and describe a broad range of sites and travel across the Hilo landscape...While the tradition does not specifically name Ponahawai... it is clear that the area described includes those lands [of Ponahawai and of others nearby]. (Maly and Maly 2003:10)

The story of the brothers is set in the 1300s and their travels also take them to the royal court of Waiākea-nui-kumu-honua, who was the brother of the chiefess Pana'ewa-nui-moku-lehua and the chief Pi'ihonua-a-ka-lani. The lands of Waiākea were named after all of them.

Another mo'olelo relating to the area, documented by the historian Theodore Kelsey in 1921, points out that the land divisions of Kūkūau and Ponahawai are named after chiefesses. These two chiefesses were sisters, and they once lived in the Ponahawai-Kūkūau area (Maly and Maly 2003).

Kamakau also mentions Hilo in the story of the great navigator Kila. Kila and his brothers were sent to Kahiki to bring back the chief, La'a. However, when they arrived at Kahiki, the chief 'Olopana, refused to allow La'a to return to Hawai'i. So the navigators returned to Hawai'i without La'a, and after landing in Puna and Hilo, Kila remained there and became a chief of Hawai'i Island (Kamakau 1991).

The forest of Pana'ewa borders the Hilo and Puna districts. It is said to be named after a dragon deity, or mo'o, who lived there. The forest is also the location where the goddess of hula Hi'iaka, the daughter of Haumea and Kāne, defeated Pana'ewa and her mo'o friends.

Choosing the upland path across Hawaii, the party must first exterminate the evil moo who make the way dangerous. With the help of the war gods Kuliliaukaua and Kekao'i and the shell-conch blowers Kamaiau, Kahinihini and Mapu, Hi'iaka fights and overcomes a number of these monsters. The moo woman Panaewa, who impedes her way in the form first of fog (*kino-ohu*), then of sharp rain (*kino-au-awa*), then of a candlenut (*kukui*) tree,

she entangles the moo and her followers, the Na-mu and Na-wa in a growth of vine [or engulfs them in the sea]. (Beckwith 1970)

### Oli and Mele

The noteworthiness of specific locales in Hawaiian culture is further bolstered by their appearances in traditional chants. An oli refers to a chant that is done without any accompaniment of dance, while a mele refers to a chant that may or may not be accompanied by a dance. These expressions of folklore have not lost their merit in today's society. They continue to be referred to in contemporary discussions of Hawaiian history, identity, and values.

One such chant, *Hea 'Oe Kahaiolama*, acknowledges that Hilo belongs to the great chief, Kamehameha. In this chant the chiefess Kalama is in dialogue with Kamehameha I, and he assures her that indeed, all of Hawai'i Island, including Hilo district, is his (Bacon and Napoka 1995:194, 195):

#### Hea 'Oe Kahaiolama

KAMEHAMEHA: Hea 'oe Kahaiolama.	KAMEHAMEHA: Where are you, O Kalama?
KALAMA: He maka'u mai au lā iā Ka'ahumanu.	KALAMA: I am afraid of Ka'ahumanu.
KAMEHAMEHA: Mai maka'u mai 'oe.	KAMEHAMEHA: Do not be afraid.
No'u o luna, no'u o lalo,	All above is mine, all below is mine,
No'u o Kohala,	Kohala is mine,
No'u o Hāmākua,	Hāmākua is mine,
No'u o Hilo,	Hilo is mine,
No'u o Puna,	Puna is mine,
No'u o Ka'ū,	Ka'ū is mine,
No'u o Kona,	Kona is mine,
No'u nā wahi āpau-o-loa	Everywhere is mine
CONTRIBUTOR: Mrs. Kaimu Kihe, Pu'uana'hulu, North Kona, Hawai'i. <i>Mele kake</i> .	

Hilo is also mentioned in a name chant honoring King Kamehameha II, or Liholiho, who was born in that district. In this mele, performed as a hula pa'i umauma or chest-slapping chant, a poetic reference is made to the lehua flower for which Hilo is particularly known (Lyrics and translation to this mele along with its accompanied descriptions are from the [www.huapala.org](http://www.huapala.org) database compiled by Kanoa-Martin):

#### A Hilo Au (I Was At Hilo)

A Hilo au e lā	At Hilo
Ho'olulu ka lehua lā	I gather the lehua
A Wailuku e lā	At Wailuku
I ka lua kanaka lā	The man-destroying pit
A Haili e lā	At Haili

I ke kula manu lā	Is a plain inhabited by birds
A Pana‘ewa e lā	At Pana‘ewa
I ka moku lehua lā	With its groves of lehua trees
A Lele‘iwi e lā	At Lele‘iwi
‘Au‘au i ke kai lā	I swim in the sea
A Moloka‘i e lā	At Moloka‘i
‘Ike ala kāhi lā	I see one road
A Mauna Loa au lā	At Mauna Loa
I ka lua ko‘i hala lā	Is the adze quarry
Ha‘ina mai ka puana lā	Tell the refrain
No ka lani nō he inoa lā	In the name of the chief
He inoa nō Liholiho	The name-song for Liholiho

Source: - This pa‘i umauma or chest slapping chant was composed for Liholiho who ruled the Hawaiian kingdom as Kamehameha II from 1819 to 1824. Verse 1 is in reference to Hilo, his birthplace, and his departure from Hilo to Kona. The lehua is symbolic of a young girl. Verse 2, the man-destroying hole is a cave for prisoners who committed misdemeanors. Verse 5, Lele‘iwi heiau and the surrounding area was named after a despotic chief whose bones were desecrated by throwing them into the sea at this point of land, north of Hilo. The name immortalized this event. The heiau is where people were blessed and protected from harm in the water, for the sea had healing qualities for Hawaiians. Verse 6, Moloka‘i is a reference to: 1) a sea outside of the Hilo coastline and 2) an ancient path on Moloka‘i. This is the poetic kaona for the chief travelling. Verse 7, Maunaloa is a place where adze makers gathered their stone called ‘alā to make stone adzes, another poetic kaona reference. Told to M. Gay by Iolani Luahine and Edith Kanaka‘ole. Edited by Dr. Barbara Price

Hilo is mentioned again, in yet another chant honoring the ali‘i, this time the Ali‘i Wahine Emalani. This chant commemorates her visit to the area and remarks that Hilo and Puna are made more beautiful when decorated with the leis of Waiākea, leis which are for Chiefess Emalani (Pukui and Korn 1979:75–78).

#### **Lei nō Emalani**

E hea aku nō au iā Kalani  
 E ō mai ‘oe i kō inoa lei!  
 He kākua nō ka lei i Mōkaulele,  
 He pewa nō ka lei o ‘Ōhi‘akalani,  
 He kīhene lei o Kani‘ahiku.  
 He ‘ahiku ka nani o Puna me Hilo  
 He kilohana lei o Waiākea.  
 Lawea ka lei a kau i Ka-Maka-o-Kū,  
 Kū mai o ka lani Kaumaka,  
 Ke ali‘i nona ka lei.

#### **Lei Chant for Queen Emma**

I chant this song in praise of my Queen.  
 Answer, beloved Queen, to your lei chant!  
 The lei-carrier comes from Mōkaulele,  
 The bundle-bearer from ‘Ōhi‘akalani,  
 The lady with the lei-basket from  
 Kani‘ahiku.  
 Puna and Hilo are made seven more times  
 beautiful  
 When bedecked with the finest leis of  
 Waiākea.  
 Bring these leis and present them to  
 The-Eye-Of-Kū, Queen Kaumaka  
 Who now stands forth in radiance

O pāpahi i ka lei i ke po‘o,  
 O ho‘onu‘anu‘a ka lei i ka ‘ā‘ī.  
 Ke kui lei ‘o Kolopulepule,  
 He amo lei ‘o Wailuku.  
 O ke ola e  
 O kahua o ka lei ‘o Waiānuenue,  
  
 O ka he‘e o ka lei kai ā Wailoa,  
 O ka ho‘onoho o ka lei iā Waiākea,  
 O ka wili o ka maile kai ā Hina,  
 O ka pa‘a o ka ‘omou kai ā Māui.  
  
 Nīnau mai ‘o Kekele-a-Iku:  
 ‘O wai ke ali‘i nona ka lei?  
 ‘O wai ho‘i kāu o kalani ka manomano,  
  
 O ke ali‘i nona ka lei?  
 He lei nō Emalani.

She whose leis these are takes them  
 To crown her head, fall from her neck  
 Kolopulepule strung them for her,  
 Wailuku bore them to her.  
 Her shoulders.  
 May the Queen long so live! Waiānuenue is  
 keeper,  
 Wailoa is bestower,  
 Waiākea is arranger,  
 Winder of the maile is Hina,  
 The bundle-bearer holding the lei pegs is  
 Māui.  
 Kekele-a-Iku asks:  
 Who is the Chiefess these leis are to praise?  
 What brought so many givers of garlands  
 here, all to foregather in praise?  
 None but the Queen most worthy of honor.  
 A lei chant for Emalani.

Two other mele which mention Hilo have been recorded in the compilation of chants in the book *Nā Mele Welo: Songs of Our Heritage*. Both of these mele similarly convey that Hilo is a place of great rains. The first mele is described as one which can be accompanied with a presentation of string-figures. The other mele is documented as one which utilizes sticks in its dance (Bacon and Napoka 1995:96, 97, 202, 203).

#### **Nā Moku ‘Eono o Hawai‘i Nei**

Ka lā, ka lā, i ke kula o Ahu‘ena  
  
 Komo i ka la‘i o Kailua ē, o Kona.  
 ‘O Kona ia o ke kai malino a Ehu,  
 E hele ana i waho o Pulau.  
 Kani ka hoe i Wai‘ula‘ula.  
 I ke ala a ke kanaka e hele nei,  
 Hō‘ea i Ka‘ū.  
 ‘Ō Ka‘ū ia, ‘o Ka‘ū nui kua makani,  
  
 Kū ka ‘e‘a o ka lepo.  
 Lele koa‘e o ka pali kaulana o Kaumaea.  
 Hō‘ea i Puna.  
 ‘O Puna ia lā, ‘o Puna i ke kai kōloa,  
 Ken ū hele ala i ka ulu hala  
 I ke kai o Puna o Kea‘au.  
 Hō‘ea i Hilo.  
 ‘O Hilo ia lā o ka ua kinakinai  
 He ua lū lehua ia no Pana‘ewa,

The sun, the sun shines on the plain of  
 Ahu‘ena,  
 It comes to peaceful Kailua --- that is Kona.  
 It is Kona, home of the calm sea of Ehu,  
 Extending all the way out to Pulau.  
 The traveler whistles at Wai‘ula‘ula  
 On the much-traveled road.  
 Ka‘ū is reached.  
 This is Ka‘ū, great Ka‘ū of the windblown  
 back,  
 Which swirls the dust upward.  
 The game of dust-leaping is at the famous  
 hill of Kaumaea.  
 Puna is reached.  
 This is Puna, Puna of the moaning sea,  
 Which groans to the hala grove  
 At Kea‘au in Puna.  
 Hilo is reached.  
 This is Hilo of the endless rain,  
 A rain that pelts the lehua of Pana‘ewa,



I kinai i ka ua o ke kila  
He ua mao 'ole kaulana o Hilo.  
Hō'ea i Hāmākua.  
'O Hāmākua ia o kalawa i ka pali,  
He 'ūlili ke ala e hiki ai.

A beating, relentless rain,  
The famous endless rain of Hilo.  
Hāmākua is reached.  
This is Hāmākua of the sheer cliffs,  
Steep is the trail to go.

CONTRIBUTOR: Z. P. Kalokuokamaile, Nāpo'opo'o, South Kona, Hawai'i. Mele hei  
[String-figure chant].

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#### **Pāuli Hiwa maila ka Lani o Hilo**

Pāuli hiwa mailaka lani o Hilo,  
Kalani a ka ua i 'ō'ō a nakele,  
A nakele Hilo i ka ua a naha,  
  
Nahā mai kekahi maha o ka hala,  
  
Mapēpē i holo ka maha o ka 'ōhi'a.  
  
Hapaina a'ela e ka ua a kelakela,  
Kelakela Mokulau i 'a'ā ka lehua.  
  
Lehua noho ma kea nu i uka o Kali'u.  
  
I nani ka pili e, aia e ka aloha,  
  
A hele a'e ke aloha, a hemo ka pili.

Dark and lowering is the sky of Hilo,  
The rain breaks through the sky and falls.  
Hilo is made boggy by the rain with the  
swelling of the streams.  
The water breaks through to the hala-  
covered slope,  
It presses down as it rushes through the  
'ōhi'a-covered slopes.  
The rain seems to raise them up high.  
High is Mokulau, bright with lehua  
blossoms,  
The lehua which dwells in the upland of  
Kali'u.  
Beautiful is the companionship when love  
abides.  
When love departs, companionship is  
broken.

CONTRIBUTOR: Samuela Akoni Mika Waiākea Homesteads, Hilo Hawai'i. Hula lā'au.  
[Stick dance]. Akoni learned this from his parents on Kaua'i.

#### **'Ōlelo No'eau**

Like oli and mele, traditional proverbs and wise sayings, also known as 'ōlelo no'eau, have been another means by which the history of Hawaiian locales have been recorded. In 1983, Mary Kawena Puku'i published a volume of close to 3,000 'ōlelo no'eau that she collected throughout the islands. The introductory chapter of that book reminds us that if we could understand these proverbs and wise sayings well, then we would understand Hawai'i well (Puku'i 1983).

Most of the sayings of Pana'ewa focus on its plentiful 'ōhi'a lehua trees, which once reached the sea, the forests and the rain (Puku'i 1983: 471, 659, 1570, 1585, 1725, 1969, 2264.)

#### **Pana'ewa**

Hanohano Paliuli i ka ua noe.  
*Majestic is Paliuli in the misty rain.*

An expression of admiration for a person. Paliuli is a mythical place in the mountain region back of Pana'ewa forest, Hawai'i.

He kai lū lehua ko Pana‘ewa.

*Pana‘ewa shakes down the lehua fringes into the sea.*

Once, when the forest of Pana‘ewa extended to the sea, fringes of lehua blossoms were seen floating about in the water.

Ka ua kinai lehua o Pana‘ewa.

*The rain that bruises the lehua blossoms of Pana‘ewa.*

Both lehua and rain are commonly found in Pana‘ewa.

Ka ua lū lehua o Pana‘ewa.

*The lehua-shedding rain of Pana‘ewa.*

The heavy rain of the lehua forests of Pana‘ewa in Hilo, Hawai‘i. Famed in chants of old.

Ke kai kua‘au lehua o Pana‘ewa.

*The sea where lehua fringes float about in the shallows.*

Long ago when lehua trees grew down to the shore at Puna and Hilo, the fringes of the flowers often fell into the sea, reddening the surface.

Lei Hanakahi i ke ‘ala me ke onaona o Pana‘ewa.

*Hanakahi is adorned with the fragrance and perfume of Pana‘ewa.*

The forest of Pana‘ewa was famous for its maile vines and hala and lehua blossoms, well liked for making lei, so Hilo (Hanakahi) was said to be wreathed with fragrance.

Na manu leo nui o Pana‘ewa.

*Loud-voiced birds of Pana‘ewa.*

Loud talkers. Panaewa, Hilo, was famous for its lehua forests that sheltered the honey-sucking birds. Here people went to gather lehua and maile.

In addition, there are many ‘ōlelo no‘eau in which Hilo’s name is memorialized. Well over half of these sayings refer to the rains of Hilo in some way, a testament that Hilo is indeed known for its rainy weather. Aside from those ‘ōlelo no‘eau speaking of the rain, one saying refers to the noted farmers of the district, while the rest of the sayings use Hilo’s environment; its sand, sea, and streams; and its famous lehua blossoms; in its imagery (Pukui 1983:40, 53, 54, 56, 107, 108, 118, 135, 167, 168, 173, 186, 188, 190, 207, 253, 287).

### **Hilo**

‘Ele‘ele Hilo, panopano i ka ua.

*Dark is Hilo, clouded with the rain.*

Hilo is always rainy.

Halulu me he kapua‘i kanaka la ka ua o Hilo.

*The rain of Hilo makes a rumbling sound like the treading of feet.*

Hana Hilo i ka po‘i a ka ua.

*Hilo works on the lid of the rain.*

Refers to the constant shower typical of Hilo district on Hawai‘i.

Hana mao ‘ole ka ua o Hilo.

*Endlessly pours the rain of Hilo.*

Said of anything that goes on and on, as the pouring rain, or of havoc such as that produced by a torrent.

Hilo ‘ai lū‘au.

*Hilo, eater of taro greens.*

The people of Hilo were said to be fond of cooked taro greens. When storms came to Hilo it was impossible to obtain fish from the streams or the sea. The people had to be content with taro greens.

Hilo ‘āina ua lokuloku.

*Hilo of the pouring rain.*

Hilo i ka ua Kanilehua.

*Hilo of the Kanilehua rain.*

The Kanilehua rain, or the rain that patters in the *lehua* forest, is frequently referred to in the chants and songs of Hilo.

Hilo i ka ua kinakinai, ka ua mao ‘ole.

*Hilo of the constant rain, where it never clears up.*

Hilo mahi ha‘aheo.

*Hilo of the proud farmers.*

The climate makes the soil of Hilo very easy to till, so the farmers used to make a game of planting. They used long digging sticks to make the holes and wore *lei* to work. Working in unison, they make a handsome picture.

Hilo, nahele paoa i ke ‘ala.

*Hilo, where the forest is imbued with fragrance.*

Hilo’s forest is fragrant with *hala* and *lehua* blossoms.

Hilo pa‘ele ku.

*Hilo is dark all over.*

The rain, mist, and mud make Hilo dark.

Ho‘onu‘a Hilo i ka lehua.

*Hilo produces the lehua in abundance.*

Inu wai kōli‘uli‘u o Hilo.

*Drink the waters of the distant sky in Hilo.*

The rain of Hilo is a chief source of drinking water.

Ka ua he‘e nehu o Hilo.

*The nehu-producing rain of Hilo.*

The people knew the season when the schools of *nehu* fish followed the rain.

Ka ua Kanilehua o Hilo.

*The Kanilehua rain of Hilo.*

Hilo, where the rain moistens the *lehua* blossoms.

Kai i ka lani ka holowa‘a ua o Hilo.

*Placed high in heaven is the rain trough of Hilo.*

An expression of admiration for a person of regal bearing.

Ke kai leo nui o Paikaka.

*The loud-voiced sea of Paikaka.*

Paikaka is in Hilo.

Ke koa ia e laumeki ai kahawai o Hilo.

*That is the warrior who will dry the streams of Hilo.*

A powerful warrior.

Ke one ‘anapa o Waiolama.

*The sparkling sand of Waiolama.*

This is an expression much used in chants of Hilo, Hawai‘i. Waiolama is a place between Waiakea and the town of Hilo. It was said to have sand that sparkled in the sunlight.

Ku pāpū Hilo i ka ua.

*Hilo stands directly in the path of the rain.*

Noho maialile ka ua o Hilo, ‘elua wale no māua.

*Keep your silence, O rain of Hilo, there are only two of us.*

Uttered by Kanuha in retort when rebuked by Reverend Titus Coan for Sabbath-breaking: “Hold your silence, for there are only two of us in authority” --- meaning Kanuha and Governor Kuakini. Rev. Coan was not to give orders when either was present. Now it is used to mean, “Keep quiet. You’re not the boss around here.”

Pau kea ho i ke kahawai lau o Hilo.

*One’s strength is exhausted in crossing the many streams of Hilo.*

Said of or by one who is weary with effort. First uttered by Hi‘iaka in a chant when she found herself weary after a battle with the lizard god Pana‘ewa.

Pāuli hiwa ka lani o Hilo.

*Black with rainclouds is the sky of Hilo.*

Sometimes said in humor when a dark-skinned person is seen.

## Ka Makani a me Ka Ua o Hilo

With their lives closely connected to the natural environment and physical surroundings, Hawaiian winds and rains were individually named and associated with a specific place, region, or island. In *Hānau Ka Ua*, Akana and Gonzalez (2015:xv) explain that kūpuna “knew when a particular rain would fall, its color, duration, intensity, the path it would take, the sound it made on the trees, the scent it carried, and the effect it had on people.” Table 2 lists rain and wind names for Hilo as found in *Hānau Ka Ua* and in the mele, ‘ōlelo no‘eau, and other sources mentioned in this report.

### Hilo in the Historic Era

Hilo, being on the island of Hawai‘i, witnessed multiple changes in its political rule in the years just prior to Western contact. In the early 18<sup>th</sup> century, Chief Alapa‘i ruled the entire island of Hawai‘i. But due to internal strife, it became divided with Alapa‘i ruling the northern portion and Kalani‘ōpu‘u ruling the southern districts of Ka‘ū and Puna. In 1754, Alapa‘i died, and his son Keawe‘ōpala inherited the governance of Alapa‘i’s lands. However, later that same year, Kalani‘ōpu‘u wrested control of Keawe‘ōpala’s lands, and because of that, Kalani‘ōpu‘u became the ruler of the entire island. When Kalani‘ōpu‘u died in 1782, the governance of Hawai‘i went to his son Kīwala‘ō. However, it was not long before Kīwala‘ō’s rule was challenged by Kalani‘ōpu‘u’s brother’s son, Kamehameha, who was the keeper of the god, Kūkā‘ilimoku. In a subsequent battle between Kīwala‘ō’s and Kamehameha’s forces, Kīwala‘ō was killed, and Kamehameha took his place. Following that decisive battle, the governance of Hawai‘i Island was divided into three parts. Kamehameha ruled the northern half from Hāmākua to Kohala to Kona. Keawema‘uhili, the brother of the deceased Chief Kalani‘ōpu‘u, ruled out of Hilo, and Keōuakū‘ahu‘ula, a son of Kalani‘ōpu‘u, ruled the districts of Ka‘ū and Puna. Eventually, Keawema‘uhili was killed by Keōuakū‘ahu‘ula’s forces after which Keōuakū‘ahu‘ula divided the lands of Hilo between himself and his warriors. Not long after that, Keōuakū‘ahu‘ula was defeated by Kamehameha’s army, giving Kamehameha complete rule over the entire island. From there Kamehameha set out to unify the rest of the Hawaiian Islands under his rule (translations in italics by D. Duhaylonsod):

Ho‘i akula ‘o Alapa‘i i Hawai‘i i ke kaua, a ua lanakila ‘o Alapa‘i ma luna o nā ali‘i o Hawai‘i, a ua luku ‘ia nā ali‘i o Hawai‘i, a ua hui ‘ia i ho‘okahi aupuni ma lalo o Alapa‘i. (Kamakau 1996[1866]:1)

*Alapa‘i returned to Hawai‘i Island to do battle, and Alapa‘i emerged victorious over the chiefs of Hawai‘i Island, the chiefs were slaughtered, and the entire kingdom was gathered as one under Alapa‘i.*

I ke kaua ‘ana i Mahinaakāka ke kū ka‘awale ‘ana o Kalani‘ōpu‘u e noho mō‘ī no Ka‘ū me Puna, no ka mea, he ali‘i kama‘āina ‘o Kalani‘ōpu‘u no Ka‘ū, a ‘o kona one hānau ia o kona mau mākuā. Ho‘i maila ‘o Alapa‘i a noho ma Hilo, a hala ka makahiki, ho‘i maila ‘o ia a noho ma Waipi‘o. A pau kona noho ‘ana ma Waipi‘o. Ho‘i maila ‘o Alapa‘i me nā ali‘i a hiki ma Waimea, a ‘o kekahi po‘e, ma kai o ka ‘au wa‘a, a pae i Kawaihae. Ho‘i akula ‘o Alapa‘i mai Waimea aku a Lanimaomao, loa‘a ihola i ka ma‘i... Ma Kikiako‘i, make ihola ‘o Alapa‘i. I ka A.D. 1754, noho ali‘i ihola ‘o Keawe‘ōpala no ke aupuni o Hawai‘i (Kamakau 1996[1866]:13).

*From the battle at Mahinaakāka, Kalani‘ōpu‘u emerged as the king of Ka‘ū and Puna, because Kalani‘ōpu‘u was a native chief of Ka‘ū, and it was the birthplace of his parents. Alapa‘i returned to Hilo, and after some time, he went to live at Waipi‘o. After living at Waipi‘o, Alapa‘i and his chiefs went to Waimea, and others, by way of canoes, landed at Kawaihae. Alapa‘i went from Waimea to Lanimaomao, he became ill... At Kikiako‘i,*

**Table 2. Rain Names of Hilo (Wind Names also listed as noted)**

<b>Rain Name</b>	<b>Description</b>
Alanilehua/Wailehua	A rare, delicate rain associated with lehua blossom nectar; it will start to fall outside the western border of Pana‘ewa and head towards the uplands.
‘Āpuakea	A rain on the ocean mentioned in a kanikau.
‘Awa, ‘Awa‘awa	A bitter cold rain and wind noted in mele. Translates to “bitter,” and can refer to tragedy, misfortune, or grief.
Hālaulani	Translates to “heavenly structure.”
Hāli‘ipili	Translates to “to spread over pili grass.”
He‘e Nehu	A nehu-producing rain, described for Hilo in olelo no‘eau.
He‘enehu/Hukihe‘enehu	Refers to nets for catching nehu or when the nehu fish run.
Hehilau‘ulu/Hehi‘ulu	Translates to “to tread upon ‘ulu leaves.”
Ho‘olua	A heavy rain that falls with a strong north wind that has the same name.
Kanikani‘ā‘ula	Translates to “ringing in the ears,” “insomnia,” or “to mourn in chanting.”
Kanilehua/Kanikanilehua/ Lehua/Leilehua/ Mailani	Refers to birdsong in the ‘ōhi‘a lehua, rustling of lehua flowers, or “drinking of the rain by lehua flowers.”
Kēwai	A wind and a misty rain; translates as “watery,” “misty,” or “dew-laden.”
Kilihune	A light rain noted in mele.
Kinai	Translates to “persist.”
Kinailehua	Translates to “suppress lehua flowers,” “to persist on lehua flowers,” or “to quench the thirst of lehua flowers.”
Kinakinai	Endless rain, described for Hilo in mele and ‘ōlelo no‘eau.
Kino au awa	A sharp rain mentioned in mo‘olelo.
Kīpēhala	Translates to “to pelt hala trees.”
Kīpehipualehua	Translates to “to pelt hala fruit.”
Kīpu‘upu‘u	Refers to goosebumps in the cold, wind-driven rain.
Kualau/Kuakualau	A rain shower over the ocean that is accompanied by wind.
Kua‘o‘e	A friendless rain that adorns lehua blossoms.
Kukupā‘u	Translates to “to do with zest,” “to beat overlaid kapa,” or “to beat completely.”
Laniha‘aha‘a	Translates to “low sky.”
Lanipili	A heavy rain that could be long-lasting or a cloudburst.
Lanipōlua	Translates to “very dark sky.”
Lauhīnano	A rain noted in a name chant for Queen Emma; translates to “hīnano bracts.”
Leimā‘ohu	Translates to “lei of mist.”
Līhau	A cool and gentle rain.
Lū Lehua/Lūlehua/ Lūlehuahala	Lehua-shredding rain, described for Pana‘ewa in ‘ōlelo no‘eau; translates to “to scatter lehua flowers.”

**Table 2. (continued)**

Rain Name	Description
Mālūa/Mālūalua	A wind and rain associated with the Ho‘olua wind/rain.
Mālūaki‘iwai	A wind associated with the Uluau rain.
Moani‘ala	Translates to “fragrant breeze.”
Moanilehua	Translates to “wafted lehua fragrance.”
Mololani	A rain similar to Lūlehua.
Nahunahu	Translates to “to bite.”
Nāulu	A sudden rain shower, a shower cloud, and also a wind name.
Noe	Misty rain, described for Paluli (a mythical place in the mountains behind Pana‘ewa) in ‘ōlelo no‘eau. Also a wind name.
Palahīnana	A rain noted in mele, translates to “yellow pandanus blossom.”
Pehihala	Translates to “to pelt the hala fruit.”
Polopuahīnana	Translates to “white hīnana blossom with its stem.”
Po‘olipilipi	Translates to “adze-like head.”
Pōpōlehua	Translates to “cluster of lehua flowers.”
Pū‘ololehua	Translates to “bundle of lehua flowers.”
Ua o ke Kila	Beating, relentless rain, described for Hilo in mele.
Uluau	A rain that arrives with the Mālūaki‘iwai wind.
Wa‘ahia	Translates to “to bundle up kapa.”
Wailehua	Translates to “lehua water” or “lehua nectar.”

*Alapa‘i died. In the year 1754, Keawe‘ōpala (the son of Alapa‘i) became the ruler of Hawai‘i.*

‘Ōlelo aku ke kahuna ma hope o Kalai‘ōpu‘u [another name for Kalani‘ōpu‘u], ‘o Holo‘ae ka inoa, [“]Eia ka mea e make ai ‘o Keawe‘ōpala, aia a make ‘ē ke kahuna ma mua o Keawe‘ōpala, a laila, lilo ke aupuni iā ‘oe, no ka mea, ‘o ke kahuna ka mea e pa‘a ai ke aupuni iā Keawe‘ōpala.[“]... ua hopu ‘ia ke kahuna o Keawe‘ōpala, ua pepehi ‘ia a kālūa ‘ia e Kalani‘ōpu‘u me ka ho‘omāinoi ‘ia... I ka makahiki A.D. 1754, ua lilo holo‘oko‘a ke aupuni o Hawai‘i iā Kalani‘ōpu‘u (Kamakau 1996[1866]:13,14).

*The kahuna under Kalai‘ōpu‘u, whose name was Holo‘ae, spoke, “Here is the way Keawe‘ōpala will die, first his priest must die, and then, the kingdom will go to you, because it is the priest who keeps the kingdom securely under Keawe‘ōpala’s rule... the priest of Keawe‘ōpala was captured, and he was tortured, killed and burned in the pit by Kalani‘ōpu‘u... In the year 1754, the entire kingdom of Hawai‘i went under the rule of Kalani‘ōpu‘u.*

I ka pau ‘ana o ka wā hī ‘ahi o Kalae, mana‘o ihola ‘o Kalani‘ōpu‘u e ho‘i i Kona, akā, ua loa‘a ‘ē ‘o ia i ka ma‘i, no laila, ho‘i maila ‘o ia a noho ma Ka‘iliki‘i i Waio‘ahukini ma Pākini; māhuahua loa ka ma‘i, a make nō ma laila. I ka iwakālūakumamāiwa makahiki [ia] o kona noho ali‘i ‘ana ma luna o ke aupuni o Hawai‘i. A ‘o nā makahiki a pau o kona ola ‘ana, he kanahikukumamāiwa, a make ihola ‘o ia i ka malama ‘o Ianuari, i ka A.D. 1782 (Kamakau 1996[1866]:62).



*When he was finished trolling for 'ahi at Kalae, Kalani'ōpu'u decided to return to Kona, but he became sick, and therefore, he went to stay at Ka'iliki'i in Waio'ahukini at Pākini; the illness intensified, and he died there. His reign over the kingdom of Hawai'i lasted twenty-nine years. And he lived for seventy-nine years, and died in the month of January, 1782.*

I ka noho 'ana o Kalani'ōpu'u ma Kohala, ua ho'oholo ihola nā ali'i a me nā kuhina, e kauoha 'ia ke keiki ho'oilina o ke aupuni (Kalanikauikeaoulīkīwala'ō)... Aia a make 'o Kalani'ōpu'u, a laila, e ili aku ke aupuni i ka ho'oilina (Kamakau 1996[1866]:59–60).

*When Kalani'ōpu'u was staying at Kohala, the chiefs and the cabinet members decided, and the command would be given that the child Kīwala'ō would be the next heir to the kingdom... Kalani'ōpu'u died, and then, the heir inherited the kingdom.*

I ko Kamehameha mā hiki 'ana mai ma hope, ua ho'omaka mua aku 'o Ke'eaumoku i ke kaua i ko Kīwala'ō mau koa... A 'ike akula 'o Ke'eaumoku iā Kīwala'ō e huli ana i lalo, kokolo akula 'o ia me ka leiomano ma ka lima, a papa'i a 'ela ma ko Kīwala'ō kani'ā'i, a make loa ihola ia... 'O ke 'auhe'e ihola nō ia o nā ali'i a me nā koa o Kīwala'ō. 'O Keōuakū'ahu'ula ho'i a me kekahi po'e ali'i... holo akula i Ka'ū, a lilo ihola 'o Keōuakū'ahu'ula i mō'ī no Ka'ū a me Puna... 'O Keawema'uhili nō ho'i ke ali'i kapu i ke au o Alapa'inui... a hele akula a hiki i Hilo, a lilo ihola 'o ia i ali'i no kekahi hapa o Hilo, a me kekahi hapa ho'i o Puna, a pēlā nō ho'i 'o Hāmākua... Lilo ihola 'o Kona, Kohala a me kekahi hapa o Hāmākua iā Kamehameha. Lilo ihola ka mokupuni 'o Hawai'i i mau aupuni 'ekolu, a 'ekolu nō ho'i mau mō'ī (Kamakau 1996[1866]:73–74).

*When Kamehameha arrived later, (his warrior-general) Ke'eaumoku had already started the battle with Kīwala'ō's warriors... Ke'eaumoku saw Kīwala'ō facing down, he crawled with a leiomano weapon in his hand, and struck at Kīwala'ō's throat, and Kīwala'ō died... The chiefs and the warriors of Kīwala'ō fled. Keōuakū'ahu'ula and some chiefs sailed to Ka'ū, and Keōuakū'ahu'ula became the king of Ka'ū and Puna... Keawema'uhili also, he was a sacred chief from the time of Chief Alapa'i... Keawema'uhili went to Hilo, and he became the chief of parts of Hilo, Puna, and Hāmākua... Kona, Kohala and a portion of Hāmākua became lands of Kamehameha. The island of Hawai'i was divided into three kingdoms, and with three kings.*

Ki'i maila 'o Keōuakū'ahu'ula e kaua iā Keawema'uhili. Kaua ihola lāua i kinohi, a he'e 'o Keawema'uhili; a kaua hou ihola ma 'Alae, ma Hilo Palikū, ua pepehi 'ia 'o Keawema'uhili, a make pū ihola kekahi ali'i, 'o Kāo'o kona inoa, he kaiko'eke nō ho'i nona. Luku nui akula 'o Keōuakū'ahu'ula i nā koa o Keawema'uhili. A lilo a'ela 'o Hilo iā Keōuakū'ahu'ula... I ko Keōuakū'ahu'ula noho 'ana ma Hilo, a 'oki'oki ihola i ka 'āina no kona mau ali'i a me kona mau pū'ali koa. 'O ka 'anae pū kō momona o Waiākea me Pi'opi'o [na lākou ia]. A pau ko Keōuakū'ahu'ula noho 'ana ma Hilo a mana'o ihola 'o ia me kona mau ali'i me nā pū'ali koa e ho'i i Ka'ū (Kamakau 1996[1866]:105,106).

*Keōuakū'ahu'ula came to do battle against Keawema'uhili. They fought in the beginning, and Keawema'uhili fled; and they fought again at 'Alae, at Hilo Palikū, Keawema'uhili was killed, together with another chief named Kāo'o, who was a brother-in-law of his. Keōuakū'ahu'ula destroyed the warriors of Keawema'uhili terribly. And Hilo fell to Keōuakū'ahu'ula... While Keōuakū'ahu'ula was staying at Hilo, he divided the lands for his chiefs and warriors. The mullet also together with the abundance of Waiākea and Pi'opi'o were theirs. Keōuakū'ahu'ula was done staying at Hilo and he decided to return to Ka'ū with his chiefs and warriors.*

Ki'i akula 'o Keaweheulu a me Kamanawa, nā kuhina o Kamehameha, iā Keōuakū'ahu'ula, ka mō'i o ka 'ao'ao hikina o ka mokupuni 'o Hawai'i... nīnau ihola 'o Keōua, 'He aha kā 'olua huaka'i?' Pane a'ela 'o Keaweheulu mā, 'I ki'i mai nei nō māua iā 'oe, 'o 'oe nō ke keiki a ko māua kaikua'ana haku; i ki'i mai nei iā 'oe, e holo kākou i Kona, a hui pū me kō kaikaina... E ho'opau i ke kaua 'ana ma waena o 'olua... Holo akula nō lākou nei a kokoke e pili i Mailekini ma Kawaihae... Kū maila nō ho'i 'o Keōuakū'ahu'ula a kāhea mai iā Kamehameha, 'Eia au lā.' Kāhea mai nō ho'i 'o Kamehameha, 'Kū mai, a hele mai e 'ike kāua.' Kū a'ela nō ho'i 'o Keōuakū'ahu'ula me ka mana'o e lele mai i uka; e hou mai ana 'o Ke'eumoku i ka pololū... A 'o Keōua a me kekahi po'e 'ē a'e ma ko lākou wa'a, ua pau loa lākou i ka make... I ka make 'ana o Keōuakū'ahu'ula, ke keiki a Kalani'ōpu'u, ka mō'i o Hawai'i, a kau 'ia 'o ia ma Pu'ukoholā ma Kawaihae, a laila, ua holo'oko'a ke aupuni o ka mokupuni 'o Hawai'i iā Kamehameha (Kamakau 1996[1866]:110–113).

*Keaweheulu and Kamanawa, the cabinet members of Kamehameha, went to get Keōuakū'ahu'ula, the king of the eastern side of Hawai'i Island... Keōua asked, "Why have you two journeyed?" The two travelers answered, "We have come to get you, you are the child of our older brother, Chief [Kalani'ōpu'u]; we have come to get you that we may all sail to Kona and meet with your younger brother [cousin Kamehameha]... to put an end to the warfare between you two... They all sailed and approached close to Mailekini at Kawaihae... Keōuakū'ahu'ula stood and called out to Kamehameha, "Here I am." Kamehameha called back in return, "Stand up and come, let us see." Keōuakū'ahu'ula stood up with the thought of fleeing inland; (Kamehameha's warrior uncle) Ke'eumoku threw his spear... Keōua and the other people on that canoe, they all died... At the death of Keōuakū'ahu'ula, who was the child of Kalani'ōpu'u, the former king of Hawai'i, Keōuakū'ahu'ula was placed on the sacrificial heiau of Pu'ukoholā at Kawaihae, and then, the entire kingdom of Hawai'i Island became under the one rule of Kamehameha.*

### **Arrival of Westerners**

Amid the battles for rule over Hawai'i Island at the end of the 18<sup>th</sup> century, there arrived the first Western explorers to the Hawaiian Islands. Captain Cook is distinguished as being the first to have arrived, in 1778. Following Captain Cook's appearance, knowledge of the location of the Hawaiian Islands spread across the sea. This opened the floodgates of Westerners to Hawai'i's shores, and it would forever change the fabric of the traditional lifestyle.

Among the early arrivals of foreigners to Hawai'i, and noted in the history of Hilo, were sandalwood traders and Christian missionaries. And on the heels of the missionaries and sandalwood traders came the sugarcane industry entrepreneurs. Though each of their agendas differed, they all left their mark on Hawai'i Island as it transitioned from the traditional era to the contemporary.

### **Missionary Activities**

Leading the cause to evangelize the Pacific were the American Board of Commissioners for Foreign Missions (ABCFM) and the London Mission Society. The landing of the American Board of Foreign Missions on Hawai'i's shores in 1820 could not have come at a more opportune time. Just a year earlier, Liholiho, or Kamehameha II, became the new king, and soon after that, he abolished the ancient traditional religion (Ellis 1963[1827]).

In 1823, British missionary William Ellis... [and other missionaries from the ABCFM] toured the island of Hawai'i seeking out primary community in which to establish church centers for the growing Calvinist mission. Within the year following the visit of Ellis and the members of the A.B.C.F.M., a church was established, and by mid 1825, school was being attended by native students. The school evolved into the Hilo Boarding School that

was situated in the lands of Punahoa and Ponahawai for nearly 100 years. (Maly and Maly 2003:25, 29)

### **Sandalwood Trading**

Ellis also noted in his journal the active harvesting of sandalwood by the chief of Waiākea, named Ma‘alo, and several hundred of the natives of the area. According to Ellis, great quantities of the sandalwood trees were cut down and prepared for ships destined to supply the demand for it in China. The Hawaiian sandalwood trade resulted in a market exchange for Asian and European goods (Maly and Maly 2003:25, 26).

### **Changes in Land Tenure**

Within a decade after the opening of the Ponahawai plantation, and the establishment of other plantations throughout the islands, radical changes were made to the traditional land tenure system of Hawai‘i. These changes were instituted by the king at a time when an increased presence of Westerners in Hawai‘i brought pressure to Hawaiian governance.

Kamehameha III’s government stood upon the crumbling foundations of a feudal autocracy that could no longer handle the weight of geo-political and economic forces sweeping across the islands. Uniformity of law across the realm and the centralization of authority had become a necessity. Foreigners were the source of many of these difficulties. (Sai 2008:62)

“Several legislative acts during the period 1845–1855 codified a sweeping transformation from the centuries-old Hawaiian traditions of royal land tenure to the western practice of private land ownership” (Moffat and Fitzpatrick 1995). Most prominent of these enactments was the Māhele of 1848 which was immediately followed by the Kuleana Act of 1850.

The Mahele was an instrument that began to settle the undefined rights of three groups with vested rights in the dominion of the Kingdom --- the government, the chiefs, and the *hoa‘āina*. These needed to be settled because it had been codified in law through the Declaration of Rights and laws of 1839 and the Constitution of 1840, that the lands of the Kingdom were owned by these three groups... Following the Mahele, the only group with an undefined interest in all the lands of the Kingdom were the native tenants, and this would be later addressed in the Kuleana Act of 1850. (Beamer 2008:194, 195)

Although the Māhele had specifically set aside lands for the King, the government, and the chiefs, this need not be interpreted as a selfish act which alienated the *maka‘āinana* from the land. The reciprocal relationships between the commoners and the chiefs continued to exist, and for this reason, perhaps the chiefs were expected to better care for the commoners’ rights than the commoners themselves who arguably might not have been as well versed in foreign land tenure systems. Indeed, the *ahupua‘a* rights of the *maka‘āinana* were not extinguished with the advent of the Māhele, and Beamer points out that there are “numerous examples of *hoa‘āina* living on Government and Crown Lands Post-Mahele which indicate the government recognized their rights to do so” (Beamer 2008:274).

*Hoa‘āina* who chose not to acquire allodial lands through the Kuleana Act continued to live on Government and Crown Lands as they had been doing as a class previously for generations. Since all titles were awarded, “subject to the rights of native tenants.” The *hoa‘āina* possessed habitation and use rights over their lands. (Beamer 2008:274)

For those commoners who did seek their individual land titles, the process they needed to follow consisted of filing a claim with the Land Commission; having their land claim surveyed; testifying in person on behalf of their claim; and submitting their final Land Commission Award to get a binding royal patent. However, in actuality, the vast majority of the native population never received any land commission awards recognizing their land holdings due to several reasons, such as their unfamiliarity with the process, their distrust of the process, and/or their desire to cling to their traditional way of land tenure regardless of how they felt about the new system. In 1850, the king passed another law, this one allowing foreigners to buy land. This further hindered the process of commoners securing lands for their families. For Hilo One, most of the land awards received were small parcels close to the coast or near the fishponds, hinting to a way of life that was still traditional.

While the population of Waiākea was substantial, not many Māhele claims were made. Few parcels of land were awarded to commoners, and the majority of the ahupuaʻa went to King Kamehameha III (Maly 1996:20). Most of the small plots of land that were awarded to commoners were located in the lower flats and around ponds of Waiākea (Maly 1996:20). Maly considers why there were no Māhele claims for upland agricultural plots:

While legendary and early historic references, as those cited in this study, document that many people were living in Waiākea, and that extensive agricultural fields extended inland from the area of main habitations, it is not clear as to why few upland agricultural [plots] were claimed by native tenants. It appears that at the time of the Māhele, no claims for land at the elevation of, or within the present study area [the Pūʻāinakō road extension] were registered in the ahupuaʻa of Waiākea. This lack of registered claims probably reflects the decline of the Hawaiian population and consolidation of the community at the time. (Maly 1996:20)

While Waiākea became Crown lands during the Māhele, 26 land claims were awarded, 25 of which were to Hawaiian citizens (DHHL 2016a). Upon Prince Kuhio's successful establishment of the Hawaiian Homes Commission Act, Mr. Rudolph Duncan, the Executive Secretary of the Department of Hawaiian Home Lands, announced in 1924 that the Keaukaha-Panaewa area was the next homestead tract (Akoi 1989). The Panaewa homestead remains a vibrant and active community.

### **Sugarcane Industry**

Connected to the arrival of Christian missionaries were the eventual formation of large scale capitalist agricultural enterprises throughout the Hawaiian Islands. For Hilo, this initially took the form of the clearing of land for a sugarcane plantation operated out of Ponahawai.

One result of the missionary effort through the islands was to bring the traditionally dispersed native population into western-style towns and population centers, where the fold could be kept under the watchful eyes of church leaders... As foreign crops were introduced Hawaiian agricultural systems and production were significantly modified. In ca. 1839, Governor Kuakini ordered land to be cleared in Ponahawai, and Hilo's largest sugar plantation was planted... This specialization of crop production had a significant impact on native Hawaiian crop production, subsistence agriculture, land use, and the cultural landscape. (Maly and Maly 2003:35, 36)

In the early part of the 20<sup>th</sup> century the rail system was expanded into Hilo Town. Railroad wharves was constructed north of the Wailoa River mouth, and tracks were built to connect with North Hilo and Hāmākua. The project area is adjacent to a railroad line that runs from Hilo Bay to the Olaa Mill in Keaʻau (Figure 3). Thus, the natural landscape and the traditional lifestyle of Hilo would be altered in the first half of the 19<sup>th</sup> century, and for better or worse, these changes would prove to be permanent.



## Contemporary History

After transitioning from the 19<sup>th</sup> to the 20<sup>th</sup> century, Hilo has undergone significant changes into one of the most important towns of Hawai‘i Island today. During its transformation, Hilo saw its marshlands filled and open spaces built upon to keep up with the expanding population of its growing town.

Land just northeast of the project area, the current Keaukaha Military Reservation (KMR), was also used as the location of a territorial prison camp (1938–1946) and naval coral runway (1925–1947) (PBR Hawaii & Associates 2015). Throughout the wider Keaukaha and Pana‘ewa areas surrounding KMR, in sites of vegetative overgrowth, military structures are still visible, such as bunkers and pillboxes. The expansion of the Hilo airport following involvement of Hawai‘i in World War II caused the cancellation of 50 leases in Keaukaha, with several homes demolished to make room for offer quarters and mess facilities (Wheeler et al. 2014). Today, Hilo continues to be an important economic and political center for the island, a community made up of residences, hotels, churches, schools, and various businesses.

## Natural Hazards History

The Pana‘ewa and Hilo region have been fraught with a history of natural hazards. Lava, tsunami, earthquakes and flooding have affected the community.

### *Lava*

Mauna Loa has erupted 33 times since 1843. Of particular note, the 1880–1882 Mauna Loa eruption caused flows to come within 1.1 miles of the Hilo Bay coast (USGS 2019). The 1881 flow slowly continued to encroach closer and closer to Hilo (USGS 2019). In July of 1881 Princess Ruth Ke‘elikōlani traveled to Hilo, camping at the top of what is now known as Haili Street (USGS 2019). In early August, 1881, Princess Ruth and her attendants approached the flow (USGS 2019). Upon offering oli and ho‘okupu, the flow stopped.

In 1935 an unusual breakout of lava at 8,500 ft. on Mauna Loa’s northern flank sent a flow northward towards Hilo. Lava advanced at a rate of approximately 1.6 km (1 mi.) per day, eventually threatening the Wailuku River headwaters, which supply Hilo’s fresh water (USGS 2017). On December 27, 1935 the Army Air Service bombed the lava source to destroy the channels headed towards Hilo. A few days later, the flow stopped advancing. Whether the bombing was the cause of the flow’s stop has been the subject of much debate over the years.

Pana‘ewa is outside of the flow paths of the active Kīlauea Volcano, although it has been indirectly affected by these events. For example, in 2016, the Panae‘wa Agricultural Lots Subdivision Mahi‘ai Lot project was proposed to subdivide a 10-acre parcel in 16 half-acre lots in response to lava threat to the Maku‘u agricultural homestead lots (DHHL 2016b).

### *Tsunami*

While the developed portions of the Pana‘ewa area are higher inland than the designated tsunami evacuation zone, tsunami have been particularly devastating to the greater Hilo area. A 1946 tsunami was generated from a 7.1-magnitude earthquake in the Aleutian Islands. The tsunami struck Hilo Bay on April 1, 1946 and killed 159 people and leveled much of the Bayfront (*Hawaii News Now* 2021). A May 23, 1960 tsunami caused by a 9.5-magnitude earthquake off the coast of Chile pummeled Hilo Bay with 35 foot waves. It was reported that parking meters were bent to the ground and most buildings were washed away (History.com 2021). A total of 61 people were killed. A 1975



tsunami was caused by an earthquake that occurred in Hawai‘i (see below). Two people died as a result of the tsunami.

### ***Earthquakes***

Thousands of earthquakes occur every year on Hawai‘i Island and few cause significant damage, however ground fractures and subsidence have resulted (USGS 2021). Historic earthquakes on Hawai‘i Island include the 7.7-magnitude quake in 1975, occurring at the base of Kīlauea (USGS 2021). The earthquake and tsunami generated from it caused an estimated 4.1 million dollars in property damage (USGS 1976). The 6.9 magnitude earthquake in 2018 on the south flank of Kīlauea caused wide-power loss in Hilo and items to be knocked from shelves in the Hilo area (Hurley and Nakaso 2018). No damage was reported to the neighboring airport in Pana‘ewa (Hurley and Nakaso 2018). This quake was the largest experienced in East Hawai‘i since 1975. The Pana‘ewa area is designated within the seismic hazard zone nearest to active faults that can cause the strongest shaking and structural damage (USGS 2021).

### ***Flooding***

In the early 1970s the County of Hawai‘i proposed a flood-control project in the Waiākea-Uka area on 12 acres of Hawaiian Home Lands to alleviate flooding hardships experienced by Pana‘ewa lessees (U.S. Court of Appeals, Ninth Circuit 1978). This is an example of ongoing efforts that have been made towards flooding prevention. Certain areas of Pana‘ewa may be subject to flooding, particularly when natural water flow through forested areas is interrupted or altered during development and land clearing.

### ***Mele***

Like the traditional chants from ancient times that give us a window into pre-contact Hawai‘i, the modern songs of today also provide a glimpse of the recent time and place that they were composed. Over the years, quite a number of songs have been written about the Hilo area. The song *Hilo* speaks of the beauty of Hilo and its bay with Mauna Kea standing in the distance. Another song, *Hilo E*, also speaks of the beauty of Hilo and especially points out the districts of Waiākea and Pana‘ewa. Like *Hilo E*, the *Hilo Hula* points out place names throughout Hilo, and it also acknowledges Hilo’s famous rain, the Kanilehua. The famous *Hilo March* sounds indeed like a march and notes the lehua and tuberoses flowers and also mentions the wind name Pu‘ulena. Finally, there is the song, *Hilo One*. This song is especially about that middle portion of Hilo, Hilo One, and the love that the composer found there. The song *Ka Pua O Kina* speaks of the beauty of a certain family in Hilo which appears to be part-Hawaiian and part-Chinese. All of the songs described thus far were written in the Hawaiian language. In addition to those, there are two written in English which have been included here. *Swept Away*, remembers the great tsunami that hit Hilo in 1946. *Hilo, My Home Town*, is a Hilo favorite. This song speaks of the friendliness of the Hilo people, and it welcomes all visitors to the town (Lyrics and translation to these songs along with their accompanied descriptions are from the [www.huapala.org](http://www.huapala.org) database compiled by Kanoa-Martin). Together, this collection of contemporary mele captures the essence of Hilo today.

#### **Hilo - Words & Music by E. Keali‘i Blaisdell**

He mele kēia no Hilo  
Ka nani o ka ‘āina  
Ke kaiku ‘ono hala‘i  
‘Āina i ka ‘ehu o ke kai

This song is for Hilo  
A land of much beauty  
The bay resting in the calm,  
Land freshened by the sea spray.



Makemake wale ka 'ikena  
Ka nani o Mauna Kea  
E ho'opulu 'ia nei  
Ka ua kilihune

It is a delight to see  
The beauty of Mauna Kea  
Freshened by  
The light rain

Puana 'ia me ke aloha  
I ka nani a'o Hilo  
Ke kaiku 'ono hala'i  
'Āina i ka 'ehu o ke kai

Thus ends my song with affection  
For the beauty of Hilo  
The bay resting in the calm,  
Land freshened by the sea spray

Source: E. Keali'i Blaisdell Album "Keeping It Traditional - This song was written to honor the composer's hometown of Hilo. Translation by E. Keali'i Blaisdell

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#### **Hilo Ē - Words & Music by Mary Heanu**

Aia ē a i Hilo ē  
O ka nani ē pua ka lehua ē

There at Hilo  
Is the beautiful flower of the lehua

I lei ē no ka malihini ē  
Kipa'aku ai ē i ka 'āina ē

It's a lei for the visitors  
That come to this island

E ake au ē a e 'ike ē  
I ka nani ē o Waiākea ē

I desire to see  
The beauty of Waiākea

Kilohi au ē 'o ka nani ē  
I ka ulu lehua ē a'o Pana'ewa ē

I glance to see  
The lehua grove of Pana'ewa

Ha'ina ē mai ka puana ē  
'O ka nani ē pua ka lehua ē

Tell the refrain  
Of the beautiful lehua flower

Source: Noble's Hawaiian Hulas

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#### **Hilo Hula - Joe Kalima**

Kaulana mai nei 'o Hilo 'eā  
Ka ua Kanilehua 'eā  
Ka ua ho'opulu 'ili 'eā  
Ka 'ili o ka malihini 'eā

Famous is Hilo  
And it's rain called Kanilehua  
Rain that wets one's skin  
Especially those of the newcomers

Nani wale ho'i ka 'ikena 'eā  
Ka nani o Waiākea 'eā  
Ka wai o Waiolama 'eā  
Mālamalama Hawai'i 'eā

Lovely is the scenery  
And beauty of Waiākea  
The water of Waiolama  
Brightens Hawai'i (the island)

Kaulana ho'i Mokuola 'eā  
He moku au i ke kai 'eā  
E ho'opulu 'ili nei 'eā  
Ka hunehune kai 'eā

Situated here is Mokuola  
An island set apart in the sea  
Drenching the skin  
The mist of the sea

Lei ana i ka lei nani 'eā  
Ka pua o ka lehua 'eā

Wear the lei of loveliness  
The blossom of the red lehua

Ha'ina mai ka puana 'eā  
No ka ua Kanilehua 'eā

Tell the refrain  
The rain called Kanilehua

Source: Kanilehua is the misty rain of Hilo that gives drink to the lehua blossoms. Verse #2, Waiākea or broad waters, was the home of 'Ulu, a legendary man who died of starvation and was buried near a spring. The next morning, an 'ulu (breadfruit) tree, laden with fruit, marked his grave and put an end to the famine. Verse #3. Mokuola was the son of 'Ulu and the name of an island in Hilo bay. There was a spring on the island with water that had healing qualities. The old Hawaiians would swim to the island and hide the umbilical cords of infants in the crevices of a flat stone called Papa o Hina. Many Hawaiians today honor this tradition of hiding umbilical cords from rodents, believing it saves the child from becoming a thief. Translated by Mary Pukui

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### **Hilo March** - Words & music by Joseph Kapaeau Ae'a

'Auhea wale 'oe e ke 'ala tuberosa  
He moani 'a'ala i ke ano ahiahi  
Ua like me ka lau vabine  
I ka hoene i ka poli pili pa'a

Heed the fragrance of the tuberosa  
Fragrance wafted at evening time  
Like verbena leaves  
Singing in the heart, tightly clasped

Hui:  
'Ike hou ana i ka nani a'o Hilo  
I ka uluwehiwehi o ka lehua  
Lei ho'ohihi  
Hi'i a ka malihini  
Mea 'ole i ke kono a ke aloha

Chorus:  
Behold again the beauty of Hilo  
And the beautiful grove of lehua  
Cherished lei  
Worn by visitors  
Nothing deters the invitation of love

E aloha a'e ana i ka makani Pu'ulena  
Ka makani kaulana o ka 'āina  
Home noho a na 'i'iwi polena  
Mea 'ole i ke kono a ke aloha

Greeting the Pu'ulena wind  
Famous wind of the land  
Home of scarlet honey-creepers  
Not indifferent to the call of love

Nani wale no Hilo  
I ka ua Kanilehua  
Me he mea ala e 'i mai ana  
Eia iho a hiki mai

Hilo is so beautiful  
With the rustling of lehua in the rain  
As though saying  
Wait until the princess comes

Source: Nā Mele o Hawai'i Nei – Ae'a, a member of the Royal Hawaiian Band composed this song in the summer of 1881, on the eve of the band's departure to Hilo. They accompanied Princess Lydia Lili'uokalani Kamakaeha Kaalanial'i Neweweli'i on a 10-day tour of the Big Island. The original title was Ke 'Ala Tuberosa and was set to a slower tempo. Berger arranged it as a march for the band and first played it in Hilo. It has been adopted as the island song of Hawai'i, the big island. Pu'ulena is the cold wind at Kīlauea. Translated by Sam Elbert & Noelani Mahoe.

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### **Hilo One** – Traditional

Aia i Hilo One ka 'eha a ka mana'o  
remembrance  
'O sweet 'Emalia 'o ko'u aloha ia

There in Hilo One is the painful  
Of sweet Emily, my beloved

Nānā ke kolohe ki'ina i ka liko 'I'iwi pōlena 'o ka manu o ka uka	Mischievous looks trap the young man The 'i'iwi polena, a bird of the uplands
Kohu 'ole 'o ia ala i ka'ī 'ana mai Eia me a'u ka 'iwi a'o Heneri	No one can compare to her flirtation Here with me is Henry, the 'i'iwi
Ha'ina ka puana aia i Hilo One 'O sweet 'Emalia 'o ko'u aloha ia	Tell the refrain, there in Hilo One Is sweet Emily, my beloved

Source: Composed in 1894, Sweet Emalia or Emalia Kaihumua was a hula dancer in the court of King Kalākaua. Verse 2, the liko is a very young, attractive man. The 'iwi or bone in the 3rd verse is an old Hawaiian expression in songs, that means love rooted deep in the bones. The three sections of Hilo are: 1) Hilo One, the sands of Hilo, near the sea; 2) Hilo Palikū, the upright cliff of Hilo, east of the Wailuku river toward Hāmākua; and 3) Hilo Hanakahi, named for the beloved and benevolent chief of Hilo, inland toward Keaukaha. Translated by Kaiu Kanoa based on the interpretation and notes of Kini Sullivan.

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#### **Ka Pua O Kina** - Irmgard Farden Aluli

Aia i Hilo one Ka pua a'o Kina Pili ia pu'e one He one kaulana nō	There in the land of Hilo Is the flower of China Close to the sandbar On the shores of the homeland
I loku i ka ua Kanilehua Ka lehua kea pili A me ka mamo	Drenched by the Kanilehua The rain the lehua flower drinks Is the rare while lehua flower Next to the yellow
'Ike 'ia nā kini 'O Kawaikapu Ua kapu i ke one A'o Hanakahi	They are known by the people Of Kawaikapu And are sacred to The land of Hanakahi
Ho'okahi ke kupuna 'O keawehiku 'Elima nā pua Lawa ku'u lei	They are descendants Of Keawehiku The five blossoms That complete my lei
Lei ho'oheno No 'elima hua He lehua 'ohelo Ka'u 'ike	This cherished lei Of five daughters A lehua lei, red as the 'ohelo Which I now behold
No ka wahine ala Kū onaona No ka wao e ka pua 'O Kawaipu'ilani	The lei worn by their ali'i mother Surrounded by soft fragrance The lady of the uplands The flower of Kawaipu'ilani
Ha'ina 'ia mai Ana ka puana	This is the end Of my song

Aia i Hilo one                      There in the land of Hilo  
Ka pua a'o Kina                    Is the flower of China

Source: CD: Kuuipo Kumukahi CD -Nā Hiwa O Ku'u One Hānau Translation by Mary Kawena Pukui

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**Swept Away** - Words and Music by Gordon Manuel Freitas

Old Hilo town in forty-six , waking up April Fool's Day  
Hilo sugar sendin' smoke in the sky, a harbor wave coming their way  
Hilo bay waters receded while people ran down to the shore  
To marvel at mother ocean exposing her secret sea floor

Who can predict what can happen when ocean is up to her tricks  
The first wave arrived with the sunrise, it roared in at seven 'o six  
No time to run, high ground too far; the town was a bone to be chewed  
A wall of water came pounding down Kamehameha Avenue

Keaukaha houses pushed in the street; the frontage road homes washed away  
Threads of existence worn and frayed, a lot of good folk lost that day  
Hilo Theater still standing not too much around it was saved  
The Kress building stood the highest above the crests of the incoming waves

Swept away, swept away,  
A tiny town by the ocean  
Got swallowed up by her bay  
Swept away

God bless the folks of Hilo town who lost something down by that shore  
They say don't turn your back on the ocean; It'll swallow you up for sure

Swept away, swept away  
A tiny town by the ocean  
Got swallowed up by her bay  
Swept away, swept away, swept away...

Source: Recorded by Gordon M. Freitas "Local Folks" CD. April 1, 1946 at 6:33 a.m., the first tsunami (tidal wave) hit Kaua'i with minimal damage. Less than a hour later, it hit the North Shore of O'ahu with some destruction. On to Moloka'i, pass Maui and finally hitting Hilo, the wave pushed 4 blocks inward to Kamehameha Avenue, the main street. What was not destroyed in the initial force was taken away with the tsunami when it receded. The withdrawal left the reef exposed and the harbor without water. Then the second wave hit. Final tally left 83 dead, 13 missing and \$25 million in destruction. The composer was inspired by a series of black and white photos of the tsunami on display at Hilo's Hawaiian Airlines terminal. He jotted down a few notes about the tsunami that hit Hilo at sunrise on April Fools Day, 1946. The whole song was completed by the time he got off the plane in Honolulu. This is his tribute to the Hilo people and has been performed in conjunction with the "tsunami awareness" programs.

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**Hilo, My Home Town** - Betty Lou Yuen

Come along, join the throng  
Visit my Aloha Land  
Take a train, or a plane  
Travel any way you can  
See the smiling faces  
Of the many races  
You'll be smiling too  
You will want to linger  
Learn to do the hula  
Make some whoopie too

Start the day, wear a lei  
And a colored mu'umu'u  
Hear the crowd sing aloud,  
"Aloha nui to you!"  
For there's no place on earth  
Where friends prove their worth  
More than Hilo, my home town  
Oh, there's no place on earth  
Where friends prove their worth  
More than Hilo, my home town!

Source: Leilehua Yuen - Written in the 1930's, this was the winning song in a competition that was held to encourage more songs about the town of Hilo.

### **Previous Archaeology**

Many archaeological projects have been carried out in Hilo (Figure 4 and Table 3). The following paragraphs summarize those in the vicinity of the project area.

The earliest studies focused on the district of Hilo as a whole. In 1908, T.G. Thrum published names and descriptions of heiau he had researched in his publication, "Hawaiian Almanac and Annual for 1908." These are the few specifically pertaining to Waiākea:

Kapaieie ..... Near Honokawailani, Waiakea, famed in the Hilo-Puna wars. In existence at time of Byron's visit in the "Blonde." Size and class uncertain. Its ruins still to be seen.

Makaoku..... On the shore opposite Cocoanut Island, Hilo, of luakini class, connected with the noted Mokuola place of refuge,

Ohele..... Site above the old Pitman store, at Waiakea; a small heiau of luakini class, about 60 ft. square: destroyed before Pitman's time.

J.F.G. Stokes did his own survey of heiau in 1906–1907 and also reported on sites in the Hilo region (Stokes and Dye 1991). Following that, in 1930, 1931 and 1932, A.E. Hudson conducted an archaeological survey of East Hawai'i and wrote of his findings in a manuscript report.

The Kapaieie heiau in Waiākea is mentioned by Hudson:

There was a heiau named Kapaieie near Honokawailani in Waiakea. Bloxam who passed the site on his way from Hilo to the volcano say that its center was marked by a single coconut tree. At the time of his visit nothing remained but ruined walls choked with weeds.

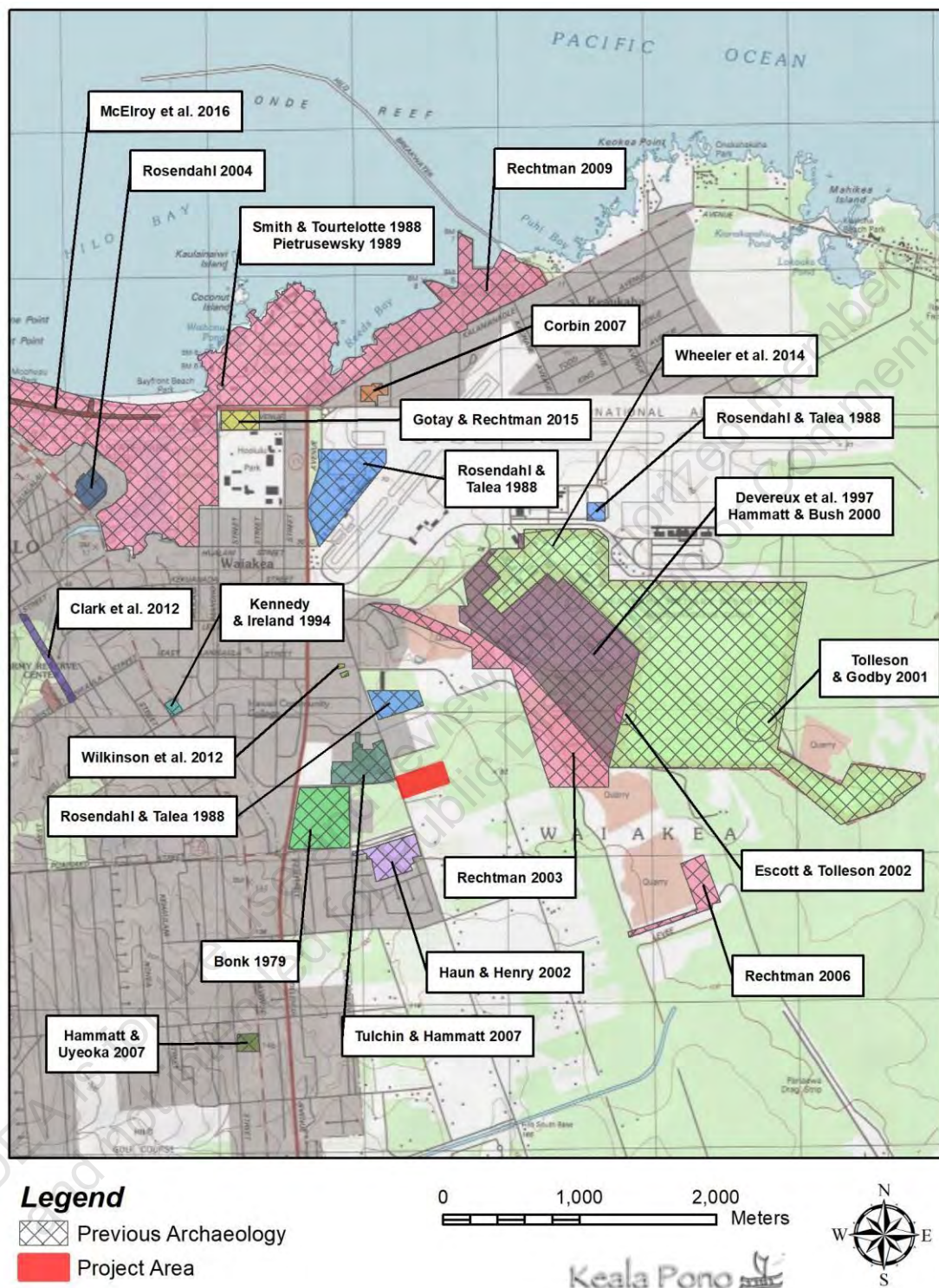


Figure 4. Location of archaeological studies in the project vicinity.

**Table 3. Previous Archaeology in the Vicinity of the Project Area**

<b>Author</b>	<b>Year</b>	<b>Location</b>	<b>Work Completed</b>	<b>Findings</b>
Thomas Thrum	Late 1800s	Hilo	Heiau Research	Recorded various heiau in vicinity of Waiākea.
J.F.G Stokes	1906	Hilo	Archaeological Survey	Recorded various heiau on Hawai‘i Island.
A.E. Hudson	1932	East Hawai‘i Island	Archaeological Survey	Recorded various heiau on Hawai‘i Island.
Bonk	1979	Pana‘ewa Tract 1	Archaeological Survey	Identified a historic wall and an old road. No SIHP numbers were assigned.
Rosendahl and Talea	1988	Various sites throughout South Hilo	Reconnaissance Survey	No archaeological sites identified; subsurface testing recommended.
Smith and Tourtellotte	1988	Mouth of Wailoa Stream	Burial Report	Recorded human remains, SIHP 11115.
Pietrusewsky	1989	Mouth of Wailoa Stream	Burial Report	Recorded human remains, SIHP 11115.
Kennedy and Ireland	1994	Corner of Kāwili and Kīlauea St.	Archaeological Inventory Survey	No archaeological sites identified.
Devereux et al.	1997	Keaukaha Military Reservation	Reconnaissance Survey	Recorded a military c-shaped enclosure (later assigned SIHP 21657) and a coral mound (de-accessioned by Hammatt and Bush 2000).
Hammatt and Bush	2000	Keaukaha Military Reservation	Archaeological Inventory Survey	De-accessioned the coral mound recorded by Devereux et al. (1997) and identified the Puna Trail (SIHP 18869), the previously-recorded c-shape (21657), five ahu (21658), and a modified lava blister (21659).
Tolleson and Godby	2001	Keaukaha Military Reservation	Site Documentation	Recorded additional information for the Puna Trail and collected historic artifacts related to use of the trail.
Escott and Tolleson	2002	Keaukaha Military Reservation	Archaeological Inventory Survey	Identified the previously-recorded SIHP 18869, 21657, 21658, and 21659.
Haun and Henry	2002	South of Keaukaha Military Reservation	Archaeological Inventory Survey	No archaeological sites identified.



**Table 3. (continued)**

<b>Author</b>	<b>Year</b>	<b>Location</b>	<b>Work Completed</b>	<b>Findings</b>
Rechtman	2003	West of Keaukaha Military Reservation	Archaeological and Limited Cultural Impact Assessment	No archaeological sites identified.
Rosendahl	2004	Hilo Judiciary Complex	Archaeological Survey	No surface archaeological sites recorded; subsurface testing not recommended due to development and tsunami history.
Rechtman	2006	Yamada & Sons Roadway and Quarry Site	Archaeological Survey	No archaeological sites identified.
Corbin	2007	HPM Building Supply	Archaeological Survey	No archaeological sites identified.
Hammatt and Uyeoka	2007	Waiākeawaena Elementary School	Archaeological Monitoring	No archaeological sites identified.
Tulchin and Hammatt	2007	Wal-Mart, Waiākea	Archaeological Literature Review and Field Inspection	No archaeological sites were identified in two parcels, although an archaeological inventory survey was recommended for one undeveloped parcel with heavy vegetation.
Rechtman	2009	Along the Hilo Bayfront	Archaeological Assessment	No archaeological sites identified; an archaeological monitoring plan was recommended for future construction.
Clark et al.	2012	Kapi'olani St	Archaeological Inventory Survey	Recorded four historic-era sites: a modified drainage (SIHP 29370), a ditch (29371), a cobble mound (29372), and the remains of the Hilo Dairy (29373).
Wilkinson et al.	2012	Hawai'i County Bus Maintenance Yard	Archaeological Literature Review and Field Inspection	No archaeological sites identified.
Wheeler et al.	2014	Keaukaha Military Reservation	Archaeological Inventory Survey	Recorded five previously-identified sites (SIHP 21657, 21658, 21771, 23273, 18869) and six new sites. The new sites are a lava tube shelter (SIHP 30008), a temporary habitation complex (30009), features associated with the Puna Trail (30010), a historic site of undetermined function (30011 and two trails (30012 and 30038).

**Table 3. (continued)**

Author	Year	Location	Work Completed	Findings
Gotay and Rechtman	2015	Kuawa St.	Archaeological Inventory Survey and Limited Cultural Assessment	Identified three sites: asphalt pavements (SIHP 30288 and 30289) and a concrete foundation (30290).
McElroy et al.	2016	Kamehameha Ave.	Archaeological Monitoring	Identified SIHP 30616, a large assemblage of historic artifacts.

He was told that the priests would lie in wait for passersby and dispatch them with clubs. Thrum [1908:40] states that the site was famed in the Hilo-Puna wars but its size and class are unknown. No remains of any kind could be found and no Hawaiians with whom I talked had ever heard of it. (Hudson 1932:240)

A 1979 archaeological survey by the University of Hawai'i at Hilo identified two archaeological sites (Bonk 1979). These were located on the Pana'ewa Tract 1 and consist of a historic rock wall segment and what was described as an old road outlined by rock alignments. SIHP numbers were not assigned.

In 1988, a set of human remains belonging to one individual was identified across of the Suisan Fish Market at the mouth of Wailoa Stream. After documenting the burial (Pietrusewsky 1989), it was excavated and reported on (Smith and Tourtellotte 1988). The remains were recorded as SIHP 11115.

Several studies were completed at the Keaukaha Military Reservation, located to the northwest of the project area. An archaeological reconnaissance survey identified a military c-shaped enclosure and a coral mound (Devereux et al. 1997). A subsequent archaeological inventory survey de-accessioned the coral mound and assigned SIHP 21657 to the c-shaped enclosure (Hammatt and Bush 2000). This study also identified the Puna Trail (SIHP 18869), five ahu (21658), and a modified lava blister (21659). The Puna Trail was further documented and historic artifacts were collected that related to use of the trail (Tolleson and Godby 2001). Later archaeological inventory surveys identified the previously-recorded sites (Escott and Tolleson 2002, Wheeler et al. 2014). Six new sites were also recorded in the most recent study (Wheeler et al. 2014). The new sites consist of a lava tube shelter (SIHP 30008), a temporary habitation complex (30009), features associated with the Puna Trail (30010), a historic site of undetermined function (30011), and two trails (30012 and 30038).

An archaeological inventory survey for the Kapi'olani Street extension identified four archaeological sites (Clark et al. 2012). All sites were from the historic era. They consisted of a modified drainage (SIHP 29370), a ditch (29371), a cobble mound (29372), and the remains of the Hilo Dairy (29373). Also in 2012, an archaeological literature review and field inspection for the County of Hawai'i Bus Maintenance Yard did not identify any archaeological sites (Wilkinson et al. 2012).

An archaeological inventory survey on Kuawa Street recorded three archaeological sites, all historic in age (Gotay and Rechtman 2015). They consist of asphalt pavements (SIHP 30288 and 30289) and a concrete flagpole foundation (30290).

Archaeological monitoring on Kamehameha Avenue identified one site (McElroy et al. 2016). No cultural deposits were identified during monitoring, however a large historic artifact assemblage was

collected, including approximately 1,250 horseshoes in the vicinity of a former blacksmith shop. The assemblage was designated as SIHP 30616. Much of the cultural material dated to the late 1800s and early 1900s, the same time period that the blacksmith shop was in operation.

Many studies near the project area did not identify any archaeological sites. An archaeological reconnaissance survey for potential sites of the Hilo Judiciary construction project did not record any archaeological sites, but subsurface testing was recommended (Rosendahl and Talea 1988). An archaeological inventory survey for an extension to the Hilo Forestry office at the corner of Kāwili and Kīlauea Streets also had no findings (Kennedy and Ireland 1994).

Two surveys near the Keaukaha Military Reservation did not identify any archaeological sites. The first was an archaeological inventory survey to the south of Keaukaha Military Reservation (Haun and Henry 2002), and the second was an archaeological and limited cultural impact assessment to the west of Keaukaha Military Reservation (Rechtman 2003).

An archaeological survey for the Hilo Judiciary Complex also had no findings (Rosendahl 2004). A surface inspection of the property confirmed disturbance by modern development, and subsurface testing was not recommended because of this and also because of the history of tsunami disturbance and subsequent landfilling. Archaeological monitoring was recommended and the monitoring plan was presented as part of the archaeological assessment report.

A 2006 survey was conducted at the Yamada & Sons Roadway and Quarry Site (Rechtman 2006). A letter report for this work stated that there were no findings.

An archaeological survey for the HPM Building Supply Distribution Center also did not identify any archaeological sites (Corbin 2007). The entire project area had been disturbed by construction, and subsurface testing was not conducted. Also in 2007 archaeological monitoring at Waiākeawaena Elementary School did not identify any archaeological sites (Hammatt and Uyeoka 2007). That same year, an archaeological literature and field inspection was conducted on two parcels for the expansion of Wal-Mart (Tulchin and Hammatt 2007). No archaeological sites were identified in the two parcels, although an archaeological inventory survey was recommended for one undeveloped parcel with heavy vegetation.

A pedestrian survey of approximately two miles of the Hilo Bayfront did not identify any archaeological sites (Rechtman 2009). The project was conducted for a proposed trail system slated to pass by or through sites such as Kanakea Fishpond, Lili‘uokalani Gardens, Moku Ola, Wailoa Bridge, the Waiākea Fishpond Complex, the Waiākea Mill Site, Kaipalaoa Point, and downtown Hilo. However, it was stated that “there were no specific archaeological features observed within any of the proposed [trail] alignments,” and none of these sites were documented in the report (Rechtman 2009:30).

### **Summary of Background Research**

Hilo’s fertile lands, abundantly blessed with fresh water and other natural resources from mountain to sea, has made it a prime location for habitation. Both traditional accounts and post-contact historical accounts attest to the wealth that Hilo provided from its forests, its farmlands and its fishponds. While Hawai‘i Island was still an independent chiefdom, Hilo was a place of importance for royals and commoners, and was visited by travelers from other Hawaiian Islands as well as by navigators going to and from distant lands across the ocean. From its storied past, Hilo remained a significant place as the Hawaiian Islands became united under one rule and was thrust into the modern era with the arrival of Westerners.

In the mid-19th century, the Māhele aimed to secure land rights to native populations but few makaʻāinana sought titles. Following that, a law was passed allowing foreigners to buy land. For Hilo One, small parcels of land were distributed to native populations near the coast or by fishponds. For the ahupuaʻa of Waiākea, fewer native claims were made, and the majority of the land was given to King Kamehameha III. After the appearance of foreigners and following their influence, Hilo saw the development of plantations and Christian missions within its boundaries and the increased use of its port for commercial enterprises.

While many previous archaeological studies in the vicinity have yielded no findings, other studies have identified a wide range of archaeological sites. These include trails, ahu, lava blisters and tubes, a temporary habitation complex, human burials, as well as military, dairy, and other historic structures and artifacts. As its population expanded, Hilo continued to grow. The district has raised generations of families who have memorialized their home in chants, songs and dances that have become a part of the oral and cultural traditions known throughout Hawaiʻi.

## METHODS

Pedestrian survey was carried out on July 12 and 13, 2021, by Kālenalani McElroy, MA, Windy McElroy, PhD, and Max Pinsonneault, MA. Windy McElroy served as Principal Investigator, overseeing all aspects of the project.

The survey covered 91% of the 10.63 ac. study area. The portion of the project area utilized for the current farmer's market is devoid of vegetation, and visibility was excellent in this 1.5 ac. section (see Figure 8). The rest of the project area was covered in dense guava and other flora, and visibility was fair to poor (Figure 5). Approximately 9% (1 ac.) of the project area was not walked due to impenetrable brush that appeared to be a large pile of cut trees that has been overtaken by vines and other invasive plants (Figure 6).

Transects were walked for the surveyed areas, with archaeologists spaced 5–10 m apart, depending on vegetation and topography. Archaeological sites were identified visually and were marked with pink flagging tape and recorded with a 3 m-accurate Garmin GPSmap 62st. Nothing was collected during the survey and therefore no materials are being curated. All artifacts observed were left in place.



**Figure 5. Typical survey conditions consisting of dense guava. Orientation is to the north.**



**Figure 6. Example of vegetation conditions in area not surveyed. This appears to be a pile of cleared brush that has been overtaken by vines and other invasive flora. Orientation is to the south.**

## RESULTS

Pedestrian survey was conducted in the 4.30 ha (10.63 ac.) project area. The survey covered 91% of the 10.63 ac. study area (Figures 7 and 8) because approximately 9% (1 ac.) of the project area was not walked due to impenetrable brush (see Methods chapter). One archaeological site was identified that includes old car remains, structural remnants, and historic artifacts.

### Site 1

Site 1 consists of five features located near the northwest corner of the project area (see Figure 8). The site measures approximately 50 x 35 m, covering an area of roughly 350 m<sup>2</sup>. Features include three old cars (Features 1–3), the remains of an abandoned structure (Feature 4), and historic artifacts (Feature 5).

The old cars (Features 1–3) appear to be trucks from approximately the 1950s (Figures 9 and 10). Feature 1 is located on the southwest side of the site; Feature 2 is on the northeast side of the site, and Feature 3 comprises the north end of the site, just behind Feature 2. Rusty metal remains include engines, chassis, axels, bed frames, bumpers, and tire hubs. Glass and other remnants were observed as well. A Hawai'i license plate dating from 1961–1968 was found between Features 2 and 4 (Figure 11). This supports a 1950s date for the vehicles.

The abandoned structure (Feature 4) includes corrugated metal roofing remnants, machinery parts, and other historic artifacts strewn across the ground surface (Figure 12). These are located in the central part of the site (see Figure 8). Additional artifacts were noted at the southern end of the site; these were designated as Feature 5. A metal barrel remnant and two glass jugs were observed upon a brief inspection of this area (Figure 13). One of the jugs could be identified as a 1956 Purex container.

Site 1 is historic in age and may have functioned as a car dump associated with a structure of unidentified function. The site as a whole likely dates to the 1960s or later, with the cars and at least one artifact probably dating to the 1950s. The site is in fair to poor condition, with all features heavily deteriorated but likely to yield additional information. Further work is recommended to document the site and more fully identify the cars and artifacts.

### Summary of Findings

In sum, 91% of the project area was covered during pedestrian survey. Approximately 1 acre of the 10.63 acre parcel was not walked due to impenetrable brush. One archaeological site was identified. It consists of the remains of three cars, structural remnants, and historic artifacts.



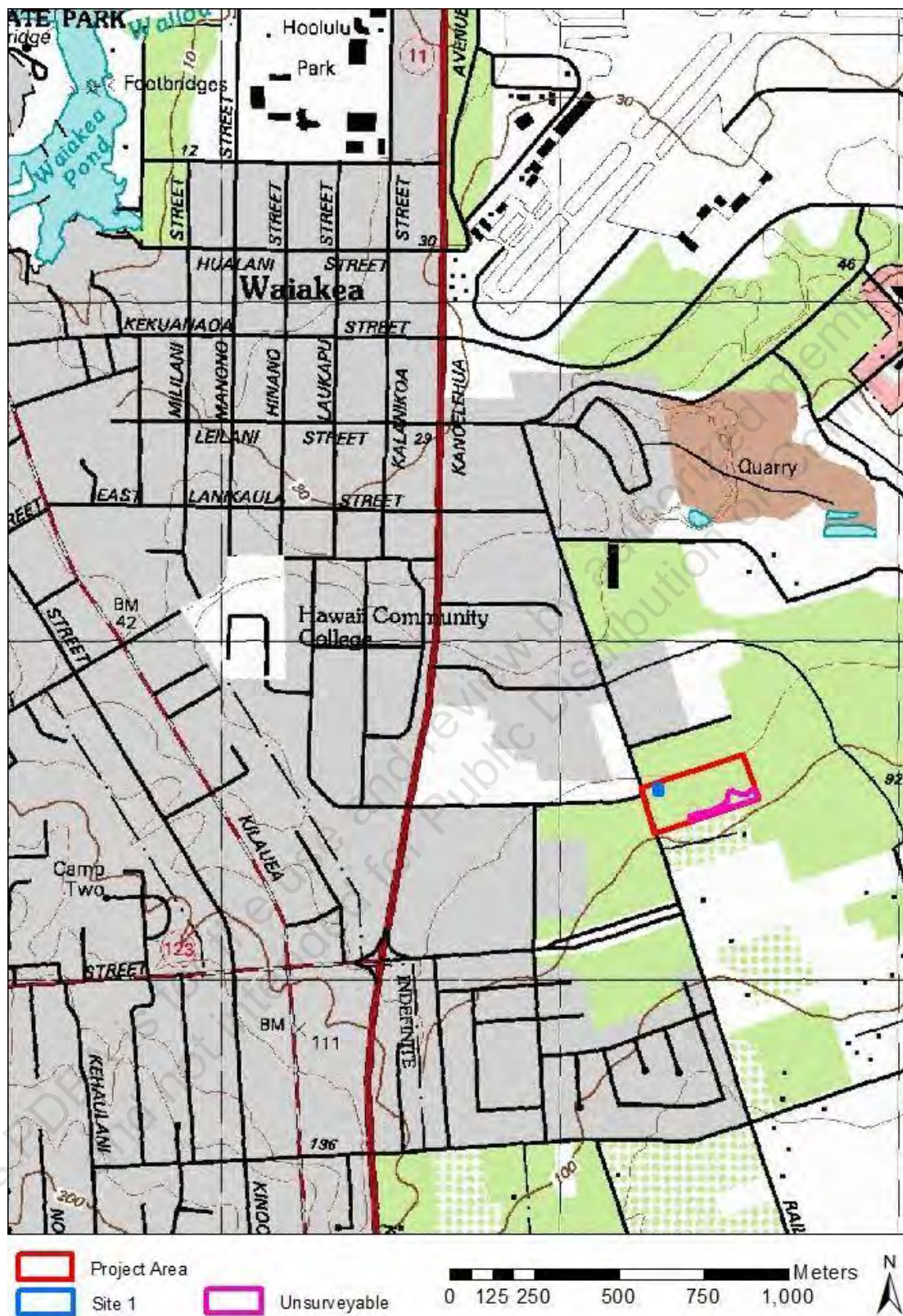


Figure 7. Location of Site 1 and area that was not surveyed due to heavy vegetation.





**Figure 8. Closer view of Site 1 and area that was not surveyed due to heavy vegetation. Note the area cleared of vegetation for the current farmer's market in the southwest corner of the project area.**





**Figure 9. Site 1 Feature 1, abandoned car.**



**Figure 10. Site 1 Feature 2 (center) and Feature 3 (left background), abandoned cars.**





Figure 11. Site 1 1960s license plate found between Features 2 and 4.



Figure 12. Site 1 Feature 4, structural remains.



**Figure 13. Site 1 Feature 5, historic artifacts.**

## SUMMARY AND RECOMMENDATIONS

An archaeological reconnaissance survey was conducted at TMK: (3) 2-1-025:091 in Waiākea Ahupua‘a, South Hilo District, on the island of Hawai‘i in advance of improvements to the parcel by the Keaukaha Pana‘ewa Farmers Association. The reconnaissance included a pedestrian survey that covered 91% of the 4.30 ha (10.63 ac.) project area. Approximately 9% (1 ac.) of the project area was not walked due to impenetrable brush.

One archaeological site was identified that includes five features. These consist of the remains of three cars that likely date to the 1950s, structural remnants, and historic artifacts. The site as a whole probably dates to the 1960s and was used as a car dump with an associated structure of undetermined function. The site is likely to yield additional information with further archaeological work. An archaeological inventory survey or data recovery program is recommended to fully document the site if it will be impacted by improvements to the parcel. If the site will not be impacted, a preservation plan is recommended to outline measures to protect the site during and after improvements to TMK: (3) 2-1-025:091.

## GLOSSARY

<b>ahu</b>	A shrine or altar.
<b>ahupua‘a</b>	Traditional Hawaiian land division usually extending from the uplands to the sea.
<b>‘alā</b>	A dense basalt, as used for poi pounders.
<b>ala</b>	Trail, road, path.
<b>ala hele</b>	Pathway, trail, road.
<b>ali‘i</b>	Chief, chiefess, monarch.
<b>guava</b>	The invasive tree or shrub <i>Psidium guajava</i> , which forms dense thickets in disturbed areas.
<b>hala</b>	The indigenous pandanus tree, or <i>Pandanus odoratissimus</i> , which had many uses in traditional Hawai‘i. Leaves were used in mats, house thatch, and basketry; flowers were used for their perfume; keys were utilized in lei and as brushes; roots and leaf buds were used medicinally; and wood was fashioned into bowls and other items.
<b>hāpu‘u</b>	<i>Cibotium splendens</i> , a fern endemic to Hawai‘i; a forest fern to 5 m high.
<b>heiau</b>	Place of worship and ritual in traditional Hawai‘i.
<b>hoa‘āina</b>	Native tenants that worked the land.
<b>ho‘okupu</b>	Tribute, offering, religious gift.
<b>hula</b>	The hula (traditional Hawaiian dance), a hula dancer; to dance the hula.
<b>huli</b>	The top of the kalo used for planting; shoot, as of the wauke.
<b>ilāmuku</b>	Executive officer.
<b>‘ili, ‘ili‘āina</b>	Land area; a land section, next in importance to ahupua‘a and usually a subdivision of an ahupua‘a.
<b>Kahiki</b>	A far away land, sometimes refers to Tahiti.
<b>kahua</b>	Open place for sports, such as ‘ulu maika.
<b>kalo</b>	The Polynesian-introduced <i>Colocasia esculenta</i> , or taro, the staple of the traditional Hawaiian diet.
<b>kanu</b>	To plant or bury.
<b>kaona</b>	Hidden meaning in poetry, or concealed reference to a person, place, or thing.
<b>koa</b>	<i>Acacia koa</i> , the largest of the native forest trees, prized for its wood, traditionally fashioned into canoes, surfboards, and calabashes.
<b>kukui</b>	The candlenut tree, or <i>Aleurites moluccana</i> , the nuts of which were eaten as a relish and used for lamp fuel in traditional times.
<b>kuleana</b>	Right, title, property, portion, responsibility, jurisdiction, authority, interest, claim, ownership.
<b>lehua</b>	The native tree <i>Metrosideros polymorpha</i> , the wood of which was utilized for carving images, as temple posts and palisades, for canoe spreaders and gunwales, and in musical instruments.



<b>lei</b>	Garland, wreath; necklace of flowers.
<b>liko</b>	Leaf, bud; newly opened leaf.
<b>lua</b>	The ancient style of fighting involving the breaking of bones, dislocation of joints, and inflicting pain by applying pressure to nerve centers.
<b>luakini</b>	Large heiau of human sacrifice.
<b>Māhele</b>	The 1848 division of land.
<b>mai‘a</b>	The banana, or <i>Musa</i> sp., whose fruit was eaten and leaves used traditionally as a wrapping for cooking food in earth ovens.
<b>maile</b>	<i>Alyxia olivaeformis</i> , a fragrant native shrub used for twining.
<b>maka‘āinana</b>	Common people, or populace; translates to “people that attend the land.”
<b>maika</b>	Ancient Hawaiian game suggesting bowling.
<b>makai</b>	Toward the sea.
<b>mauka</b>	Inland, upland, toward the mountain.
<b>mele</b>	Song, chant, or poem.
<b>mo‘o</b>	Lizard, dragon, water spirit.
<b>mo‘olelo</b>	A story, myth, history, tradition, legend, or record.
<b>mu‘umu‘u</b>	A woman’s underslip or chemise; a loose gown, so called because formerly the yoke was omitted, and sometimes the sleeves were short.
<b>niu</b>	The Polynesian-introduced tree <i>Cocos nucifera</i> , or coconut.
<b>‘ōhi‘a</b>	Two kinds of forest trees. See also o‘ōhi‘a‘ai and ‘ōhi‘a lehua.
<b>‘ōhi‘a ‘ai</b>	The mountain apple tree, <i>Eugenia malaccensis</i> , a forest tree that grows to 50 ft high.
<b>‘ōhi‘a lehua</b>	The native tree <i>Metrosideros polymorpha</i> , the wood of which was utilized for carving images, as temple posts and palisades, for canoe spreaders and gunwales, and in musical instruments.
<b>‘ōlelo no‘eau</b>	Proverb, wise saying, traditional saying.
<b>oli</b>	Chant.
<b>‘ōlohe</b>	Skilled, especially in lua fighting.
<b>paniolo</b>	Cowboy.
<b>piko</b>	Navel; summit; center.
<b>‘uala</b>	The sweet potato, or <i>Ipomoea batatas</i> , a Polynesian introduction.
<b>‘ulu</b>	The Polynesian-introduced tree <i>Artocarpus altilis</i> , or breadfruit.
<b>uluhe</b>	Ferns of the genera <i>Dicranopteris</i> , <i>Hicriopteris</i> , and <i>Sticherus</i> . Also known as the false staghorn fern, they form dense thickets.
<b>wahine</b>	Woman, wife; femininity. Wāhine is the plural.

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**Appendix C**

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**Biological Assessment**



DRAFT  
Biological Assessment for the  
Keaukaha Pana'ewa Farmer's Association  
TMK: 2-1-025:091  
Hilo, Hawai'i

September 2021

Report Prepared for:

G70  
111 S. King St. Suite 170  
Honolulu, HI 96813

Prepared by:



**Hui Kū Maoli Ōla**

Rick Barboza  
46-403 Ha'ikū Rd.  
He'eia, HI 96744



Janice Jensen  
111 S. King St. Suite 170  
Honolulu, HI 96813

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## Executive Summary

This report was prepared for the Keaukaha Pana'ewa Farmer's Association (KPFA) preliminary master plan. A field survey was requested to:

- 1) Identify and inventory the plant species and characterize the general composition and distribution of vegetation in the project area;
- 2) Identify species of concern and document their locations within the parcel boundaries using a Global Positioning System (GPS);
- 3) Identify threatened and endangered species and determine whether these species are currently using any habitat within the project area;
- 4) Identify any areas federally designated as critical habitat that may be impacted by the proposed project;
- 5) Identify and document the bird and mammal species that occur within the proposed site.

The field survey took place on July 21, 2021 and was conducted as a perimeter survey due to safety concerns posed by conditions within and surrounding the heavily vegetated area of the parcel. The survey of terrestrial and avifauna was conducted in conjunction with the botanical survey.

A total of 59 plant taxa and 3 fungi taxa were identified during this survey. Seven (or approximately 11%) of these species may be considered native to the Hawaiian Islands. Also identified were 8 species of avifauna and 4 species of terrestrial fauna, all of which are introduced.

No plants which are proposed or listed as threatened or endangered species under state or federal regulations were observed during these surveys.

Several concerns were noted for the biological composition at the site including the presence of little fire ants, feral pigs, the predominantly invasive composition of the vegetation, and the possible presence of the pathogens known to cause Rapid 'Ōhi'a Death (ROD).

Based on site observations and the parcel's proposed use, recommendations were provided on plant communities compatible with the overall location and KPFA agricultural objectives, invasive species control, and other special management considerations.

## Introduction

### Setting and Soil Types

The Keaukaha Pana'ewa Farmer's Association (KPFA) parcel is located on the northeast side of Hawai'i Island in the moku (district) of Hilo, the ahupua'a of Waiākea and in the Keaukaha region of Hilo. The project area encompasses a total of 10.63 acres of land. The terrain throughout the parcel is relatively even with a slight increase in elevation from the northwest to southeast from approximately 82-89 feet above Mean Sea Level. The average annual temperature in the Hilo region ranges from 66-80°F with an average annual rainfall between 150-200 inches.

Soil types in the area were determined using the Natural Resources Conservation Service web soil survey platform. Profiles created for the character and properties were used to describe the soil type(s) mapped within the project boundary.

The soil type in the parcel was identified as Papai extremely cobbly highly decomposed plant material with slopes between 2-10%. This type of soil occurs on areas of 'a'a lava flows and is very well-drained with low runoff.

### Prehistorical and Historical Land Use Patterns

The portion of the Waiākea ahupua'a landscape where the project parcel is located was formed by periodic lava flows from the Mauna Loa shield volcano. These lava flows are of various ages and alternating types (both pāhoehoe and 'a'ā).

A registered Government Survey map of the Waiākea ahupua'a dating from 1851 shows the region contained a coastal wooded area dominated by hala, as well as the Pana'ewa Woods to the south. This roughly corresponds with historical accounts of a coastal-lowland forest zone and submontane rain forest which was said to have stretched from sea level to 2,000 feet in elevation.

A more recent historical account of the area comes from the archaeological and historical research conducted by Holly McEldowney for a lava flow control study in 1979. The study focused on a large swath of land reaching from the Wailuku River in the north and the Hilo-Puna coast to the east, dividing it into five distinct zones from mauka to makai according to the dominant land use around the time of western contact and likely prior to contact.

Elevation, soil, and rainfall conditions suggest that the region's original vegetation would have been classified as a submontane rain forest which could have extended almost to the coastline as it did in other areas. However, in her study, McEldowney describes this area as an open grassland or plain. The grassland likely resulted from a combination of factors leading to reduced forest regeneration including human disturbance (specifically the use of traditional slash-and-burn agricultural practices), increased soil exposure, and the naturally low availability of nutrients in the soil.

According to McEldowney, the area where the KPFA parcel is located lies within a zone used for upland agriculture by the population of native Hawaiians settled in the coastal zone. Crops were similar to those planted in the gardens of the coastal villages, with dry-land taro and bananas being particularly abundant.



With the advent of the sandalwood trade and the arrival of whalers in the early 1800s, land use across the island began to shift away from subsistence-based agriculture to accommodate the new market-based economy. Resources such as timber, bird feathers, and other animal products were extracted for trade.

An examination of the Land Commission Awards (LCAs) created and awarded following the division of Hawaiian lands during the Māhele (1848) provides clues as to how these lands were used historically. Majority of the lands within the Waiākea ahupua'a were maintained as Crown Lands and held by Kamehameha until his death in 1819. These lands were then passed to his son Alexander Liholiho and handed down further through the dynasty of Kamehameha I. Ultimately very few LCAs were awarded within the ahupua'a, and most of these lands were located along the densely-inhabited coastal areas. This suggests that little to no habitation or active agriculture was taking place in the present-day location of the parcel.

From the late 1870s until 1948, the Waiakea Mill Company leased lands in Waiākea to produce sugar cane commercially. The plantation covered Crown Lands between the town of Hilo up to 1,100 feet in elevation. Eventually, a railroad track was constructed to haul sugar cane from higher elevations down to the mill near the coast via steam-powered locomotive. A map overlay created by Cultural Surveys Hawai'i shows the approximate location of the Waiakea Mill Company's plantation area in 1933. Although the overlay seems to indicate that the KPFA parcel was not located within the plantation boundaries, Railroad Avenue, which borders the parcel on the west, was part of the plantation's original railroad system. Historical accounts suggest that the lands in the vicinity of the parcel (just mauka of Hilo) were used for dairy cattle pasture, cattle ranching, timber harvesting, and "scattered vegetable gardens" at some point during this time.

#### Current Land Use Patterns

As described above, the original vegetation of the area likely evolved from a coastal-lowland or submontane rainforest into a semi-cultivated grassland or plain during the plantation era. Today, most of the surrounding area of Hilo has been developed into residential, commercial, and industrial space, with the exception of a large swath of forested area belonging to the Hawaiian Home Lands, where the KPFA parcel is located (Figure 1).

The KPFA facilities occupy a small portion of the parcel's southwest corner, enclosed withing a chain link fence. Both the facilities within the fence and the immediate perimeter appear to be maintained and the remainder of the parcel is undeveloped. The character of the vegetation on the undeveloped part of the parcel suggests a major previous disturbance followed by little to no interference during a period of forest regrowth.

Several extremely invasive species have established themselves and successfully crowded out much of the native vegetation. An impenetrable thicket of strawberry guava (*Psidium cattleianum*) covered the majority of the area was notably broken up in places by small clusters of fruit trees or other invasive species, as well as, on very rare occasions, 'ōhi'a lehua. The tallest vegetation most often observed punctuating the strawberry guava canopy included invasive trees such as bingabing (*Macaranga mappa*), octopus trees (*Schefflera actinophylla*), miconia (*Miconia calvenscens*), gunpowder trees (*Trema orientalis*), and trumpet trees (*Cecropia obtusifolia*).

### Critical Habitat

There is no federally designated Critical Habitat for any species within the project area, therefore the proposed modifications to the site will not impact Critical Habitat.

### Methods

A perimeter survey of the vegetation and fauna observed within the parcel area were conducted on July 21, 2021 by Rick Barboza (Hui Kū Maoli Ola, LLC) and Janice Jensen (G70). A Trimble TDC100 handheld (Global Positioning System) GPS unit was used to track the surveyors' path and to mark sites of note for individual plants and plant communities (Figure 2).

Plant species were identified and inventoried as they were encountered. Where possible, GPS points with corresponding notes and pictures were used to record observations on the general character of the vegetation. Plants that could not be identified in the field were photographed for later identification.

Surveyors began along Railroad Avenue at the northwest corner of the fenced area occupied by the KPFA facilities. They walked northeast along the outer perimeter of the fence until reaching the northeast corner. Surveyors then turned south and walked parallel with the forest perimeter until they encountered a barbed-wire fence at the southern boundary of the parcel. From here, surveyors turned northeast to continue tracing the perimeter of the forest along the barbed-wire fence.

After moving through a hollow area mostly free of understory growth, surveyors encountered vegetation too thick to pass through without disturbing plants and the colonies of little fire ants that inhabited them (see Figure 2., yellow point). The surveyors therefore continued to trace the southern perimeter from the other side of the property's fence line (in the macadamia nut orchard) until the pathway was again obstructed by a dog and a private residence.

Upon completion of the survey and prior to leaving the site, surveyors took steps to prevent the accidental spread of the fungal pathogens known to cause Rapid 'Ōhi'a Death (ROD) by treating shoes and equipment with a fungicide containing the recommended 70% isopropyl alcohol solution, as well as changing out of field clothing.

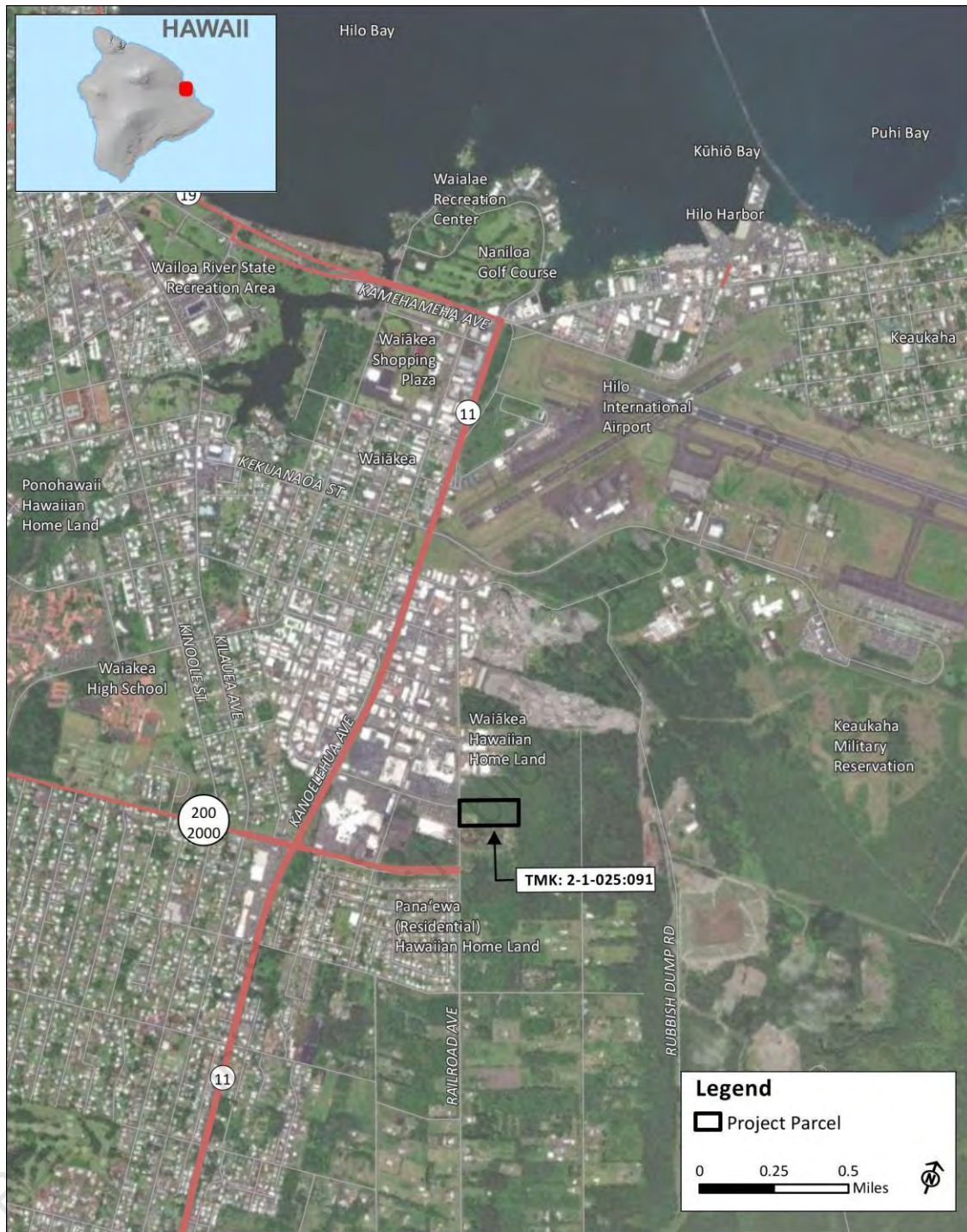


Figure 1 Location of project site in Hilo, Hawai'i.

## Results

### Vegetation Zones and Plant Communities

The perimeter survey identified 59 plant taxa and 3 fungi taxa, of which seven species (~11%) may be considered native (either indigenous to Hawai'i or of Polynesian introduction). No plants which are proposed or listed as threatened or endangered species under state or federal regulations were observed.

A diversity of introduced species, and several extremely invasive species in particular, have established themselves to successfully crowd out native vegetation at the site. The general character of the plant community within the project parcel can be described as a heavily disturbed coastal-lowland or submontane rainforest. Dominant vegetation cover and sites of significance are represented in Figure 2. and described in further detail below.

A complete inventory of plant species observed during the survey is provided in Appendix II. This table is organized in alphabetical order by family name and lists each species by its scientific name, followed by the common and/or Hawaiian name. Species status in the islands and an estimation of abundance are also noted.





Figure 2 Dominant vegetation and sites of significance located within the project site boundaries during the botanical survey. Area of coverage is approximated based on observations and collected GPS data.

The **maintained area** (indicated in orange) outlined the perimeter of the **Keaukaha Pana'ewa Farmer's Association (KPFA) facilities** (indicated in brown). This area consisted of various groundcovers including Pacific false buttonwood (*Spermacoce exilis*), diamond flower (*Oldenlandia corymbosa*), and honohono (*Commelina diffusa*), among others. Several species of grass were also present, the most common of which were St. Augustine (*Stenotaphrum secundatum*), crab grass (*Digitaria sp.*), California grass (*Urchloa mutica*) and Guinea grass (*Megathyrsus maximus*). The indigenous fimbristylis (*Fimbristylis dichotoma*) was observed, though it was not common. A single fruiting body of a bridal veil stinkhorn mushroom (*Dictyophora cinnabarina*) was encountered in the lawn behind the KPFA facilities.

An impenetrable **strawberry guava thicket** (*Psidium cattleianum*) (indicated in pink) dominated the interior of the parcel's forested area, creating a matrix too thick to safely navigate in the presence of little fire ants.

In places where the density of the thicket was diminished other species emerged to fill the gaps in the canopy. A thin band of **diverse invasive forest** (indicated in blue) lined the inner edges of the strawberry guava thicket from Railroad Avenue, increasing in size toward the south and southeastern borders. The species makeup varied by location within the parcel.

In the areas immediately adjacent to the KPFA facilities the vegetation consisted of a Chinese banyan tree (*Ficus macrocarpa*) as well as large bushes of Christmas berry (*Schinus terebinthifolius*), white shrimp plant (*Justicia betonica*), white moho (*Heliconia caribaea*), melochia (*Melochia umbellata*) and parasol leaf tree (*Macaranga tanarius*). Understory and groundcover vegetation in this corridor consisted of ferns such as white rabbit's foot fern (*Davallia tyermannii*), sword fern (*Nephrolepis sp.*), and laua'e haole (*Phlebodium aureum*), as well as flamingo lilies (*Anthurium andraeanum*) which appeared to have been planted in discrete locations along the path. Wedelia (*Sphagneticola trilobata*) made up the bulk of the groundcover beneath a stand of parasol leaf trees near the inside corner of the maintained area. Maunaloa (*Canavalia cathartica*), maile pilau (*Paederia foetida*), and Jamaican lilikoi (*Passiflora laurifolia*) vines were alternately observed spreading over the canopy throughout the corridor.

Bingabing (*Macaranga mappia*), miconia (*Miconia calvenscens*), octopus trees (*Schefflera actinophylla*), gunpowder trees (*Trema orientalis*), and trumpet trees (*Cecropia obtusifolia*) comprised the bulk of the remaining diverse invasive forest on the southern part of the site. Mango (*Mangifera indica*) and avocado (*Persea americana*) were also common to the southern border. Fox-tongued melastome (*Melastoma sanguineum*) and Koster's curse (*Clidemia hirta*) appeared occasionally as part of the understory in clearings shaded by the foliage of the canopy.

A thick patch of **juvenile gunpowder trees** (indicated in green) occupied the southwestern corner of the forest, adjacent to the maintained area. The groundcover in this area consisted mainly of bitter melon (*Momordica charantia*), downy wood fern (*Christella dentata*), and sensitive plant (*Mimosa pudica*).

Aside from strawberry guava, the most abundant species observed within the parcel were bingabing, miconia, and gunpowder tree. Significant native vegetation was almost entirely absent from the parcel with the exception of a few 'ōhi'a lehua were observed punctuating the strawberry guava canopy from the perimeter fronting Railroad Avenue, and a number of mature trees were observed in the canopy at the far eastern end of the parcel.

### Weedy Plants of Concern

Of the approximately 56 non-native taxa that were observed and recorded during these surveys, 9 species appear on the list below as “weedy plants of concern”. Three of these species—strawberry guava, Koster’s curse, and miconia— are found on the List of Plant Species Designated as Noxious Weeds for Eradication or Control Purposes by the Hawaii Department of Agriculture (HAR, Title 4 Chap 68; last updated June 18, 1992). This list was developed to better regulate those species identified under the five designated criteria for traits such as reproduction, growth, detrimental effects, control, and distribution and spread.

Taxa that do not appear on the state’s noxious weed list may still be considered invasive as their characteristics make them a threat to the integrity of the native forest and the watershed. The invasive qualities of each plant as well as their presence in the project site are discussed briefly, below.

**Fiddlewood** (*Citharexylum spinosum*)- This evergreen shrub/tree may grow up to 15 to 20 meters in height and can form thickets with dense canopies. They are prolific seeders and their seedlings are capable of sprouting in low light conditions. Their fruit is consumed by birds and easily spread. *C. spinosum* was extensively planted as an ornamental. A juvenile fiddlewood tree was found growing in the corridor of diverse invasive species suggesting that larger mature trees are nearby, though they were not observed during the survey.

**Gunpowder tree** (*Trema orientalis*)- This evergreen tree is capable of growing in poor soils and its preferred habitat is disturbed mesic forests. It can reach heights of up to 36 meters and has been used for forest rehabilitation due to its extremely fast growth. It is also commonly spread via birds which feed on its seeds. A stand of juvenile gunpowder trees was located near the southeast corner of the KPFA facilities and mature adult trees were observed in the canopy layer of the parcel’s vegetation.

**Jamaican lilikoi/Passion fruit** (*Passiflora laurifolia*)- A climbing vine found in mesic to wet forests and down to sea level, and capable of covering vegetation. This plant is commonly found in disturbed areas and its seeds are easily spread by birds. Lilikoi vines were observed covering the canopy in the northeast corner at the edge of the KPFA facilities in the parcel interior, as well as entangled in the groundcover near the juvenile gunpowder trees.

**Koster’s curse** (*Clidemia hirta*)- This shrub is extremely fast-growing and may reach heights up to 3 meters. It is a pioneer shrub, growing aggressively in steep and disturbed areas in mesic and wet forests, sometimes forming impenetrable thickets. It is tolerant of both full sunlight and deep shade and its large leaves can shade out native vegetation. Koster’s curse produces flowers and dark-colored berries throughout the year; these fruits are consumed by birds which are the main method of dispersal. This plant was encountered occasionally in shaded areas throughout the site.

**Maile pilau** (*Paederia foetida*)- Maile pilau is a twining vine capable of reaching up to 30 feet in length. It is frequently seen growing into the tree canopy but can also trail over the ground. The vines of maile pilau also form dense layers that can smother plants and cause their branches to break and collapse. Maile pilau was observed growing abundantly in the canopy, particularly in the corridor of diverse invasive forest adjacent to the KFA facilities.

**Miconia** (*Miconia calvenscens*)- Miconia is a woody shrub native to Central and South America. Miconia prefers moist habitats, typically tropical montane forest environments. Miconia spreads easily as mature



plants produce millions of seeds per year which can remain viable for upwards of a decade. It can grow up to 15 meters in height and form monotypic stands. Its large oval-shaped leaves shade out plants growing in the understory, while its roots are shallow and are known to cause severe erosion leading to landslides and severe watershed degradation. It was first introduced to the island in 1961 as a botanical species and spread profusely throughout the 70s and 80s until it was recognized as invasive and significant attempts to remove it were undertaken in the mid-90s. Though efforts to control discrete populations continue to this day, miconia has become so well-established on Hawai'i Island that in 2017 the Hawai'i Invasive Species Council pronounced it beyond the possibility of eradication. Miconia was present throughout the parcel with large mature trees making up a significant proportion of the diverse invasive forest.

**Octopus tree** (*Schefflera actinophylla*)- This tree grows rapidly and can reach 6-9 meters in height. It is shade-tolerant, thriving in moist environments, and forming dense thickets. Its seeds are bird-dispersed and can germinate in the nooks of larger, established trees where it may grow as an epiphyte. These traits enable it to easily invade undisturbed forests. Octopus trees were observed most abundantly at the edges of the strawberry guava thicket as part of the diverse invasive forest. Mature trees were also occasionally seen poking through the interior canopy of strawberry guava.

**Strawberry guava** (*Psidium cattleianum*)- This evergreen tree, imported from Brazil, can grow to heights of 30-40 feet. It creates dense monotypic stands or thickets which crowd out native species and destroy habitat for native plants. Strawberry guava has successfully invaded forests across Hawai'i, aided in its spread by the feral pig consumption of its fruit. Strawberry guava was the most dominant form of vegetation at the site, covering the majority of the parcel area, particularly in the north. Its dense growth was a significant contributing factor in preventing surveyors from reaching of much of the forest interior.

**Trumpet tree** (*Cecropia obtusifolia*)- This fast-growing tree reaches heights between 5-10 meters. Its seeds are bird-dispersed and, though it is short-lived, it can quickly invade gaps in the native forest to form dense stands and obstruct the growth of native plants. Like the octopus tree, this species was observed at the edges of the strawberry guava thicket in the diverse invasive forest and occasionally as part of the in the interior of strawberry guava.

#### Observed Terrestrial and Avifauna

This survey identified eight species of avifauna and four species of terrestrial fauna. All species have been introduced to Hawai'i; none were of indigenous or Polynesian origin.

A complete inventory of species of terrestrial and avifauna observed during the survey is provided in Appendix III. This table is organized in alphabetical order by family name and lists each species by its scientific name, followed by the common name. Species status in the islands and an estimation of abundance are also noted.

Species of terrestrial fauna were noted as they were encountered. These species included feral pigs (*Sus scrofa*), green anole lizards (*Anolis carolinensis*), and little fire ants (*Wasmannia auropunctata*). The distinct calls of coqui frogs (*Eleutherodactylus coqui*) were heard from the forested area during the survey, however no animals were observed.

Avifauna species were also noted as they were encountered. Birds were generally observed in-flight or perched in tall trees for brief periods. Surveyors did not encounter any nesting sites and no birds appeared to reside in the areas surveyed. The most abundant species of birds observed at the site were those that typically prefer pastures and open grassy environments such as the cattle egret (*Bulbulcus ibis*), and saffron finches (*Sicalis flaveola*). The red-billed leiothrix (*Leiothrix lutea*), a small, lively bird preferring forested areas, was also abundant.

Other birds were sighted during this survey though they were not as common. These species included the common myna (*Acridotheres tristis*), house sparrow (*Passer domesticus*), northern red cardinal (*Cardinalis cardinalis*), and two species of doves: the zebra dove (*Geopelia striata*) and spotted dove (*Spilopelia chinensis*).

#### Invasive Fauna

Of the three terrestrial fauna that were actively observed, two are considered invasive: feral pigs and little fire ants. The life histories of these species are discussed below.

##### Feral Pigs

Hawai'i's population of feral pigs (*Sus scrofa*) descends from lineages of both the domesticated species introduced by the early Polynesians and the Eurasian wild boar. Feral pigs are omnivorous and readily adapt their diet to their chosen habitat. Populations can be difficult to control as their breeding cycles occur year-round and sows can average seven piglets per litter and attain breeding age within the first year.

Feral pigs have played a sizeable role in the degradation of Hawai'i's native forests due to their opportunistic feeding habits. In their search for food, feral pigs uproot native vegetation, consume a significant amount of the understory, and create disturbed areas which are then colonized by non-native species. Their rooting habits also cause soil erosion in the landscape, exacerbating the loss of habitat for native plants.

Additionally, the pigs' alteration of their habitats can kick off a cascading effect on native ecosystems. For example, their wallowing behaviors create muddy pools which can incubate mosquito larvae and contribute to the transmission of mosquito-borne diseases such as avian malaria.

##### Little Fire Ants

Little fire ants (LFA) (*Wasmannia auropunctata*) are native to the Central Americas and Brazil. Populations of LFA have been spreading throughout island archipelagos in the Pacific, and the world, for decades. The first population of LFA in Hawai'i were discovered on Hawai'i Island in 1999. This population has been genetically traced to a population originating from Florida. Their introduction likely took place via the importation of nursery plants. LFA are currently widespread throughout East Hawai'i and have been detected on the islands of Maui, Lāna'i, O'ahu and Kaua'i.

LFA are approximately 1.5 mm in length, fiery orange-red in color, and slow moving. They prefer tropical conditions (i.e., environments that are warm and wet) and shady areas. Their nesting areas can range from the ground to the canopy of trees however they do not travel very far from their nests. When their plants are moved or disturbed, they easily fall off creating a "rain" of ants. LFA administer multiple bites which leave stinging welts that can last for several weeks. Their bites have also been known to cause livestock and pets to go blind.

The generalist feeding habits of LFA can also impact agriculture. LFA feed on small insects, tap into flowers for their nectar, and "ranch" certain plant pests (i.e., scales, aphids, whiteflies, mealybugs) for the sugars they produce. The ants protect these pests by protecting them from harm and moving them around, affecting plant health and productivity.

LFA can easily be transported to new locations via potted plants, plant cuttings, produce, mulch, soil, green waste, landscaping materials, and rubbish. They are a target invasive species for multiple invasive species committees. Additionally, they are regulated as a pest for control by the Hawaii Department of Agriculture (HDOA) under HAR 69A and as injurious wildlife by the Hawaii Department of Land and Natural Resources (DLNR) under HAR 124.

## Conclusions and Recommendations

The forested portion of the parcel is dominated by invasive vegetation and plays host to other invasive species, including those described in Invasive Fauna, above. Current site conditions can be attributed to past patterns of human disturbance in the region, including historical agricultural activities and more recently, urban development.

### Plant Communities Compatible with Proposed Use

The proposed future use of this parcel is the expansion of the Keaukaha Pana'ewa Farmers Association agricultural operations to create an agricultural and cultural capacity training center.

Based on the historical accounts described in the Introduction, the landscape originally consisted of coastal and lowland forest species such as hala and 'ōhi'a. Over time, the early coastal inhabitants of Hilo transformed the character of the inland forest through the introduction of agriculture. Historical records identify several food crops including banana, mountain apple, sweet potato, taro (both dryland and wet varieties), and sugarcane as having been planted here prior to Western contact. These traditionally cultivated plants and others with cultural significance to native Hawaiians are listed in Table 1., below, as being compatible with the proposed use of the parcel. Several of these species have myriad cultivars that may be appropriate for farming.

**Table 1.** Species of culturally significant and traditional Hawaiian agricultural crops

SPECIES	SCIENTIFIC NAME
<b>Trees</b>	
kukui	<i>Aleurite mollucana</i>
mai'a (banana)	<i>Musa sp.</i>
niu (coconut)	<i>Cocos nucifera</i>
noni	<i>Morinda citrifolia</i>
'ōhi'a 'ai (mountain apple)	<i>Syzygium malaccense</i>
'ulu (breadfruit)	<i>Artocarpus altilis</i>
<b>Root Vegetables &amp; Shrubs</b>	
'awa	<i>Piper methysticum</i>
kalo (taro)	<i>Colocasia esculenta</i>
kī	<i>Cordyline fruticosa</i>
kō (sugar cane)	<i>Sacharum officinarum</i>
māmaki	<i>Pipterus albidius</i>

ʻōlena (turmeric)	<i>Curcuma longa</i>
ʻuala (sweet potato)	<i>Ipomea batatas</i>
uhi (yam)	<i>Dioscorea alata</i>

No existing plants or plant communities within the parcel are recommended for preservation, however, the organization may wish to retain some of the existing fruit trees (i.e., mango, avocado, mountain apple) and ʻōhiʻa trees. See the Special Management Considerations section, below, for further discussion of recommendations which may apply to any alterations to the physical character of the site.

Landscaped and other areas of the parcel that will not be developed or cultivated should utilize indigenous species whenever possible, particularly those species which are best suited for the region's soil and climate conditions. If possible, reintroducing native species which have historically been known to the area could encourage the return of populations that have been decimated by disturbance and continue to be oppressed with the successful permeation of alien vegetation.

#### Invasive Species Control and Management

Plant species recognized as invasive (see list under Weedy Plants of Concern, above) should be removed to the extent possible to prevent further spread. Strawberry guava, miconia and bingabing pose the greatest challenge as they comprise the bulk of the vegetation on the parcel. Effective control methods will vary depending on the species and may include a combination of manual and chemical approaches.

The patch of juvenile gunpowder trees at the edge of the maintained area is a priority concern which should be eradicated immediately. Gunpowder tree is a prolific seeder and extremely fast-growing. If left unchecked, it will quickly spread to take over disturbed areas nearby and become the primary vegetative cover.

Clearing of large areas may reduce the population of one type of introduced species while enabling other, possibly more destructive species, to take its place. Once an area is cleared of invasive vegetation, it should be immediately re-planted and/or continually monitored to prevent invasive plants from regaining a foothold until further development occurs. To prevent long-term problems, mass clearing of the landscape should be avoided without a comprehensive management plan in place.

Feral pig population control measures are also recommended as pigs are one of the main vectors for the spread of invasive species. Suggested control measures include fencing, hunting, trapping, and snaring.

#### Special Management Considerations

Based on the proposed use of the parcel and the site conditions observed by surveyors, the following considerations should be taken into account prior to initiating any physical changes at the site (i.e., vegetation removal):

##### Little Fire Ant (LFA) Control

South Hilo where this parcel is located is known to contain populations of Little Fire Ant (LFA) and surveyors frequently encountered such populations when moving through vegetation at the south end of the site.

Infestations of LFA should be reported to the HDOA via the State Pest Hotline prior to the administration of any treatment to ascertain the extent of the infestation and consult on pesticide suitability.

The degree of infestation in East Hawai'i has exceeded the Hawaii Department of Agriculture's (HDOA) resources for control programs, however, field staff can help identify LFA and provide advice on the most appropriate control methods for the area.

LFA are very difficult to eradicate. Treatment involves the use of prescribed pesticides designed to be carried by the worker ants back to the nest where it will be fed to the other ants and the queens, resulting in the extinguishment of the colony as a whole. If there are food crops growing in the area, specific chemicals are recommended to prevent contamination. Sustained and consistent treatments are necessary to completely eradicate an infestation.

Resources for the survey and treatment of LFA are available to the public on the Hawai'i Ant Lab website.

#### *Rapid 'Ōhi'a Death (ROD) Prevention*

Surveyors were unable to closely examine the 'ōhi'a trees located within the parcel and are therefore unable to offer observations the state of their health. However, regardless of the condition of these particular trees, Rapid 'Ōhi'a Death (ROD) remains a severe threat to the 'ōhi'a populations on Hawai'i Island and preventing further spread requires strict adherence to prescribed decontamination practices.

There is no cure for trees that have become infected with ROD. There are also no recommended fungicides for the treatment of either of the two species of *Cyrtocystis* fungal pathogens known to cause ROD.

The College of Tropical Agriculture and Human Resources (CTAHR) recommends that infected trees on Hawai'i Island be removed by contracting a certified arborist who is familiar with the sanitation protocol and necessary decontamination procedures. These protocols are also described on CTAHR's ROD website.

Information and help with diagnosing a tree suspected to be affected by ROD exists on CTAHR's ROD website.

The following actions are recommended to prevent the spread of ROD:

- Avoid injuring 'ōhi'a trees by keeping sharp objects (i.e., lawnmowers, saws) away from trees and stepping over and around roots. Wounds may serve as entry points for the fungus.
- Before entering a forested area brush all soil and debris off shoes, gear, and tools. Spray these objects with 70% isopropyl alcohol. Coat the sole of the shoe with the isopropyl alcohol and allow it to sit for at least 15 seconds to avoid spread. Clean all shoes and gear again after use, especially when used on infected 'ōhi'a. Clothes should be cleaned before and after entering the forests using hot water and soap.
- Do not move 'ōhi'a wood or 'ōhi'a parts from the site and do not transport 'ōhi'a inter-island.
- If using a vehicle off road or in an area known to be affected by ROD, the tires and undercarriage of the vehicle should be washed with a high-pressure water source and all soil and mud removed.

*Potential Habitat for the 'Ōpe'ape'a (Hawaiian Hoary Bat)*

The 'ōpe'ape'a, or Hawaiian hoary bat (*Lasiurus cinereus semotus*), is listed as an endangered species under both the Federal Endangered Species Act and Hawai'i Endangered Species laws and is the only native land mammal in Hawai'i.

No bats or indications of bat presence were detected during the survey, however, the survey was conducted in mid-day when they are typically inactive.

Population sizes for 'ōpe'ape'a are unknown and scientists are still working to understand their specific habitat needs. 'Ōpe'ape'a are known to roost in large woody vegetation ranging from 5 to 24 meters in height, which describes the character of the vegetation found on site. Prior to the alteration of the canopy, the parcel should be surveyed for bat presence during the sunset hours when foraging activity typically occurs. Trimming or harvesting trees greater than 15 feet tall should not occur during the pupping season (approximately June 1- September 15) without first consulting with biologists from the US Fish and Wildlife service and the state Department of Forestry and Wildlife.

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## Appendix I: Photos

**Figure A1** Northwestern corner of the KPFA facilities where the survey began. The vegetation on the edge of the pathway was diverse, but primarily alien and invasive in character. Species observed included tī plant (*Cordyline fruticosa*), white moho (*Heliocarpus americanus*), gunpowder tree (*Trema orientalis*), white shrimp plant (*Justicia betonica*), bingabing (*Macaranga mappa*), Christmas berry (*Schinus terebinthifolius*), Chinese bayan (*Ficus microcarpa*) and octopus tree (*Schefflera actinophylla*).







**Figure A2** A) The northwestern corner of forested and maintained area. This portion contained a different profile of alien/invasive plants such as the parasol leaf tree (*Macaranga tanarius*), young bingabing (*Macaranga mappa*), fiddlewood (*Citharexylum spinosum*). B) Feral pig trail leading into the same corner of forested area.



**Figure A3** A) Clearing on the southern side of the property, facing dense strawberry guava (*Psidium cattleianum*) growth to the north. The canopy in this area was primarily bingabing. Avocado (*Persea americana*), mango (*Mangifera indica*), and gunpowder trees (*Trema orientalis*) also occupied this area. B) Pig wallow behind tangle of strawberry guava trunks. One adult and one adolescent pig were sighted near the clearing during the survey.

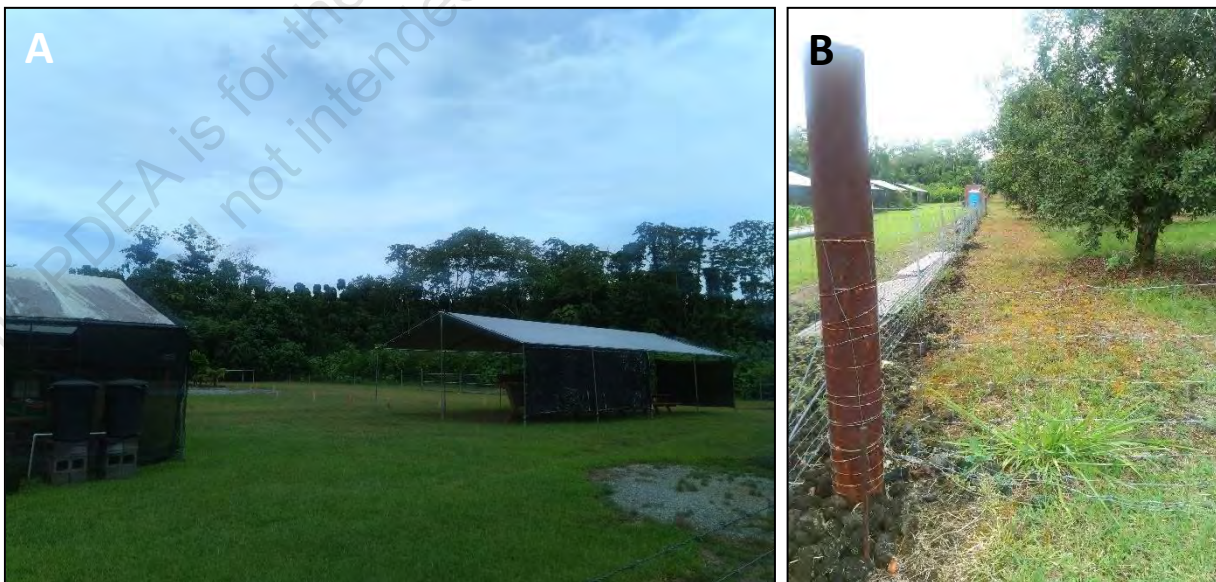




**Figure A4** Macadamia nut tree (*Macadamia integrifolia*) orchard adjacent to the property's southern boundary. Macadamia was not included in the final plant list in Appendix II.



**Figure A5** A) View of the developed part of the property facing north with the forested area just beyond. B) View of the fence line between the KPFA facilities and the orchard.





**Figure A6** Dense growth of strawberry guava at the western edge of the property fronting Railroad Avenue.



**Figure A7** Mushroom growth: A) Indigenous pepeiao mushrooms (*Auricularia cornea*) on a decaying tree trunk in the forest clearing. B) Veiled lady stinkhorn mushroom (*Dictyophora cinnabarina*) in the grassy area between the rear of the KPFA facilities and the forest.





**Figure A8** A & B) Little fire ants (*Wasmannia auropunctata*) clustered on the stem of a juvenile miconia plant.





## Appendix II: Plant Checklist

The following checklist list was prepared after the conclusion of a survey conducted in the proposed project area in Hilo, Hawai'i Island on July 21, 2021. A total of 62 plant taxa were identified including 4 indigenous (including Ind? species), 2 Polynesian-introduced (including Pol? species) and 56 naturalized. For simplification, this checklist also includes observed species of fungi. Three distinct fungi taxa were identified, one of which is considered indigenous to Hawai'i.

The list is divided into five groups: **bryophytes**- mosses, liverworts and hornworts; **pteridophytes**- ferns and fern allies; **flowering plants**, categorized by monocots and dicots; **gymnosperms**; and **fungi**. Each group is organized alphabetically by family, then by scientific name (e.g., genus, species). Common and Hawaiian names for each plant are also included. A key with explanations of the abbreviations used in the checklist is provided below.

### PLANT CHECKLIST KEY

#### *Biogeographic Status*

- Nat Naturalized: Introduced to Hawai'i by humans, either directly or indirectly, since Western contact. Includes ornamentals and plants that may have formerly been cultivated.
- Pol Polynesian introduction: Introduced to Hawai'i by the original Polynesian settlers.
- Pol? Possible Polynesian introduction: May have been introduced to Hawai'i by the original Polynesian settlers; or may have been introduced post-Western contact.
- Ind Indigenous species: Occurs naturally both within and outside of the Hawaiian Islands.
- Ind? Possible indigenous species: May occur naturally in Hawai'i; or may have been introduced post-Western contact.

#### *Abundance*

- R Rare: 1-3 individuals observed.
- U Uncommon: Several to a dozen individuals observed.
- O Occasional: Found regularly at the site.
- C Common: Observed numerous times; makes up a large portion of the vegetation.
- A Abundant: Large numbers of plants observed; likely a locally-dominant species.

Scientific Name	Common/Hawaiian Names	Status	Abundance
<b>BRYOPHYTES – MOSSES, LIVERWORTS, HORNWORTS</b>			
<i>Insomniella plumiformis</i>		Nat	C
<b>PTERIDOPHYTES - FERNS &amp; FERN ALLIES</b>			
<b>DAVALLIACEAE</b>			
<i>Davallia tyermannii</i>	white rabbit's foot fern	Nat	R
<b>NEPHROLEPIS</b>			
<i>Nephrolepis sp.</i>	sword fern	Nat	C
<b>POLYPODIACEAE</b>			
<i>Phlebodium aureum</i>	<i>laua'e haole</i>	Nat	C
<b>PSILOTACEAE</b>			
<i>Psilotum nudum</i>	<i>moa</i> , whisk fern	Ind	R
<b>THELYPTERIDACEAE</b>			
<i>Christella dentata</i>	downy wood fern	Nat	C
<b>FLOWERING PLANTS (DICOTS)</b>			
<b>ACANTHACEAE</b>			
<i>Justicia betonica</i>	white shrimp plant	Nat	R
<b>ANACARDIACEAE</b>			
<i>Mangifera indica</i>	mango	Nat	
<i>Schinus terebinthifolius</i>	Christmas berry	Nat	
<b>ARACEAE</b>			
<i>Anthurium andraeanum</i>	flamingo lily	Nat	R
<i>Colocasia esculenta</i>	black magic taro	Nat	R
<b>ARALIACEAE</b>			
<i>Schefflera actinophylla</i>	octopus tree	Nat	C
<b>ASTERACEAE</b>			
<i>Ageratina riparia</i>	mistflower, <i>Hamakua pamakani</i>	Nat	U
<i>Bidens pilosa</i>	black jack	Nat	U
<i>Sphagneticola trilobata</i>	wedelia	Nat	C
<b>BEGONIACEAE</b>			
<i>Begonia vitifolia</i>	begonia	Nat	O
<b>CECROPIACEAE</b>			
<i>Cecropia obtusifolia</i>	trumpet tree	Nat	A
<b>CLUSIACEAE</b>			
<i>Clusia rosea</i>	autograph tree	Nat	O
<b>CUCURBITACEAE</b>			
<i>Momordica charantia</i>	bitter melon	Nat	C
<b>EUPHORBIACEAE</b>			
<i>Codiaeum variegatum</i>	croton	Nat	O
<i>Macaranga mappia</i>	bingabing	Nat	A

Scientific Name	Common/Hawaiian Names	Status	Abundance
<i>Macaranga tanarius</i>	parsol leaf tree	Nat	C
<b>FABACEAE</b>			
<i>Canavalia cathartica</i>	<i>maunaloa</i>	Nat	O
<i>Falcataria moluccana</i>	Moluccan albizia	Nat	O
<i>Mimosa pudica</i>	sensitive plant	Nat	U
<b>LAURACEAE</b>			
<i>Persea americana</i>	avocado	Nat	U
<b>MALVACEAE</b>			
<i>Heliocarpus americanus</i>	white moho	Nat	C
<i>Melochia umbellata</i>	melochia	Nat	C
<b>MELASTOMATACEAE</b>			
<i>Arthrostemma ciliatum</i>	arthrostema	Nat	U
<i>Clidemia hirta</i>	Koster's curse	Nat	O
<i>Melastoma sanguineum</i>	fox-tongued melastome	Nat	C
<i>Miconia calvenscens</i>	miconia	Nat	C
<b>MORACEAE</b>			
<i>Ficus microcarpa</i>	Chinese banyan tree	Nat	U
<b>MYRTACEAE</b>			
<i>Metrosideros polymorpha</i>	'ōhi'a lehua	Ind	C
<i>Psidium cattleianum</i>	strawberry guava	Nat	C
<b>PASSIFLORACEAE</b>			
<i>Passiflora laurifolia</i>	Jamaican lilikoi, passion fruit	Nat	U
<b>RUBIACEAE</b>			
<i>Oldenlandia corymbosa</i>	diamond flower	Nat	O
<i>Paederia foetida</i>	<i>maile pilau</i>	Nat	A
<i>Spermacoce exilis</i>	Pacific false buttonweed	Nat	U
<b>SAPINDACEAE</b>			
<i>Dimocarpus longan</i>	longan	Nat	U
<b>SOLANACEAE</b>			
<i>Solanum americanum</i>	<i>pōpolo</i>	Ind	U?
<b>ULMACEAE</b>			
<i>Trema orientalis</i>	gunpowder tree	Nat	A
<b>VERBENACEAE</b>			
<i>Citharexylum spinosum</i>	fiddlewood	Nat	C
<i>Stachytarpheta dichotoma</i>	blue vervain	Nat	O
<b>FLOWERING PLANTS (MONOCOTS)</b>			
<b>ASPARAGACEAE</b>			
<i>Cordyline fruticosa</i>	<i>ti, la'i</i>	Pol	
<b>COMMELINACEAE</b>			
<i>Commelina diffusa</i>	<i>honohono</i>	Nat	U

Scientific Name	Common/Hawaiian Names	Status	Abundance
<b>CYPERACEAE</b>			
<i>Cyprus polystachos</i>	Manyspike flatsedge	Nat	U
<i>Fimbristylis dichotoma</i>	fimbristylis	Ind	U
<i>Kyllinga brevifolia</i>	green/white kyllinga	Nat	C
<b>POACEAE</b>			
<i>Digitaria sp.</i>	crab grass	Nat	C
<i>Megathyrsus maximus</i>	guinea grass	Nat	C
<i>Melinis minutiflora</i>	molasses grass	Nat	R
<i>Paspalum conjugatum</i>	Hilo grass	Nat	O
<i>Paspalum sp.</i>	paspalum	Nat	O
<i>Saccharum officinarum</i>	kō, sugarcane	Pol	R
<i>Stenotaphrum secundatum</i>	St. Augustine grass	Nat	C
<i>Urchloa/Brachiaria mutica</i>	California grass	Nat	C
<b>GYMNOSPERMS</b>			
<b>PODOCARPACEAE</b>			
<i>Podocarpus gracilior</i>	fern pine	Nat	R
<b>FUNGI</b>			
<b>AURICULARIACEAE</b>			
<i>Auricularia cornea</i>	pepeiao, Hawaiian wood ear	Ind	R
<b>PHALLACEAE</b>			
<i>Dictyophora cinnabarina</i>	veiled lady/ bridal veil stinkhorn	Nat	R
<b>TREMELLACEAE</b>			
<i>Tremella fuciformis</i>	snow fungus	Nat	R

## Appendix III: Terrestrial and Avifauna Species Checklist

The following checklist was prepared after the conclusion of a walk-through survey conducted in the proposed project area in Hilo, Hawai'i Island on July 21, 2021. A total of 8 taxa of avifauna and 4 taxa of terrestrial fauna were identified. For the purposes of this survey, reptile, insect, and mammalian species observed have been grouped under the single heading of terrestrial fauna. All species identified during the survey were introduced and considered naturalized (including those with a status of Inv). No native species of either terrestrial or avifauna were observed.

Each group on this list is organized alphabetically by family, then by scientific name (e.g., genus, species). Common names are also included. A key with explanations of the abbreviations used in the checklist is provided below.

### CHECKLIST KEY

#### *Biogeographic Status*

- |      |  |
|------|--|
| Nat  | Naturalized: Introduced to Hawai'i by humans, either directly or indirectly, since Western contact.  |
| Ind  | Indigenous species: Occurs naturally both within and outside of the Hawaiian Islands.  |
| Inv  | Invasive species: An alien species which has been introduced by human assistance and is recognized to have deleterious effects on the native species or environment. |
| Pol? | Possible Polynesian introduction: May have been introduced to Hawai'i by the original Polynesian settlers; or may have been introduced post-Western contact.         |
| Unk  | Unknown: Species could not be identified.  |

#### *Abundance*

- |     |   |
|-----|---|
| R   | Rare: 1-3 individuals observed.   |
| U   | Uncommon: Several to a dozen individuals observed.                          |
| O   | Occasional: Found regularly at the site.                                    |
| C   | Common: Observed numerous times; makes up a large portion of the community. |
| A   | Abundant: Large numbers observed; likely a locally-dominant species.        |
| Unk | Unknown: Quantity of species could not be identified.                       |

Scientific Name	Common/Hawaiian Names	Status	Abundance
<b>AVIFAUNA</b>			
<b>ARDEIDAE</b>			
<i>Bulbulcus ibis</i>	cattle egret	Nat	C
<b>CARDINALIDAE</b>			
<i>Cardinalis cardinalis</i>	northern red cardinal	Nat	R
<b>COLUMBIDAE</b>			
<i>Geopelia striata</i>	zebra dove	Nat	U
<i>Spilopelia chinensis</i>	spotted dove	Nat	U
<b>LEIOTHRICHIDAE</b>			
<i>Leiothrix lutea</i>	red-billed leiothrix	Nat	C
<b>PASSERIDAE</b>			
<i>Passer domesticus</i>	house sparrow	Nat	R
<b>THRAUPIDAE</b>			
<i>Sicalis flaveola</i>	saffron finch	Nat	C
<b>STURNIDAE</b>			
<i>Acridotheres tristis</i>	common myna	Nat	U
<b>TERRESTRIAL FAUNA</b>			
<b>DACTYLOIDAE</b>			
<i>Anolis carolinensis</i>	green anole lizard	Nat	A
<b>BRACHYCEPHHALIDAE</b>			
<i>Eleutherodactylus coqui*</i>	coqui frog	Nat/Inv	Unk
<b>SUIDAE</b>			
<i>Sus scrofa</i>	feral pig	Nat/Inv	O

\*Presence in the area indicated through calls. No animals observed.





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## **Appendix D**

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# **KPFA Design Charrette**



# Keaukaha Pana'ewa Farmers Association

Design Charrette



OCTOBER 2021

Contents

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	Vision	
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1

## DEFINITION

Who are you  
Unique Vocabulary  
Vision



# When is **PANA'EWA** **FARMER'S MARKET** not just a marketplace?

When it is...

- **Home** - *Pu'uhonua*
- a Hawaiian Agency **Base** that comes together
- to help farmers enhance (**Demonstration Farm, Kitchen, Products**)
- a **healthy, thriving** community
- the **Piko**
- where **kūpuna** feel at home (resources)
- **belonging**
- a sense of
- to feed & **food**
- **'Āina**
- the **hard work** of the homesteaders
- **Mo'o**
- **Sovereignty**
- a **repeatable** model

## Home

A place to touch every age group, together; keiki to kūpuna

## Base

Give life to healing & practices; native to *Pana'ewa*; inter-generational

## Farmers

Coming together to share stories, information, and plans

## Enhance

Demonstration projects where farmers can be trained

## Health

When environment is prime for living & growth; the next stage where it is stable & ready to provide; the increase, forward motion

## Thriving

People healed, mentally & emotionally; foster health within - spiritual & physical wellbeing from a strong community environment; sources of water & life; moving forward

## Piko

Place of gathering

## Kūpuna

Our beloved generation; the seen & unseen in the *'āina*; older trees, our ancestors, U a makani - elemental forms

## Belonging

Fulfilling *Kupūna* dreams; *Keiki* utilize these spaces; opportunity to gather & talk; create a safe space where this is their community; always open to community

## Food

Center-point of the pavilion; memories, practices, *'Ai Pono*; GMO "Grow my Own"; gathers generations together

## 'Āina

*Keaukaha Pana'ewa*; trees sing when wind blows; center-point of home; first time homestead - aspects of whole person; Fruit, forest, *'Io*; important to cultural practitioners; regenerate endemic species (ROD)

## Hard Work

Past generation put in the heart & labor (sweat, tears, blood), so we have this land today; privileged

## Mo'ō

Guardians of our resources; sources of water - aquifer; sources of life

## Sovereignty

Food Energy 'Āina

## Repeatable

Every community needs a Pu'uhonua; this project is a repetitive model for other communities - in good & bad times

*Piha pū* - abundance

*Pulapula* - seedlings, sprouts, to procreate

*'Āina Ho'opulapula* - a *mana'o* from our *Kūpuna*, describes thriving

*Wahi pana* - heartbeat that re-invigorates Mana



# Vision

KPFA Narrative

Our **Keaukaha Pana'ewa Farmers community** honors the  
**first Pana'ewa Nui homesteaders** by carrying on  
the vision of a **sovereign and thriving people**  
committed to the **guardianship** of our resources in this  
**pu'uhonua of well being, gratitude and growth.**





# 2

## **SITE & PROGRAM**

Foundational Drivers

About the Site

Program DNA & Phase 1



# Foundational Drivers

Training Tools in the Natural Environment

## Makahiki Solstices

- November - Important for farmers, planting for next harvest
- Markers for what to prepare, when to prepare
- Signals change in weather patterns

## Rains

*Ka Ua Kanilehua* pelting rain; “...can refer to the chattering of birds on ‘ōhi‘a lehua trees, the rustling of lehua flowers, or the drinking of the rain by lehua flowers”

*Māluaki‘iwai* sheets of rain followed by wind; the wind visits Hilo and is often accompanied by the *mālua* rain

# Rains

Derived from  
**Hānau Ka Ua**  
*Hawaiian Rain Names*  
by Collette Leimomi Akana  
and Kiele Gonzalez

**Alanilehua/Wailehua:** Hilo, Puna, and Pana’ewa, Hawai’i.  
“...associated with the nectar of lehua blossoms. When this rain starts to come form the water’s edge at Hā’ena and from above the upper heavens of that place, it will travel to the west, sprinkling the buds of Puna’s hīnano blossoms and pouring down over the clusters of Pana’ewa’s lehua trees. It won’t ever come close to town, but these raindrops will appear outside of the western border of Pana’ewa. Then it turns and circles to the south, ascending the uplands of Pā’ie’ie, and disappearing within the watery mists of the forest. It has a delicate nature, is rarely seen, and is visible only between the hours of 10 and 12 in the morning.”

**‘Āpuakea:** Hilo, Hawai’i.  
Translation from a lament: “Hilo is disappointed in the ‘Āpuakea rain  
An ‘Āpuakea rain that treads upon the ocean  
Treading upon the sea of Pi’ihonua”

**‘Awa’Awa:** Hilo, Hawai’i.  
Translation from a song: “Hit by the thrusts, hit by the bitter cold [‘awa’awa]  
The hips of Hilo’s throngs sag  
As they returned burdened to the sands of Hanakahi”

**Hālaulani:** Hilo and Pana’ewa , Hawai’i.  
”heavenly structure”

**He’enehu/Hukihe’enehu:** Hilo, Hawai’i.  
“He’enehu refers to the time when nehu fish run”  
“Hukihe’enehu refers to a fine-meshed net for catching nehu fish”

**Ho’olua:** Hilo, Hawai’i.  
“heavy rain associated with a strong north wind of the same name... means “to talk loudly and pointlessly” ”

**Kanikani’ā’ula:** Hilo, Hawai’i.  
“...means “insomnia,” “ringing in the ears,” or “to mourn in chanting” ”

**Kanilehua:** Hilo and Pana’ewa , Hawai’i.  
“...can refer to the chattering of birds on ‘ōhi’a lehua trees, the rustling of lehua flowers, or the drinking of the rain by lehua flowers”

**Kēwai:** Hilo, Hawai’i.  
“...misty rain. Also the name of a wind... means “watery, misty, dew-laden” ”

**Kinai:** Hilo, Hawai’i.  
“...means “to persist” ”

**Kinailehua:** Hilo and Pana’ewa , Hawai’i.  
“...means “to suppress lehua flowers,” “to persist on lehua flowers,” or “to quench the thirst of lehua flowers” ”

**Kīpēhala:** Hilo, Hawai’i.  
“...means “to pelt hala trees” ”

**Kīpehipualehua:** Hilo and Pana’ewa , Hawai’i.  
“...means “to pelt hala fruit” ”

**Kīpu’upu’u:** Hilo, Hawai’i.  
“Refers to the bumpiness of the skin in the cold, wind-driven rain. It may also refer to the hilly land of Waimea.”

**Kualau:** Hilo, Hawai’i.  
“Shower over the sea, accompanied by wind...”

**Kua’o’e:** Hilo, Hawai’i.  
Translation from a chant: “ The Kua’o’e rain is friendless  
The rain that adorns the face of the lehua bloom The sea-sprayed faces of the lehua of Mokuola”

**Kukupā’u:** Hilo, Hawai’i.  
“...means “to do with zest.” “Kuku pa’ū” means “to beat overlaid kapa.” “Kuku pau” means “to beat completely,” as kapa”

**Laniha’aha’a:** Hilo, Hawai’i.  
“...means “low sky” ”

**Lanipili:** Hilo and Pana’ewa , Hawai’i.  
“Heavy rain that lasts for days or a cloudburst.... “Lani pili” means “clinging sky” ”

**Lanipōlua:** Hilo and Pana’ewa , Hawai’i.  
“...means “very dark sky” ”

**Leimā’ohu:** Hilo, Hawai’i.  
“...means “lei of mist” ”

**Līhau:** Pana’ewa , Hawai’i.  
“Gentle, cool rain... means “cool, fresh, moist” ”

**Lūlehua:** Hilo and Pana’ewa , Hawai’i.  
“...means “to scatter lehua flowers” ”

**Lūlehuahala:** Pana’ewa , Hawai’i.  
same as Lūlehua

**Mailani:** Hilo, Hawai’i.  
same as Kanilehua

**Mālua:** Hilo, Hawai’i.  
Same as Mālualua

**Moani’ala:** Hilo, Hawai’i.  
“...means “fragrant breeze” ”

**Moanilehua:** Hilo, Hawai’i.  
“...means “wafted lehua fragrance” ”

**Mololani:** Pana’ewa , Hawai’i.  
Similar to Lūlehua

**Nahunahu:** Pana’ewa , Hawai’i.  
“...means “to bite” ”

**Nāulu:** Hilo and Pana’ewa , Hawai’i.  
“Sudden shower...also the name of a shower cloud and a wind”

**Pehihala:** Pana’ewa , Hawai’i.  
“...means “to pelt the hala fruit” ”

**Polopuahīnano:** Hilo, Hawai’i.  
“...means “ white hīnano blossom with its stem” ”

**Po’olipilipi:** Hilo, Hawai’i.  
“...means “adze-like head” ”

**Pōpōlehua:** Hilo, Hawai’i.  
“...means “cluster of lehua flowers” ”

**Uluau:** Hilo, Hawai’i.  
“...comes with the Māluaki’iwai wind...”  
Ulumano: Hilo and Pana’ewa , Hawai’i.  
Similar to Kanilehua. “Also the name of a wind”

**Wa’ahia:** Hilo, Hawai’i.  
Similar to Pōpōkapa. “...means “to bundle up kapa” ”

Other rains associated with Hilo include: **‘Awa; Hāleu’ole; Hāli’ipili; Hehilau’ulu; Hehi’ulu; Kanikanailehua; Kinailehua; Lauhīnano; Lehua; Leilehua; Lūlehuahala; Mololani; Nahunahu; Noe; Palahīnano; Peihala; Pū’ololehua; Wailehua.**

# About the Site

Stories of the Place

"This area of Hilo represents **previous generations as first generation farmers** - a significance of the hard work, sweat and heart of the people."

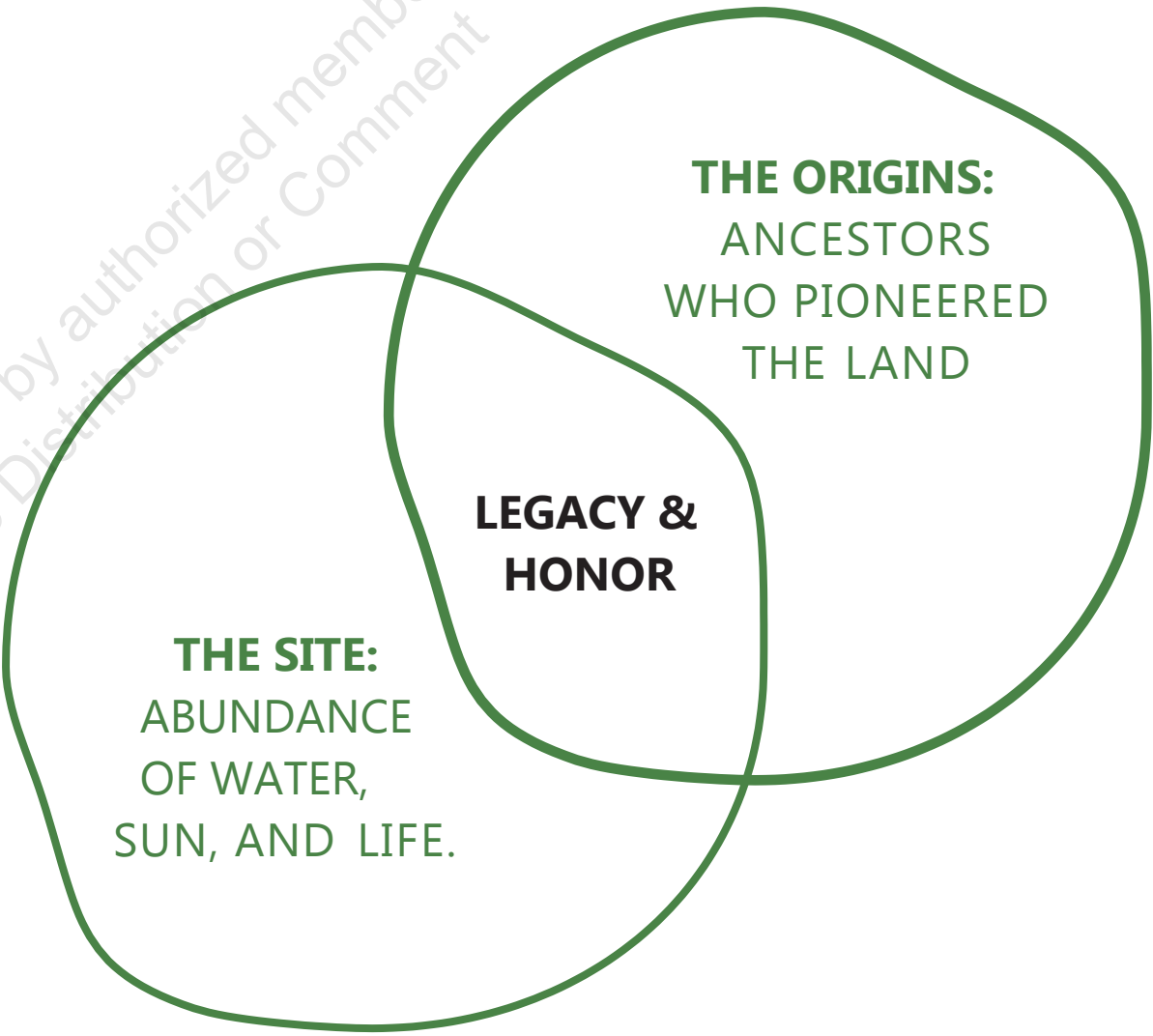
"This new place needs to be humble, about the community, about the land. **We must not forget how special it is**".

"Families worked and fought hard **for the right to live** on the land."

"The origins of farming community were humble and **everyone helped each other**."

"We used to collect rainwater in **50 gallon drums** and had plenty of guava."

"Farming was not just a job but **a way of life**."





# About the Site

## Challenges & Opportunities



“ This is a Hawaiian Community, being hosted on Trust land. You are welcome to feel the essence of our community, where we have a vision that makes a positive impact.

**We are proud to be here, and you are our guest.**

- It's a peaceful place in the middle of the most busy commercial area in Hilo
- Threats - land value rising in this location
- Street front noise (Home Depot)
- Wind/Rain varies
- Strong wind protected by property trees at back
- 10-15 mph trade winds (Northeast)
- 30 mph gusty high winds
- Range from light snowy rain to heavy
- Views - *Mauna Kea & Mauna Loa*, Sunrise (East)
- Botanical Landscape *Pana'ewa - 'Ōhi'a, Maile, Hō'awa, Lama*
- Nighttime *Kilo* observing
- Nighttime street lighting (safety)
- Access - Preliminary paved driveway

# Program DNA

Meeting Programmatic Needs

1

## Program

**Certified Kitchen**

## Needs & Requirements

- Imu Facility
- Place to process & store (refrigeration)
- Similar to Waiohuli but bigger
- Department of Health Certified
- Space for Fundraisers
- Vendors to make food then distribute (ie. pick up & drive-ins)
- Connection to electricity with backup power
- Resilience Hub “off grid”
- Self sustainable, long term generational

## User Type

- Community Stakeholders
- Product Innovators
- Fundraisers (Athletics)
- Community with Animals (Harvest)



# Program DNA

Meeting Programmatic Needs

Program	Needs & Requirements	User Type
<div>2</div> <div>Kūpuna Care (Adult Day Care)</div>	<ul style="list-style-type: none"><li>• Enclosed primarily, suitable for eating &amp; care</li><li>• <i>Alu</i> programmed activities can happen outdoor</li><li>• Accessible bathrooms &amp; facilities</li><li>• Leasable for activities</li><li>• <i>Kūpuna</i> Care space - health focused, <i>Hui Mālama</i></li><li>• <i>Kūpuna</i> Activity Center - <i>hula</i>, <i>lei</i> making, <i>‘ukulele</i></li><li>• Modular Planning for phasing</li><li>• <i>Kūlana ‘Ōiwi</i></li></ul>	<ul style="list-style-type: none"><li>• Community Stakeholders</li><li>• <i>Kūpuna</i> Community</li><li>• Hawaiian Home Lands (Partner)</li></ul>

# Program DNA

Meeting Programmatic Needs

Program	Needs & Requirements	User Type
<div>3</div> <div>Land Clearing Machinery</div>	<ul style="list-style-type: none"><li>• Warehouse for storing (barn)</li><li>• Not too dusty</li><li>• Equipment for Community to rent out</li><li>• Ag-‘āina supported services</li><li>• Easy access to lessees- for maintenance and operational purposes</li><li>• Place to gather services and provide training</li></ul>	<ul style="list-style-type: none"><li>• Community Stakeholders</li><li>• Community Lessees</li></ul>

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# Program DNA

Meeting Programmatic Needs

## Program

## Needs & Requirements

## User Type

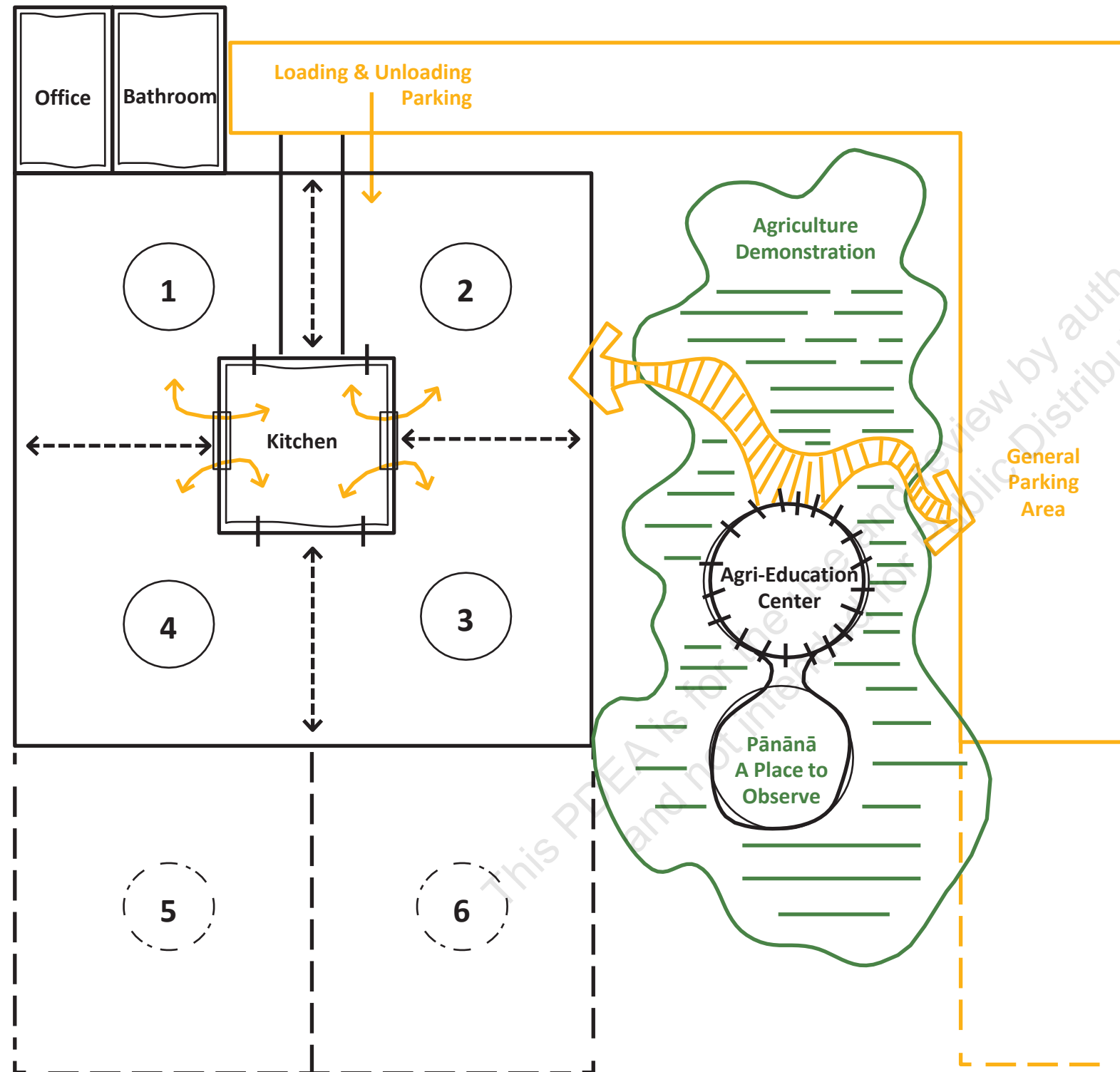
### 4 Agri-Educational (Grow more Products)

- Site & place-specific crops as mother-crops for community
- Use crops to teach/educate, test methods
- Encourage specialty crops that can be cultivated
- Forestry ecosystem
- Polyforest system - map out & plan what we grow, plants that nurture plants (water needs & types)
- Pavilion by farm to teach and gather
- Biochar Facility - energy as a bi-product from farm (ie. Albizia)

- Community Stakeholders
- Community Lessees
- Community Educators

# Phase 1

## Preliminary Spatial Diagram



- Certified Kitchen
- Open Area - multiuse (ie. Place of Worship, Farmer's Market, Eatery, Kupuna Gathering)
- Two or more areas that can be combined or separated
- Open Pavilion with walls for wind resistance (150 ppl max)
- Office with lock & storage files
- Bathrooms (min. 3 male/3 female/1 ADA)
- No air-conditioning
- Sliding walls to separate multiple uses
- Low maintenance & resilient





# 3

## DEMOGRAPHICS

User Profiles

User Journey Mapping



# Partners & Stakeholders

## User Profile

User	Need	Happiness
1 Hui Mālama	<ul style="list-style-type: none"><li>Commercial mercantile space</li><li>Anchor tenants &amp; Sub-lessees</li><li>Meeting venue, town hall meetings, workshops</li><li>Provide educational resources, sponsorships</li></ul>	<ul style="list-style-type: none"><li>Grant money being used well</li><li>Programs are effective</li><li>Healthy community</li></ul>
2 Office of Hawaiian Affairs		
3 Kamehameha School		
4 Queen Lili‘uokalani Trust		
5 Department of Hawaiian Home Lands		
6 ‘Āina Mauna		
7 Keaukaha Homestead Association		
8 Pana‘ewa Residential Community		
9 All of East Hawai‘i Homestead Association		
10 Department of Land and Natural Resources		
11 Politicians (ie. Kai Kahele, Congress, State Admin, New Mayor, Council Members)		

# Residents & Visitors

## User Profile

User	Needs	Happiness
12 Farmers (Not all are in Association)	<ul style="list-style-type: none"><li>Resource facility, seller of product, value-added product in kitchen</li><li>Teaching as education</li><li>Co-op to provide manpower &amp; equipment</li><li>Workshops to enhance products</li><li>Mobilize effectively to threats to community</li></ul>	<ul style="list-style-type: none"><li>Interact with others, Sell product</li><li>Proximity to farmer, connected to community</li><li>Income, access to equipment &amp; means</li><li>Risk is shared, community can thrive</li><li>Access to info &amp; education - technology/ innovation</li><li>Hard-work as example that island can sustain on people's food needs, so more land can be acquired instead of being converted to other uses</li></ul>
13 Members of Association who are on Ag Lands (Not all lessees are living on their Farms)	<ul style="list-style-type: none"><li>"If they can grow, I can grow too"</li><li>Ohana gatherings, activities</li></ul>	<ul style="list-style-type: none"><li>Able to extend "passing on" of what we have to the next generation, seeing the property = PRIDE -&gt; Hawaiian owned &amp; built</li><li>Sense of care &amp; responsibility -&gt; how special it is</li></ul>
14 Pana'ewa Residential Homesteaders (Not on Ag Lands)	<ul style="list-style-type: none"><li>They benefit - two different associations, but all know each other</li><li>Participate in activities here (hula, classes, cultural, involvement)</li></ul>	<ul style="list-style-type: none"><li>To be involved in this place = INCLUSION -&gt; talk story, come &amp; connect</li><li>Benefit whole Ohana</li><li>Ohana culture, family</li></ul>
15 Visitor (Day, transient)	<ul style="list-style-type: none"><li>Farm education</li><li>Volun-tourism -&gt; help on the site</li><li>"Make and take"</li><li>'Aina Aloha concepts</li></ul>	<ul style="list-style-type: none"><li>Directly talking to Farmers</li><li>Meet real Hawaiians to talk story with, getting education "Hang with a Hawaiian"</li><li>Chance to experience "hands in earth"</li></ul>



# Residents & Visitors

## User Profile

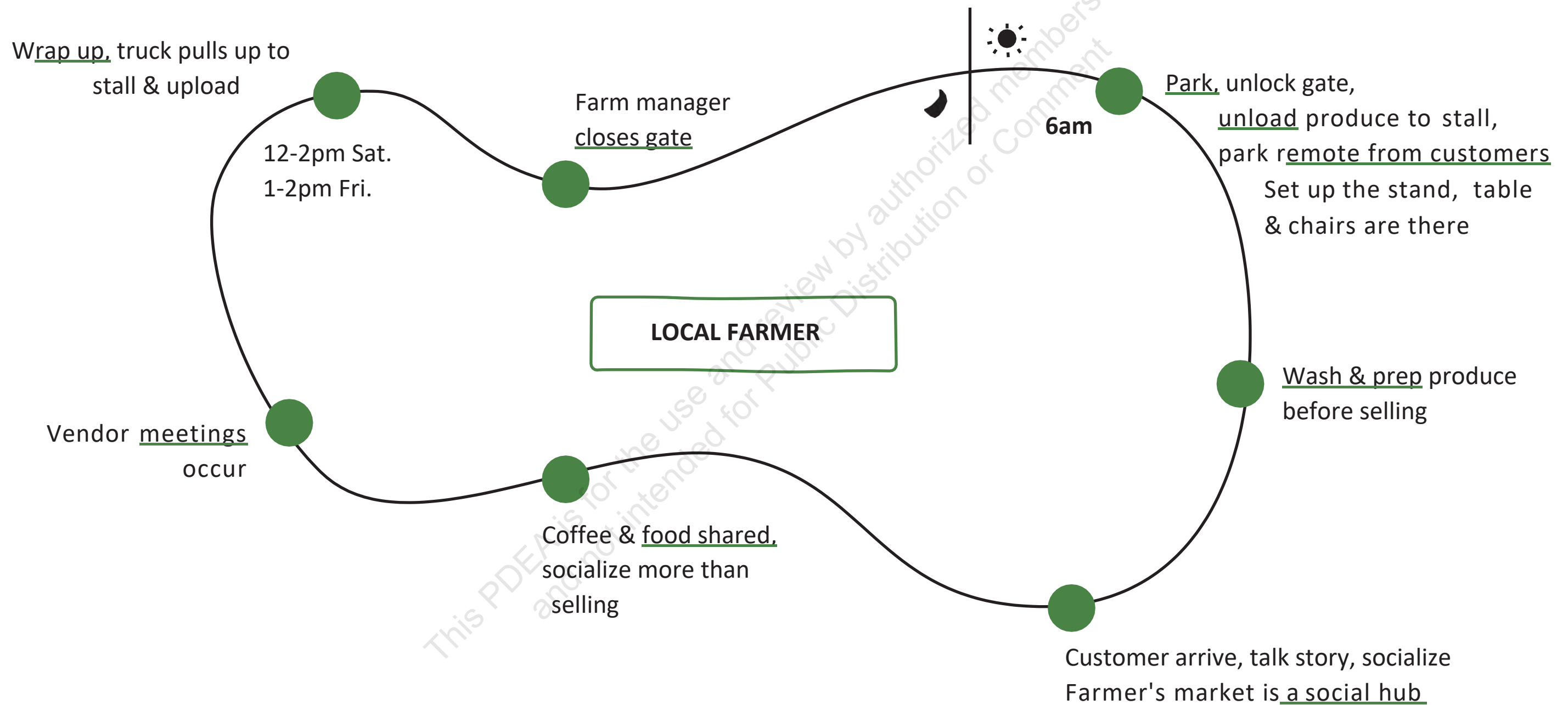
User	Needs	Happiness
16 Local Resident (Hawai'i Island)	<ul style="list-style-type: none"><li>Hydroponics classes, workshop, fee for service</li><li>Invited to <i>Ohana</i> gatherings</li></ul>	<ul style="list-style-type: none"><li>Learning, engaging with homestead Hawaiians</li><li>Find the farmer who shares the story of the food -&gt; <b>PRIDE</b></li><li>Intertwining with others in the community to gather</li></ul>
17 Kupuna	<ul style="list-style-type: none"><li>Socialize, meet friends, talk story</li></ul>	<ul style="list-style-type: none"><li>To pass knowledge, not forgotten, be valued, wear new mu'u mu'u, to see &amp; be seen</li><li>To be familiar with, around people they know, routine, comfortable</li><li>Safety aspect, have needs recognized</li></ul>
18 Keiki & Teen Adults	<ul style="list-style-type: none"><li>Plan, run, youth educational programs, Kilo, Agri-forestry, Farmers educational programs</li><li>Different "zones" in space to explore (learning zones, seed bank creation, ulu, kalo)</li><li>Scaffolding from adults to <i>keiki</i></li><li>Musical Groups, activities, volunteering opportunities, meet organizations through programming</li></ul>	<ul style="list-style-type: none"><li>Able to help, run &amp; play, learning activities &amp; growing</li><li>Engage, walk around</li><li>New &amp; different things</li><li>Watch it grow, mature it this is "MY PLACE" -&gt; generational legacy, connection between generations</li><li>Belonging to something</li><li>Refuge, safe place</li></ul>

# Residents & Visitors

User Profile

User	Needs	Happiness
19 Cultural Practitioner	<ul style="list-style-type: none"><li>Lā'au Lapa'au, Ho'oponopono, Hui Mālama, Olinā</li><li>Under guidance of Kūpuna Council, Papa Aukahi</li><li>Solstices, Equinox, Makahiki -&gt; utilize the site for cultural practice (Ahu), traditional food preparation techniques, Mahi'ai -&gt; Moon phases, seasons</li></ul>	<ul style="list-style-type: none"><li>Being able to share, transmit knowledge, being able to practice, passing to generations, excitement to see people learning</li><li>Grateful to learn &amp; teach people</li></ul>
20 Staff	<ul style="list-style-type: none"><li>Care for facility, maintain, represent</li></ul>	<ul style="list-style-type: none"><li>Opportunity to get paid for a job</li><li>From homestead community, proximity to work &amp; community is close</li><li>Provide resources to neighbors -&gt; bringing value to my own community</li></ul>
21 Homeless, vets, ex-prison, vulnerable	<ul style="list-style-type: none"><li>Health &amp; wellness</li></ul>	<ul style="list-style-type: none"><li>Programs give opportunity</li></ul>

# User Journey Mapping







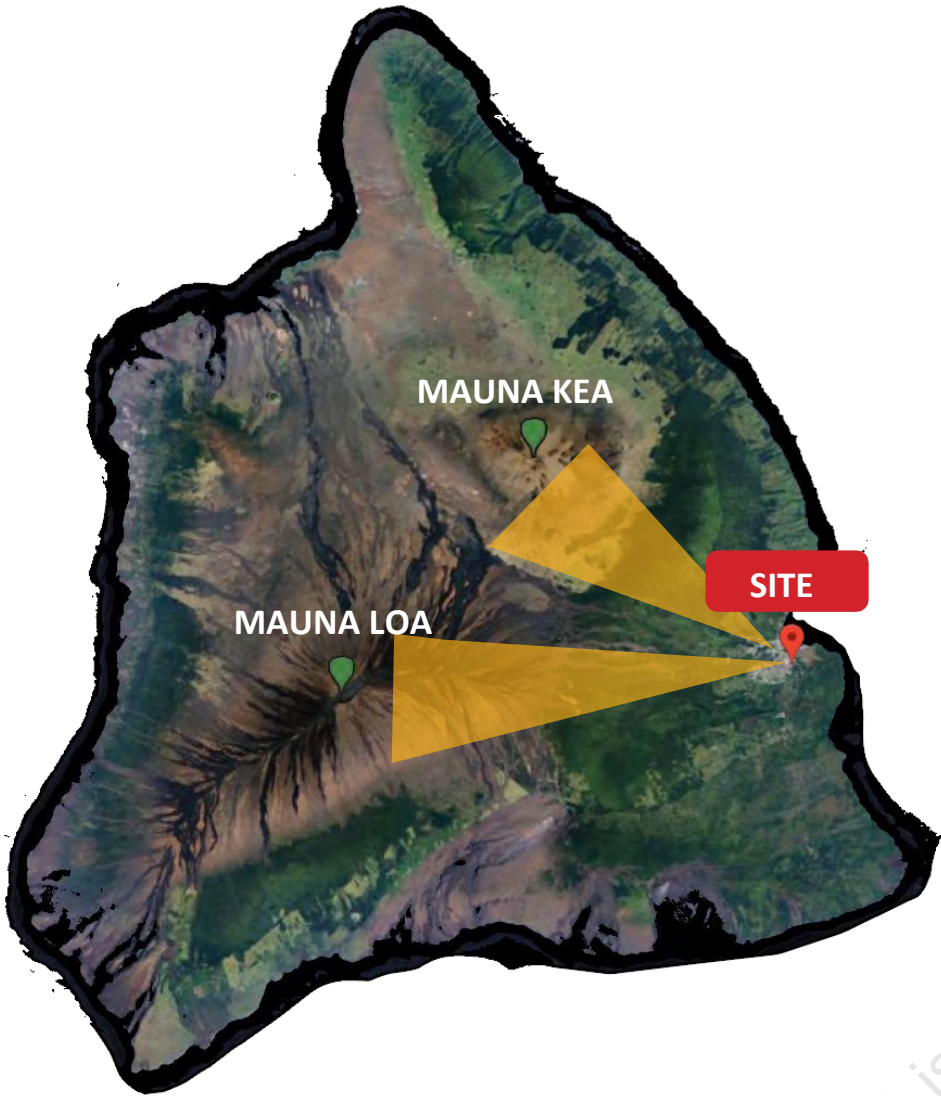
# 4 CONCEPT

Design DNA

Preliminary Masterplan  
Material & Massing Study

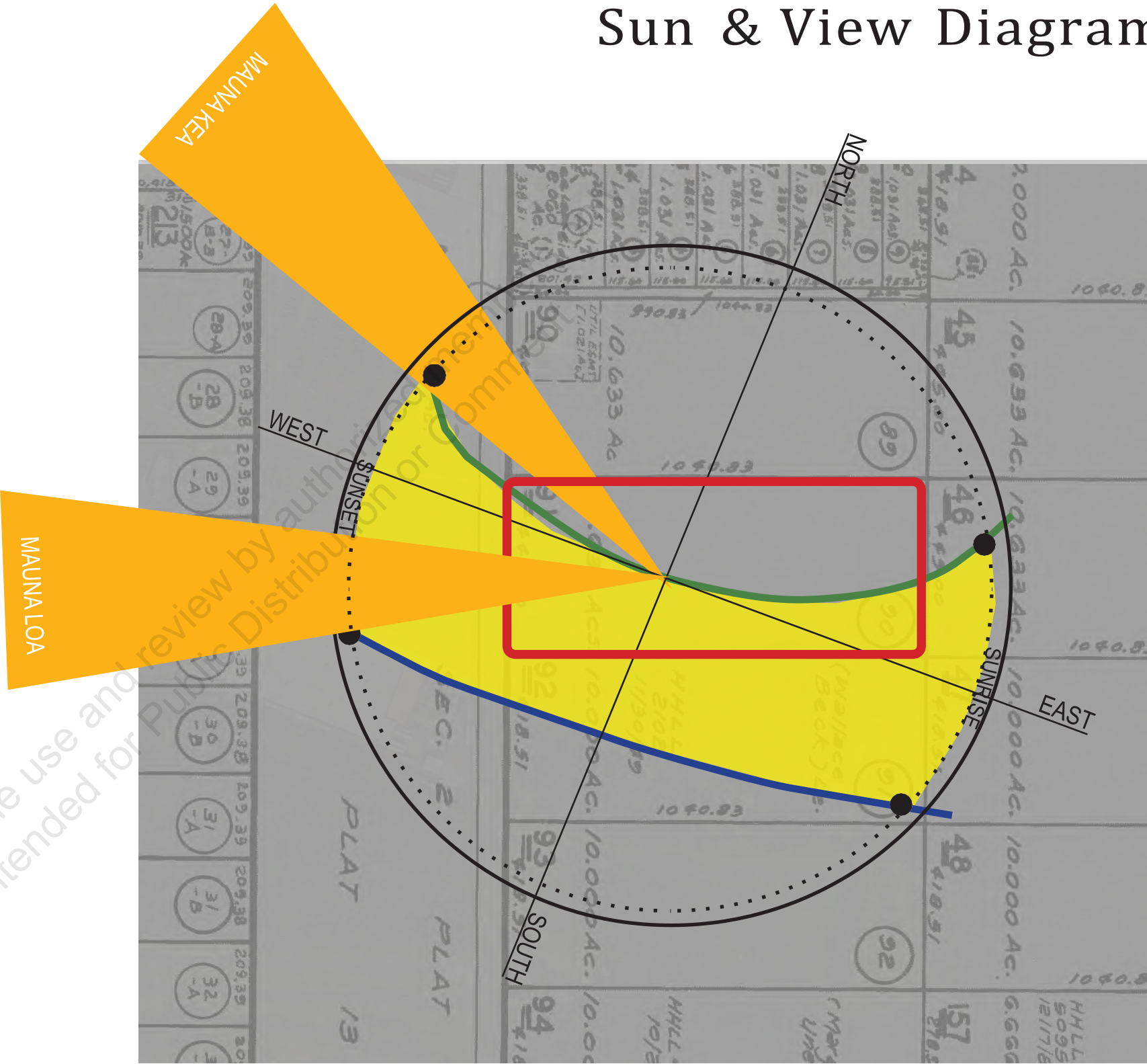


# Sun & View Diagram



Island of Hawai'i

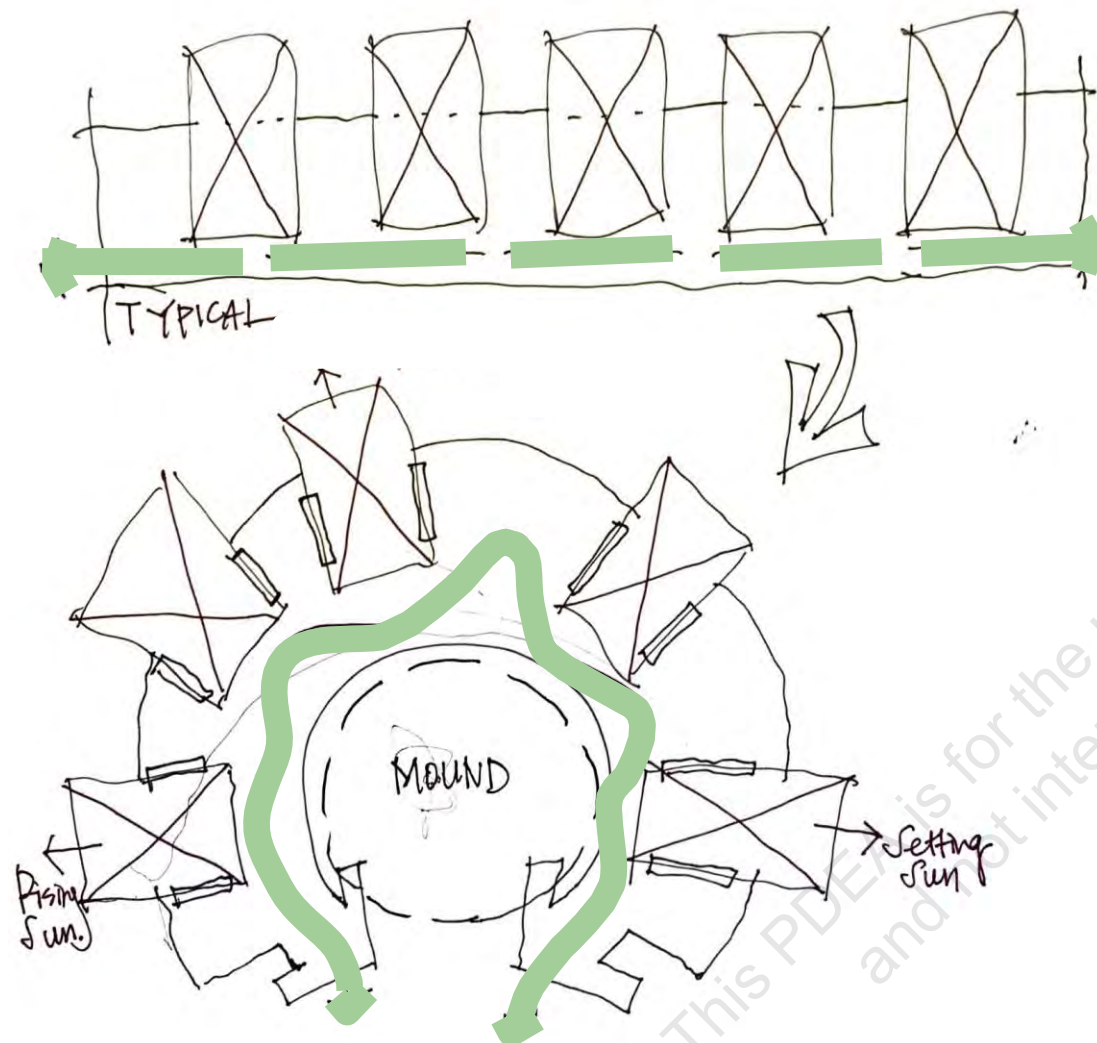
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- Site
- Summer Solstice Sun Path
- Winter Solstice Sun Path

## Design DNA

We present and embrace the **spirit of the community coming together** through **Resiliency & Agricultural Innovation**.



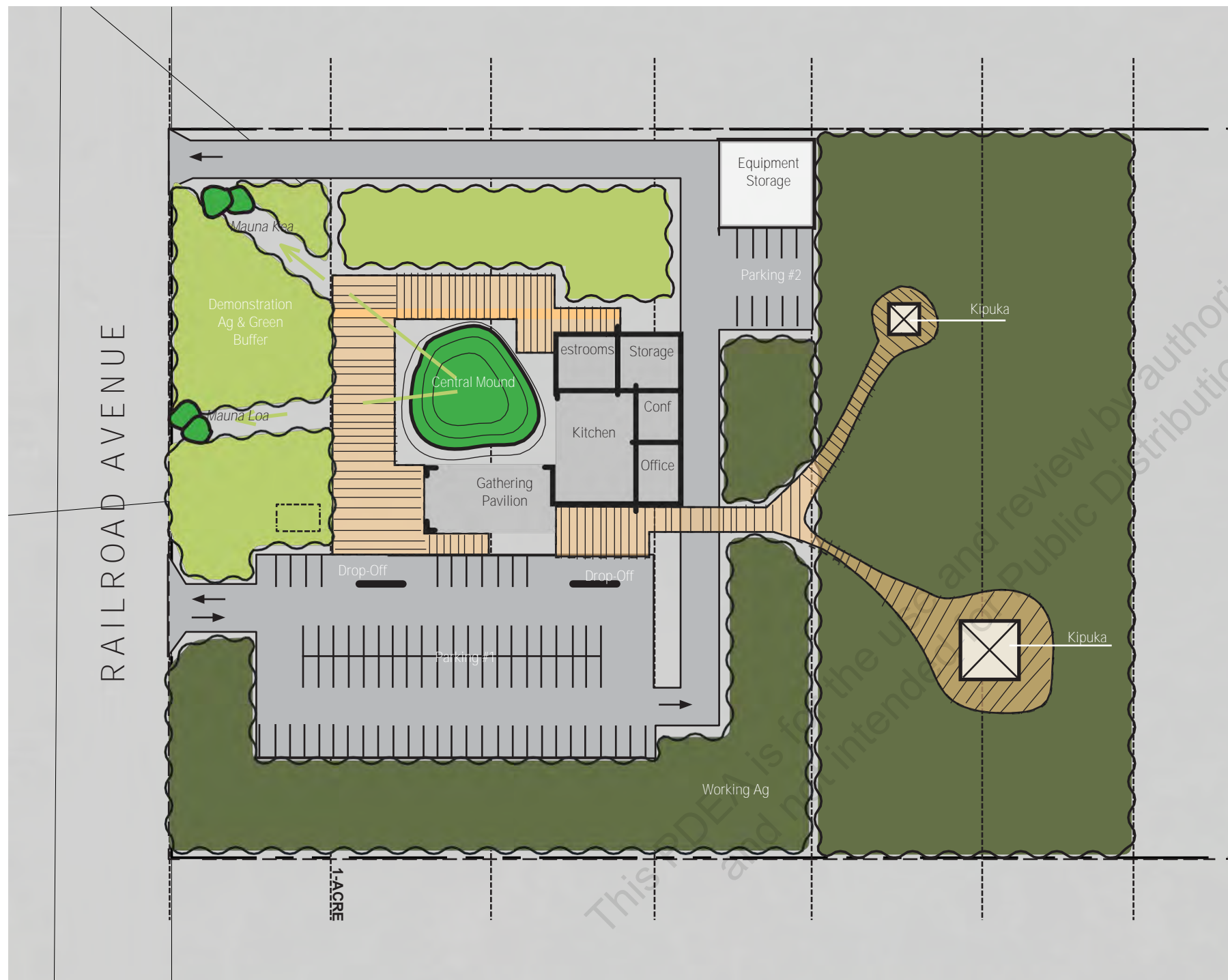
This is a place that represents shelter and the unique feeling of being safe, a **RESILIENCY HUB** that serves the community with protection and provision when they are in need.

A **CENTRAL MOUND** creates a communal space, further expressing the feeling of being protected. This open, yet secluded space, can house small to large group activities and performances.

In extension to the Central Mound, is the **LUMI** (pavilion). Depending on their use, each Lumi can grow and be flexible using sliding walls and screens.

Layering in a shared, **LIFTED LANAI**, spaces stay cooler and the ground underneath help with rain and water mitigation.





# Design DNA Diagrams

RESILIENCY HUB

CENTRAL MOUND

LUMI

LIFTED LANAI



backup  
energy &  
water here!

Protected  
crops  
for food  
security

Divert  
water  
with  
nature...  
then  
learn  
about it!

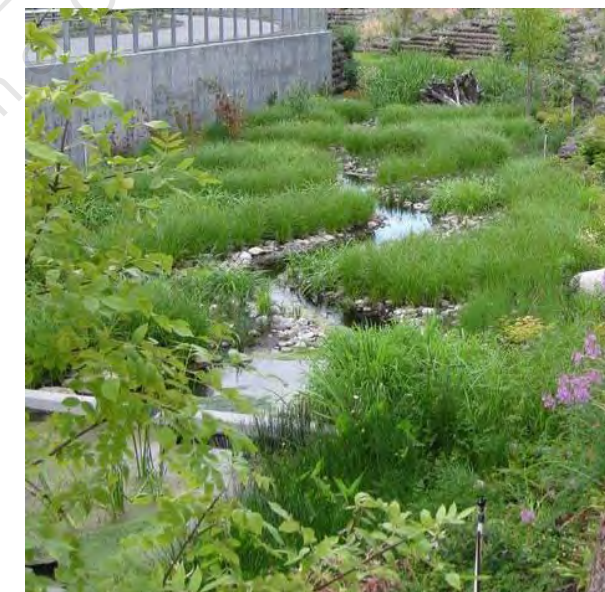
food,  
shelter &  
Wi-Fi here!

 = Green Buffer - Resilient plant species  
 = Moat or culvert to divert water

Design DNA

# RESILIENCY HUB

As a resilient strategy from hurricanes, flooding and other natural disasters, the site focuses on nature-based solutions that help mitigate wind and water. As a result, the LUMI pavilions remain as a safe and protected resource center throughout all seasons.





## CENTRAL MOUND

A central location for demonstration activities such as *Hula*, *Kilo Hōkū*, *Kilo Honua*, *Lā'au Lapa'au* (native plants), and *Ho'okani Pila* (music) - an open space for amphitheater and stepped seating. Open view towards Mauna Kea and Mauna Loa.

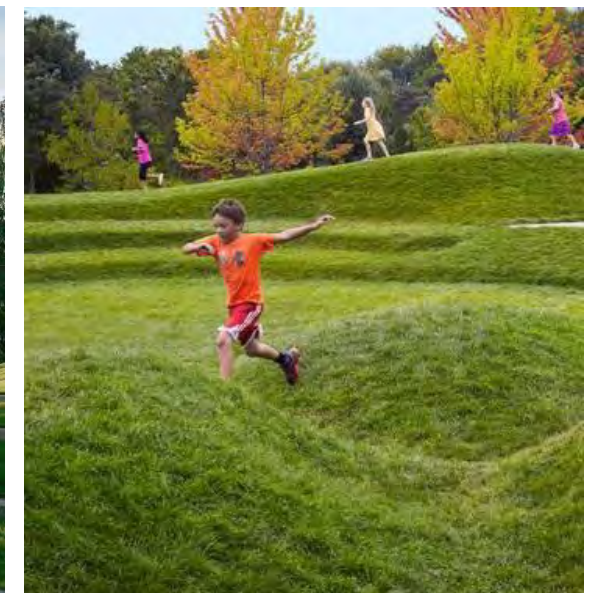
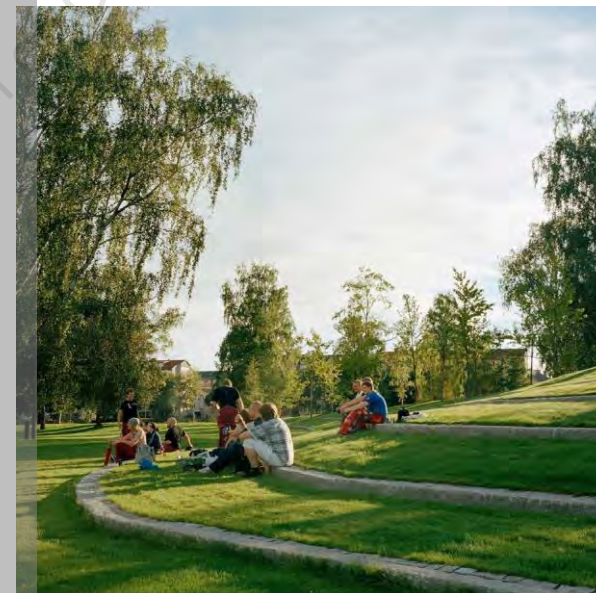
"Learning Grove"  
FOR keiki

Sit, listen &  
Enjoy

Gather  
music  
play!

RAILROAD AVENUE

Legacy Tree !

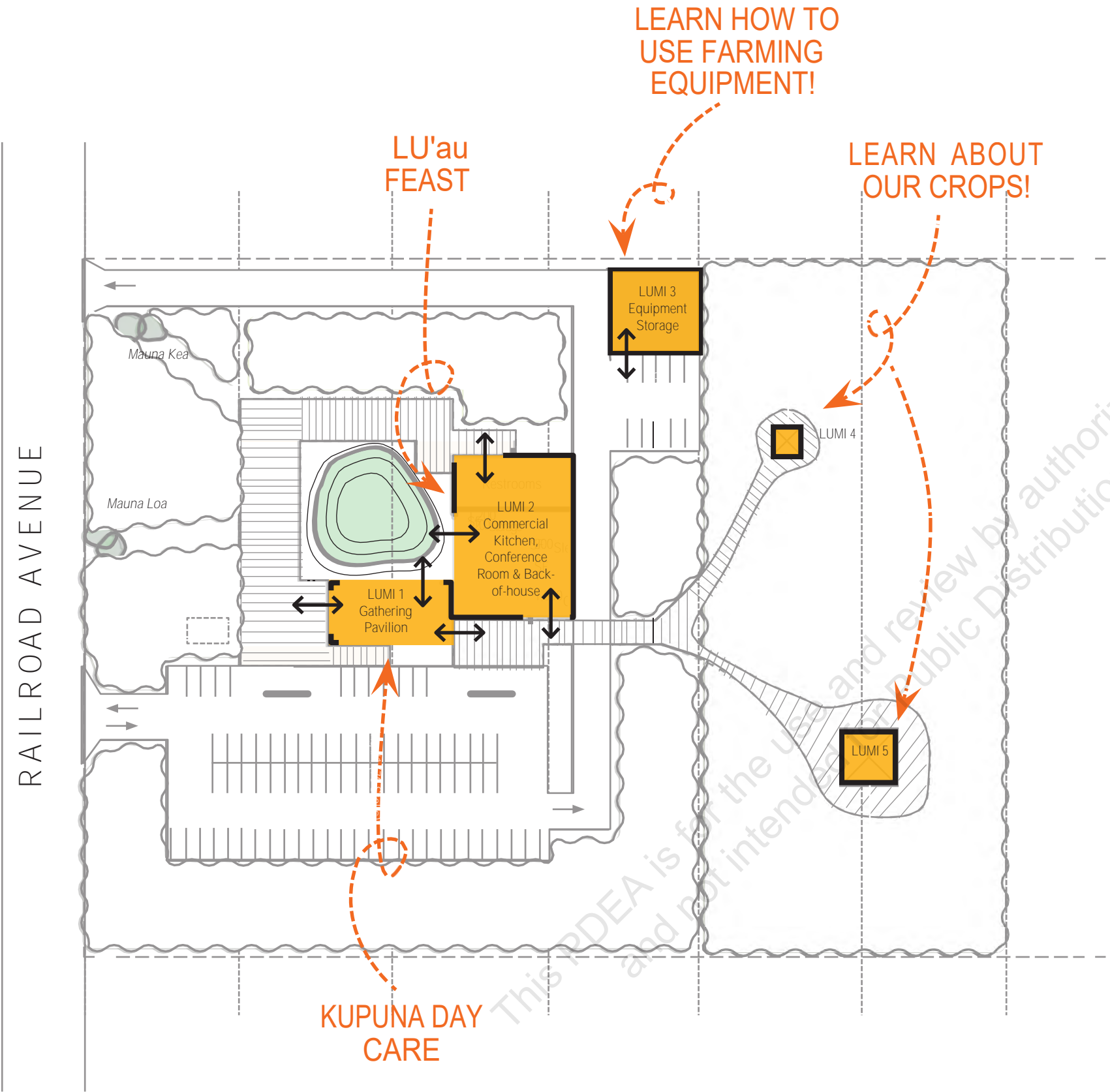




Design DNA

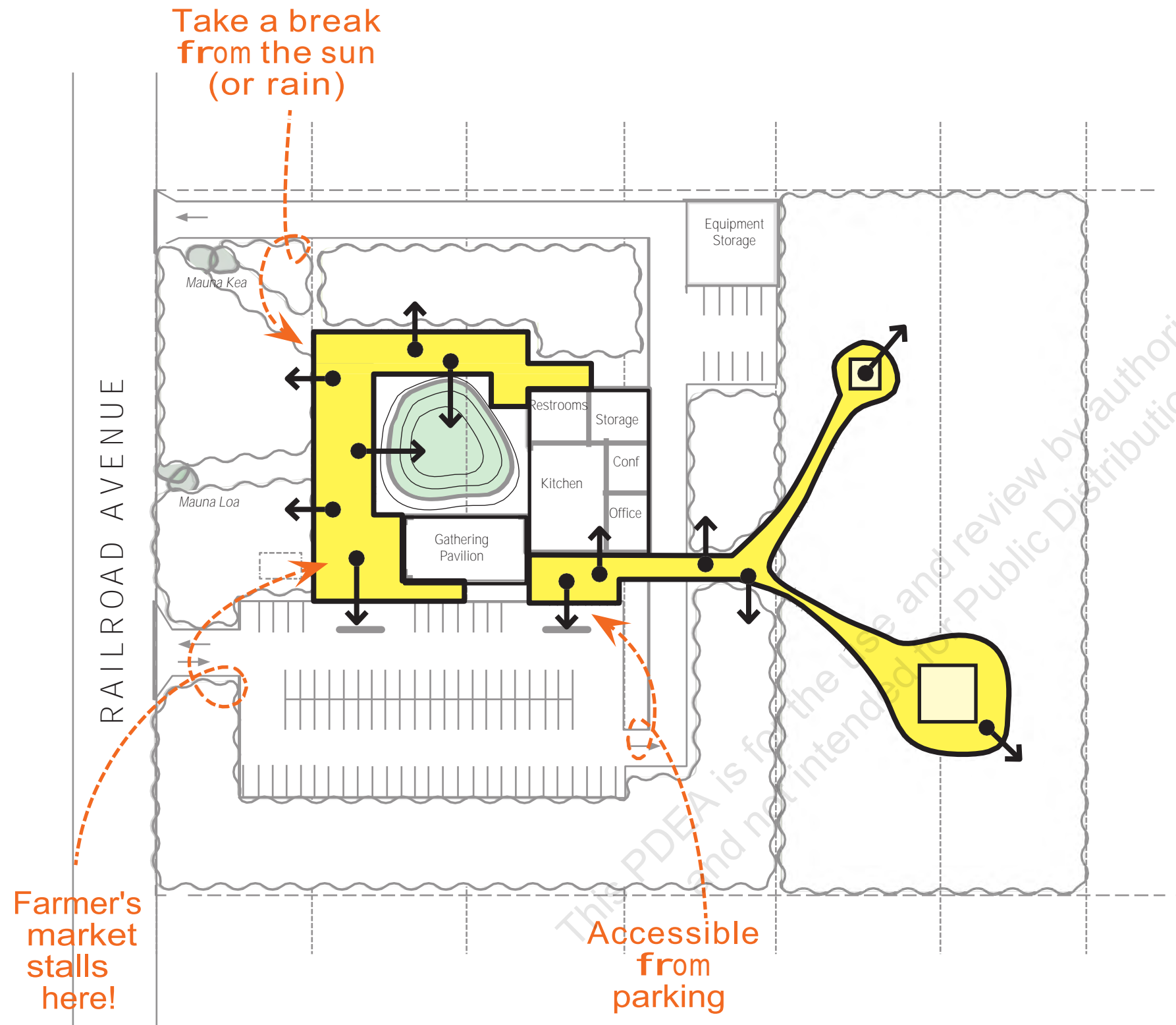
# LUMI

- Modular or *Lumi* pavilions
- LUMI 1:** *Kūpuna/Keiki* engagement activities, ‘*Ohana* gatherings, farmer's workshops (ie. Indigenous Agro-forestry, projector & screen)
  - LUMI 2:** Commercial Certified Kitchen, Restrooms, Storage, Office, Conference Rooms
  - LUMI 3:** Equipment Storage & Warehouse
  - LUMI 4 & 5:** Spaces for educators to host *Kilo* and Ag programs.



## LIFTED LANAI

A protected indoor-outdoor deck that connects all the *Lumi* pavilions together, providing additional spaces that can be used during private and public events. The *lanai* ensures ease for *Kūpuna* to find their way to their next class.





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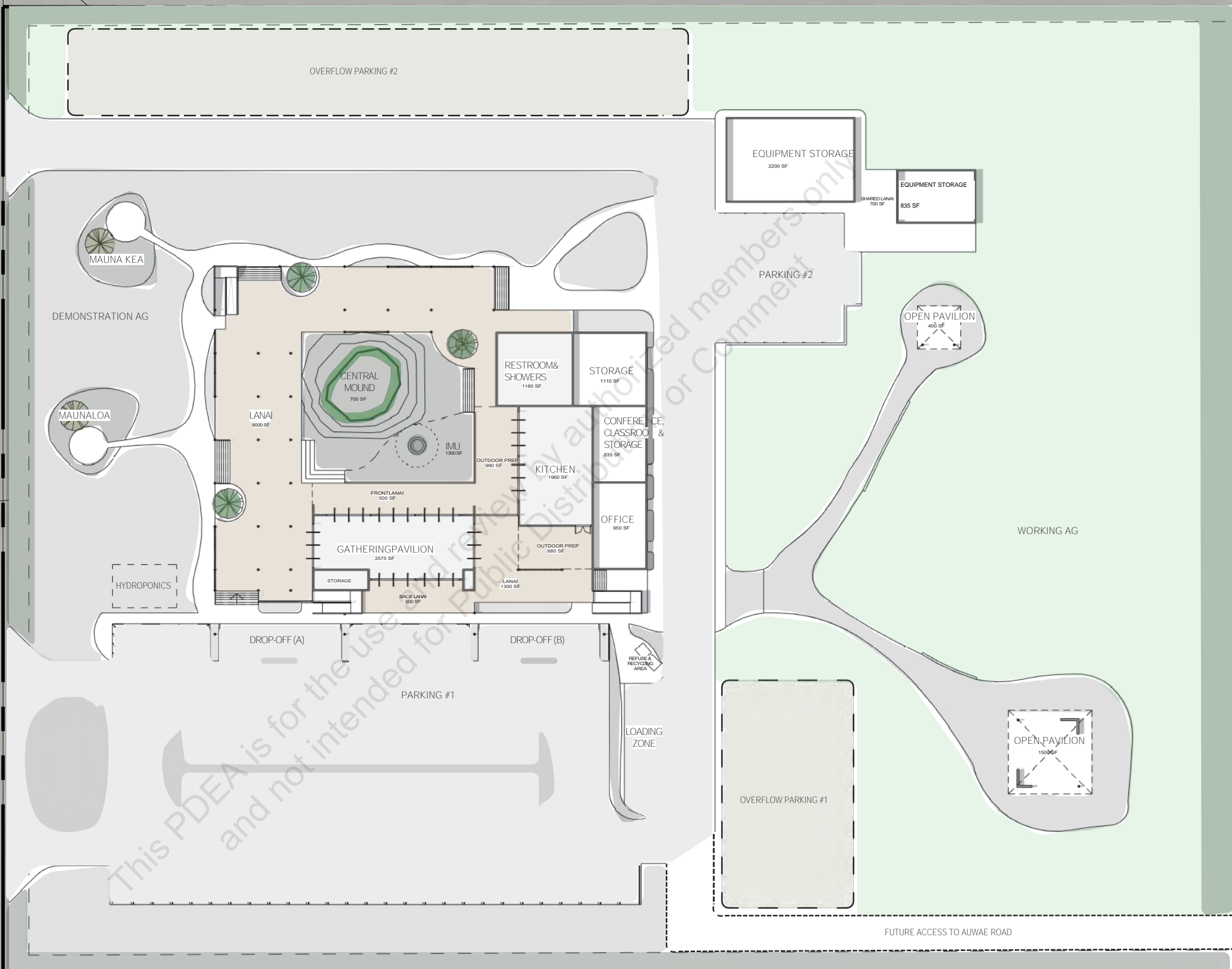
# Preliminary Masterplan



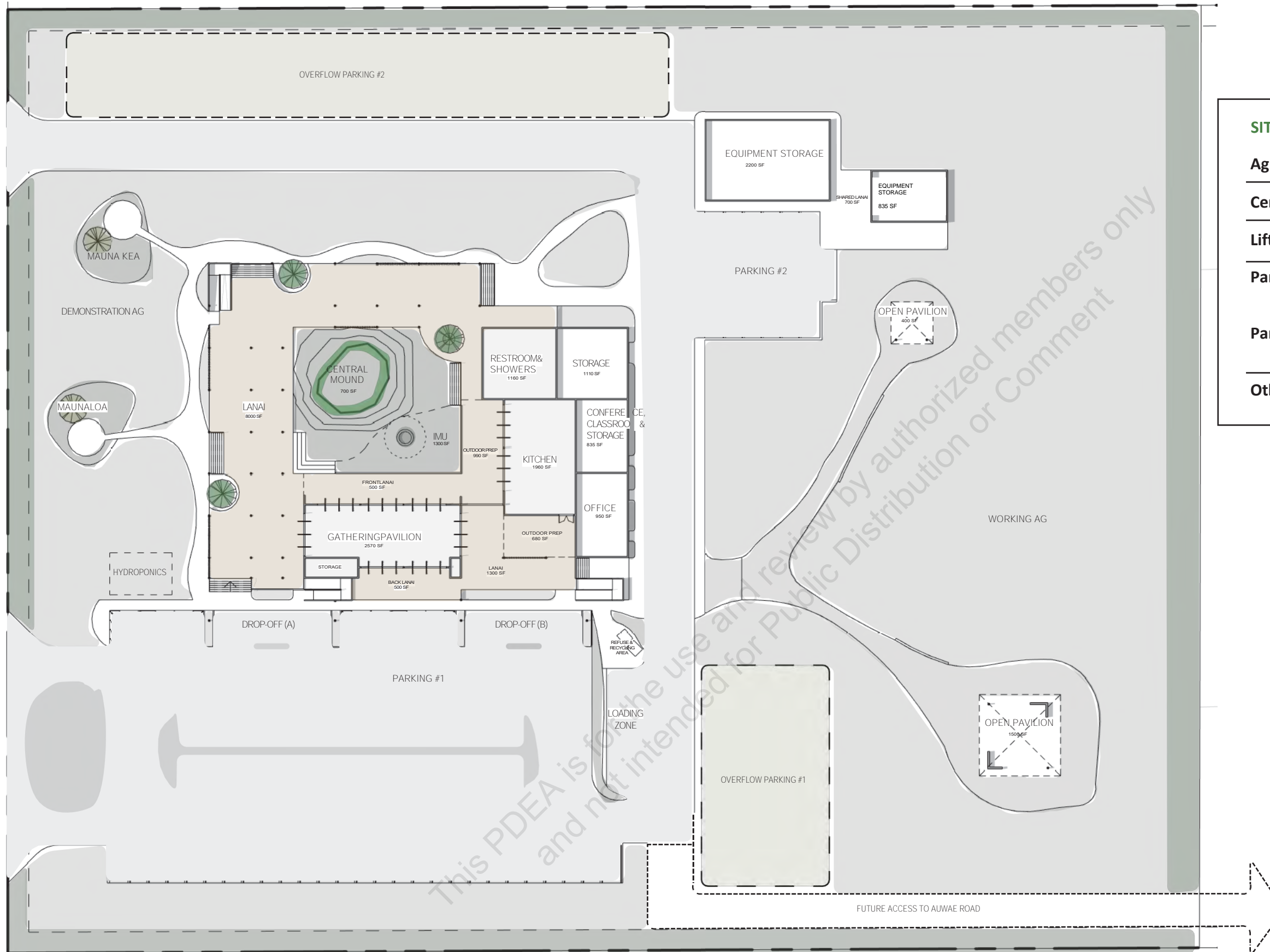


MAKA'ALA ST

RAILROAD AVENUE

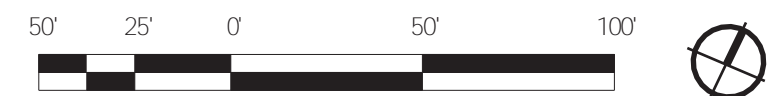


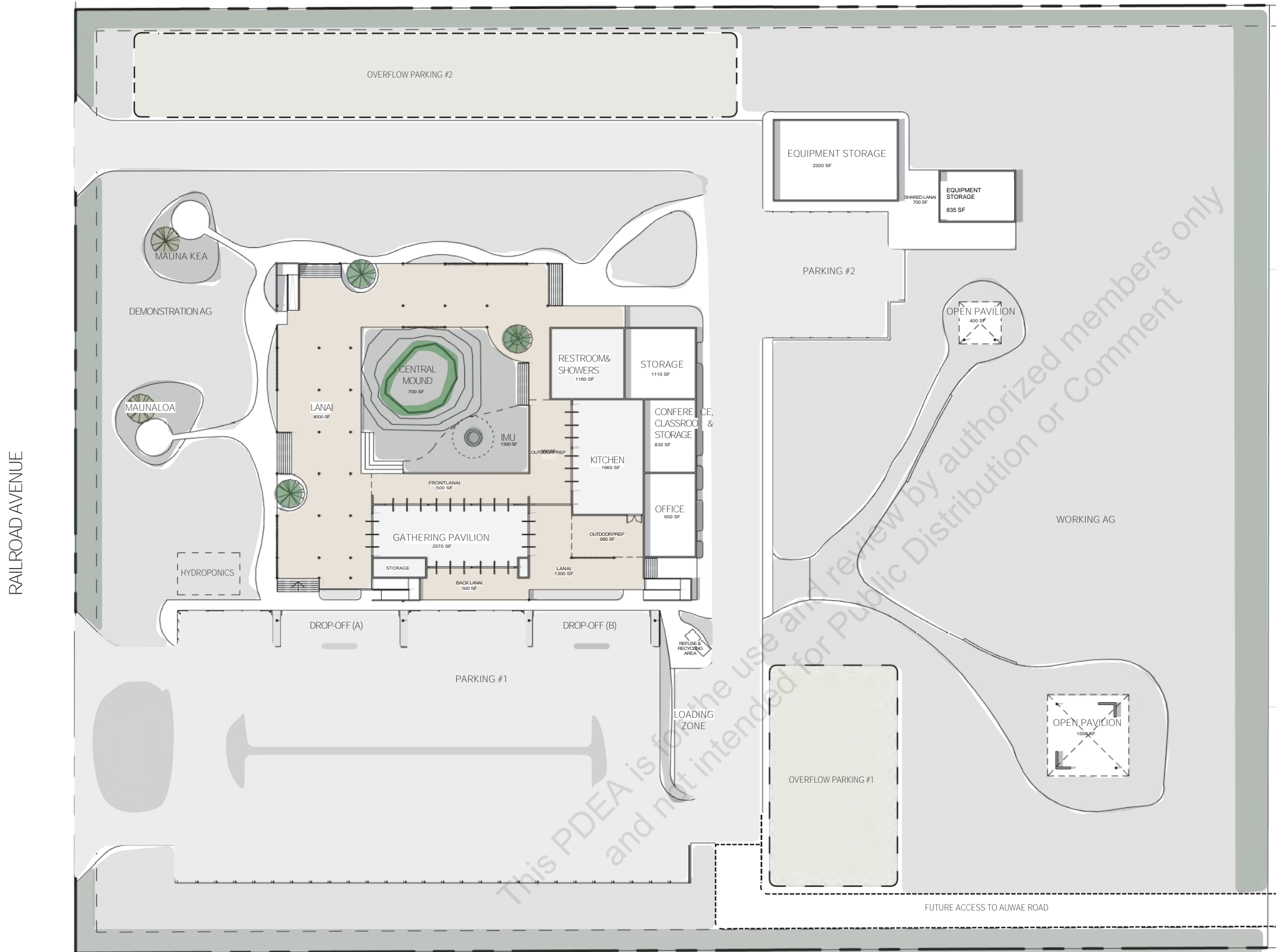




SITE FEATURES	AREA
Agriculture (Green)	152,460 SF (3.5 ACRES)
Central Mound	700 SF
Lifted Lanai (Covered, Open-Air)	8,000 SF
Parking #1 70 Stalls (Standard + ADA) Two Drop-Offs	30,000 SF
Parking #2 12 Stalls	3,000 SF
Others (Paving & Decks)	TBD

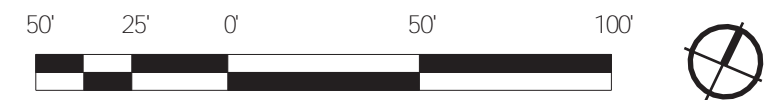
## Masterplan Site Features

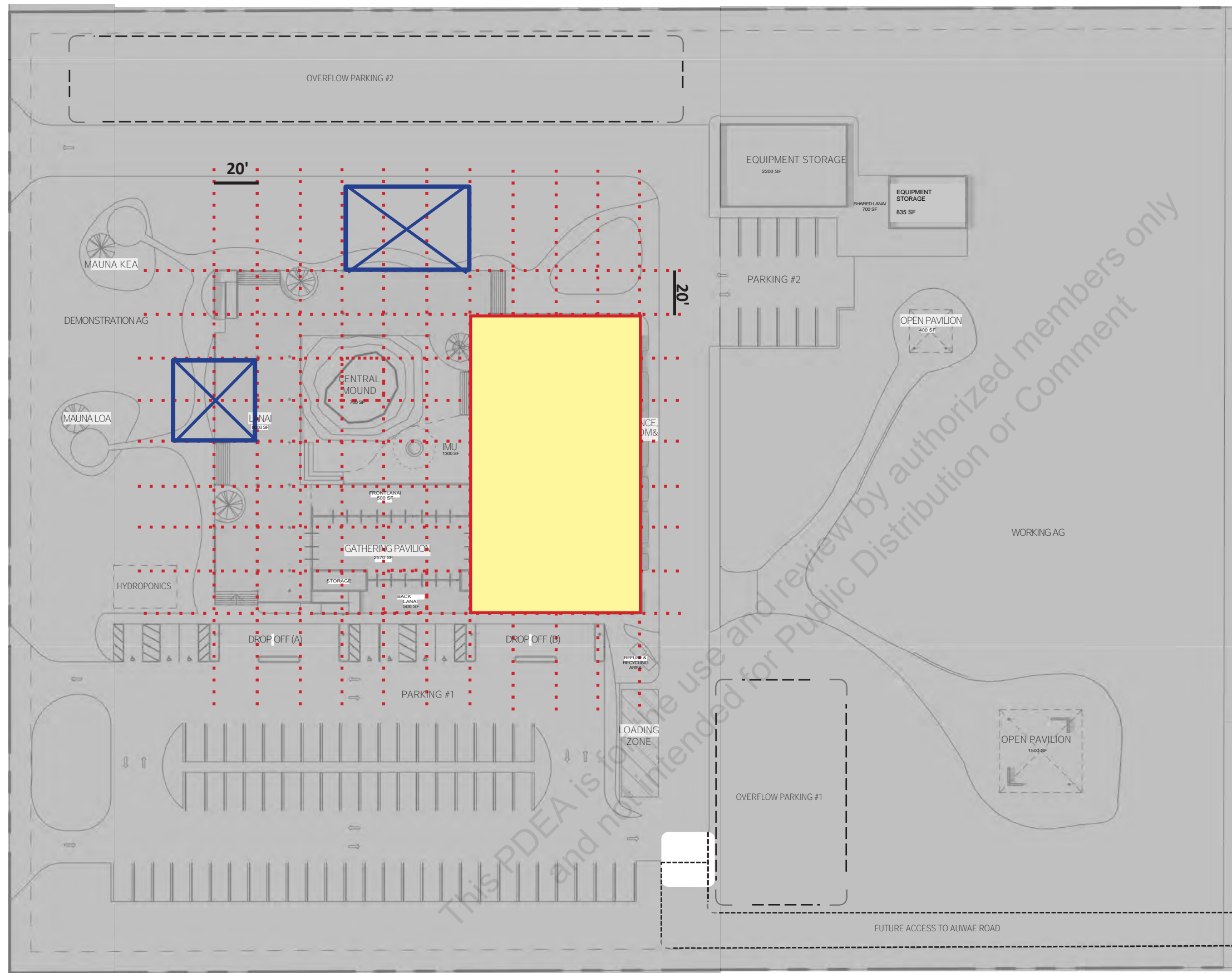




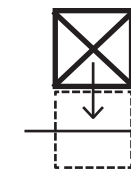
PROGRAM	AREA
Gathering Pavilion	2,570 SF
Front Lanai	500 SF
Back Lanai	500 SF
250 ppl max	3,570 SF
Commercial Certified Kitchen	1,960 SF
Outdoor Prep	1,670 SF
Process & Store/Refrigeration	
Vendor Stations	
Emergency Food Storage	
Backup Power Storage	
	3,630 SF
Imu Facility (Outdoor)	1,300 SF
Restrooms & Showers	1,160 SF
Male - Min. 3 stalls	
Female - Min. 3 stalls	
ADA - Min. 1 stall	
Office	950 SF
Storage Files	
Conference Room	835 SF
Classrooms & Storage	
Storage (Energy & Water storage)	1,110 SF
Equipment Storage/Warehouse	2,200 SF
Equipment Storage	835 SF
Open (Kipuka) Pavilions	1,900 SF
Community Use	
Educational Use	
Total =	17,490 SF

# Masterplan Program

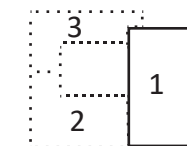




**Structural & Modular Grid**  
The hub is laid out on a structural grid of 20' intervals. This grid can be further broken down into 10' or less intervals, giving flexibility to the configuration of the structural bays.

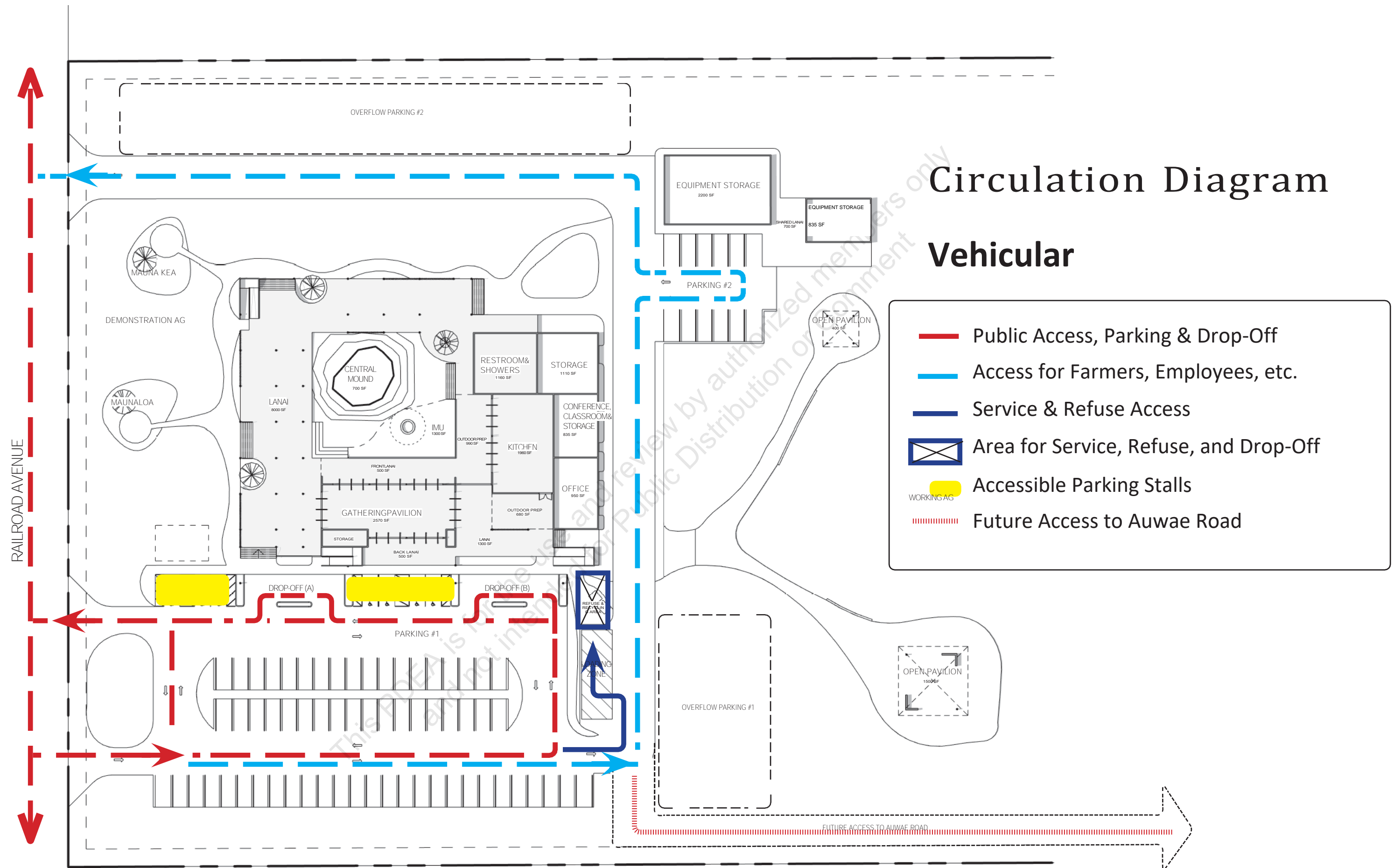


**Plug in & out**  
The advantage of building a modular system for both the Pavilions and Lanai, is adaptability. The hub can house more program and activities by simply inserting or attaching Pavilions along the Lanai.



**Planning for Phases**  
In addition to the ease and efficiency of building the hub, the grid also allows for multiple phases to be planned out. For example, Phase I (highlighted in yellow) could be built first, with the option to expand in the future.

## Structural Grid & Phasing Strategy







# Material Palette









KEAUKAHA PANA'EWA FARMERS ASSOCIATION

# Resiliency & Agricultural Innovation Hub





# 3D Massing Study



1-Entry



2-Drop Off (A)



3-Drop Off (B)



4-Lifted Lanai



5-Gathering Pavilion



6-Courtyard



7-Kitchen



8-Ag Access



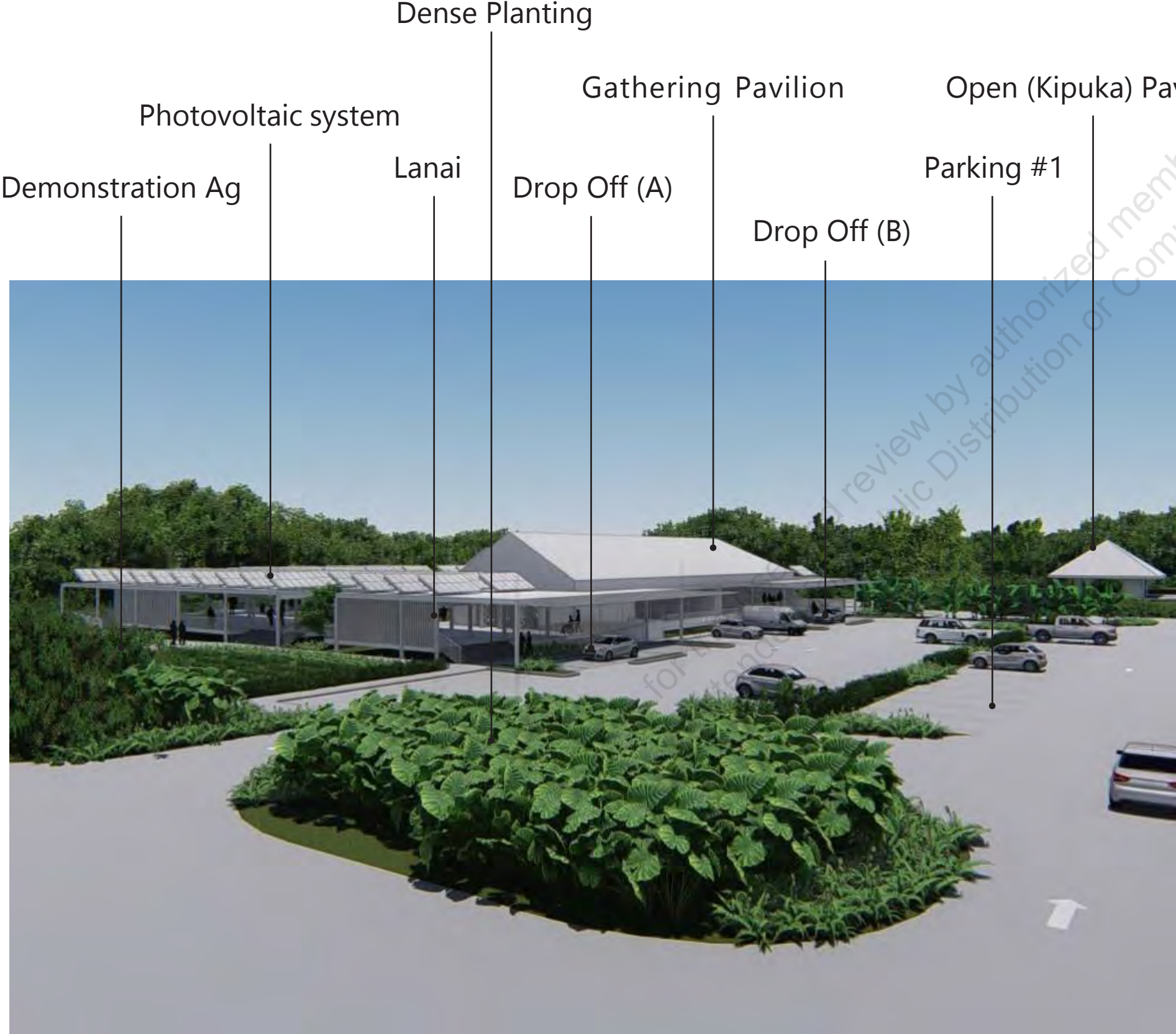
9-Equipment Warehouse



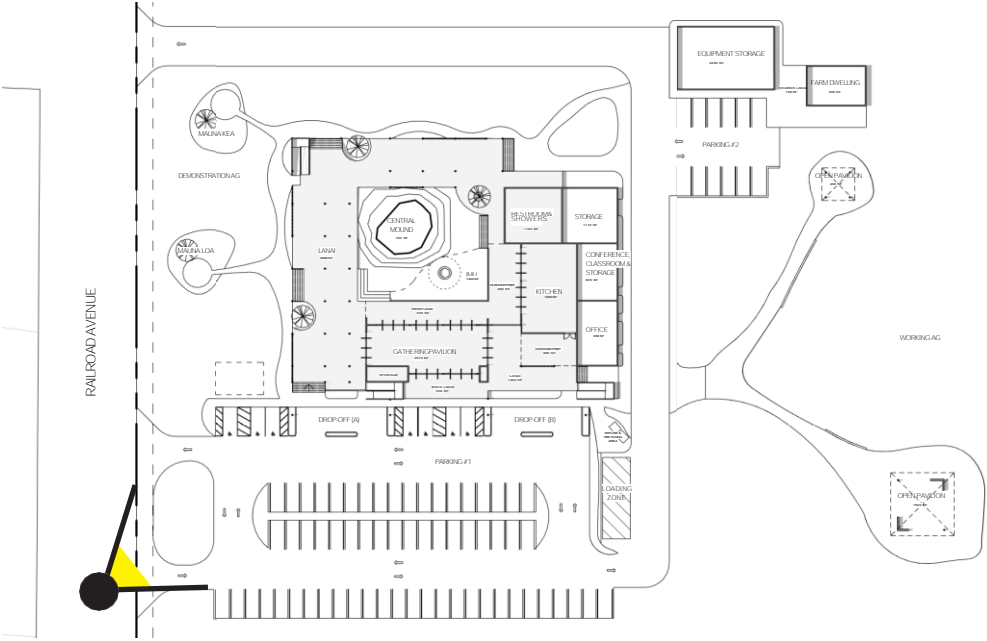
10-Ag Pavilions



# 1 Entry



Key:

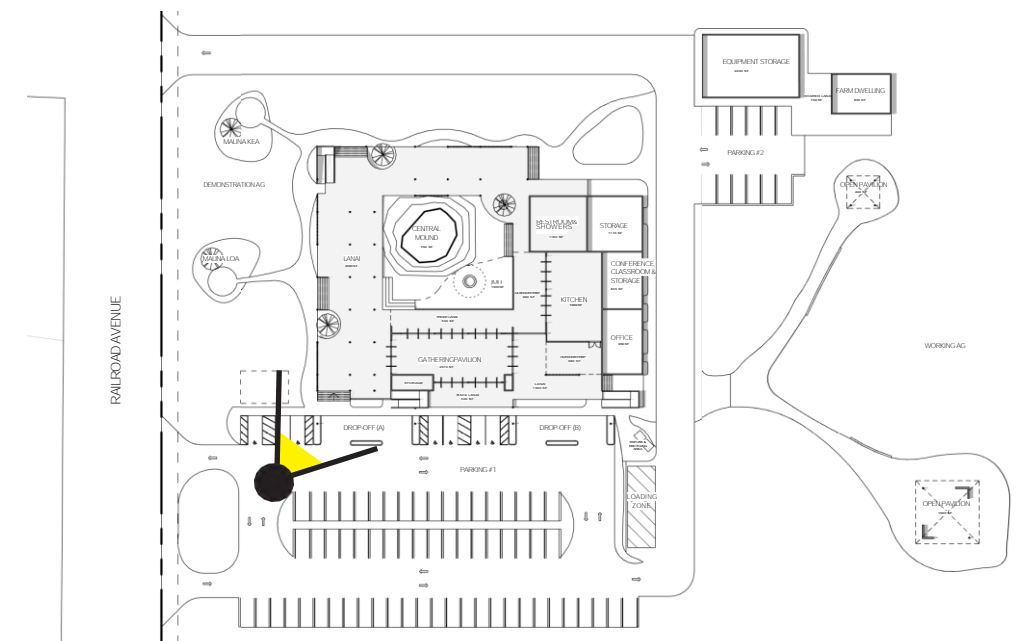


# 2

## Drop Off (A)



Key:

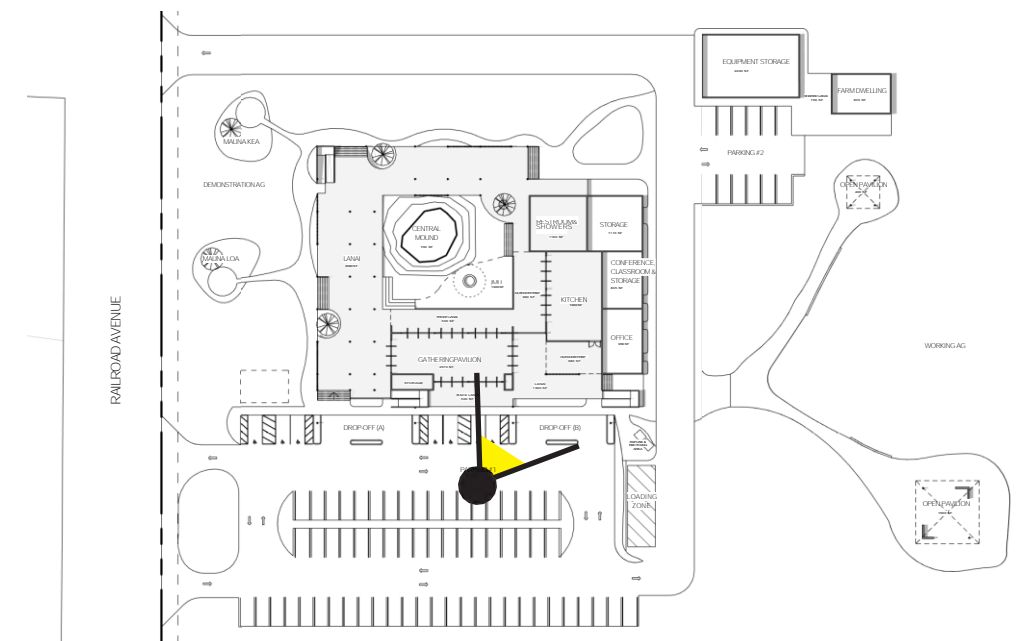




# 3 Drop Off (B)



Key:





# 4 Lifted Lanai

Open View towards  
Demonstration Ag &  
Gardens

Post & Beam  
Construction

Trellis System

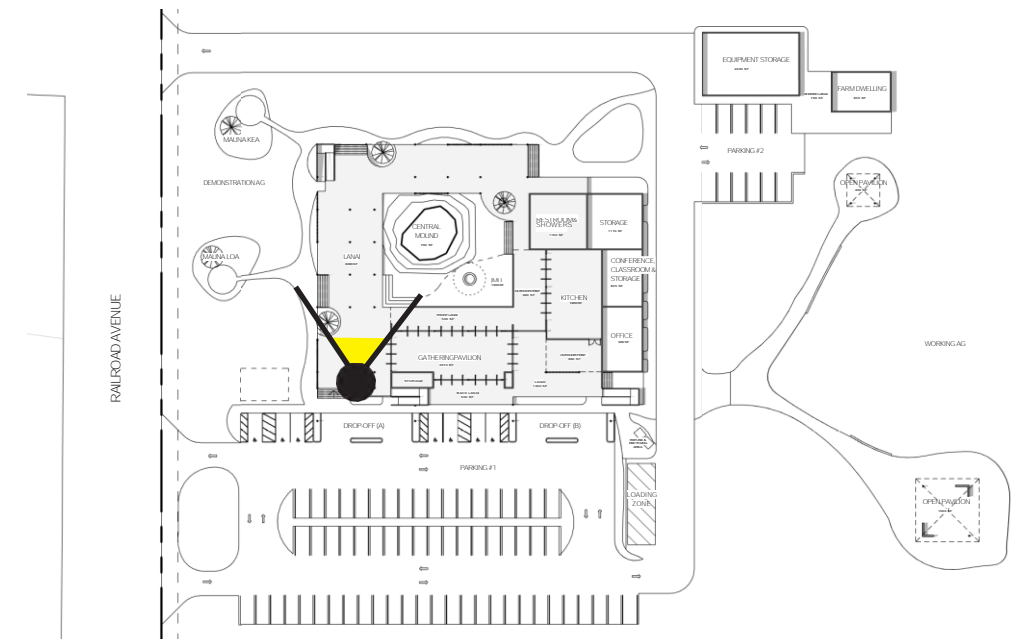
Open to Gathering  
Pavilion

Space for Market Stalls

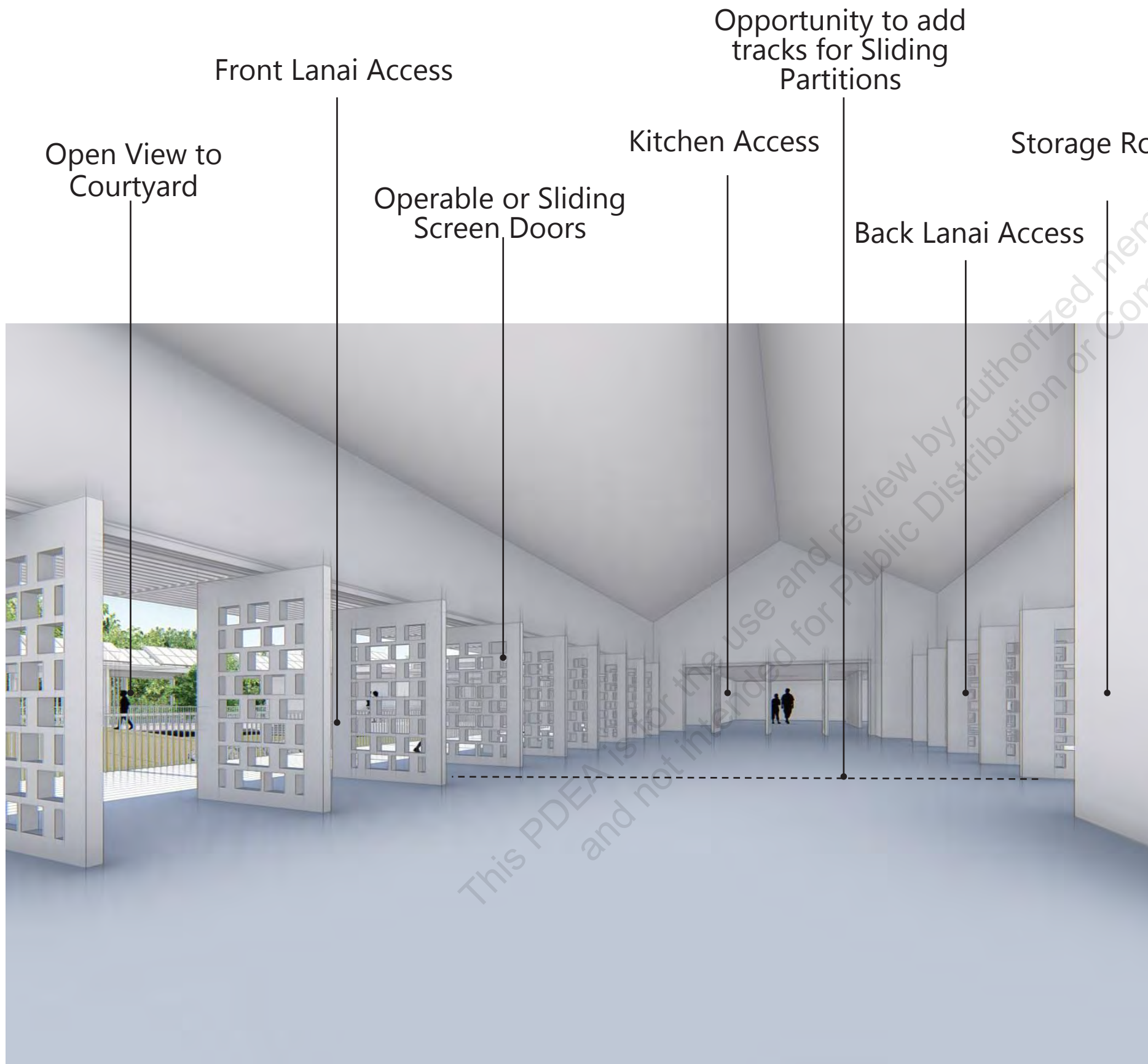
Courtyard



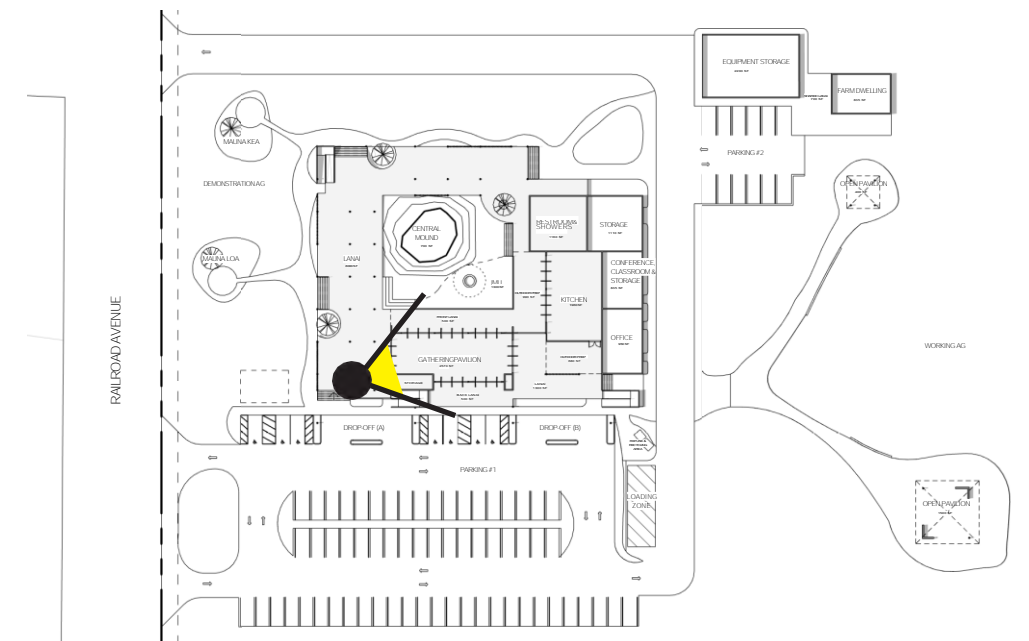
Key:



# 5 Gathering Pavilion

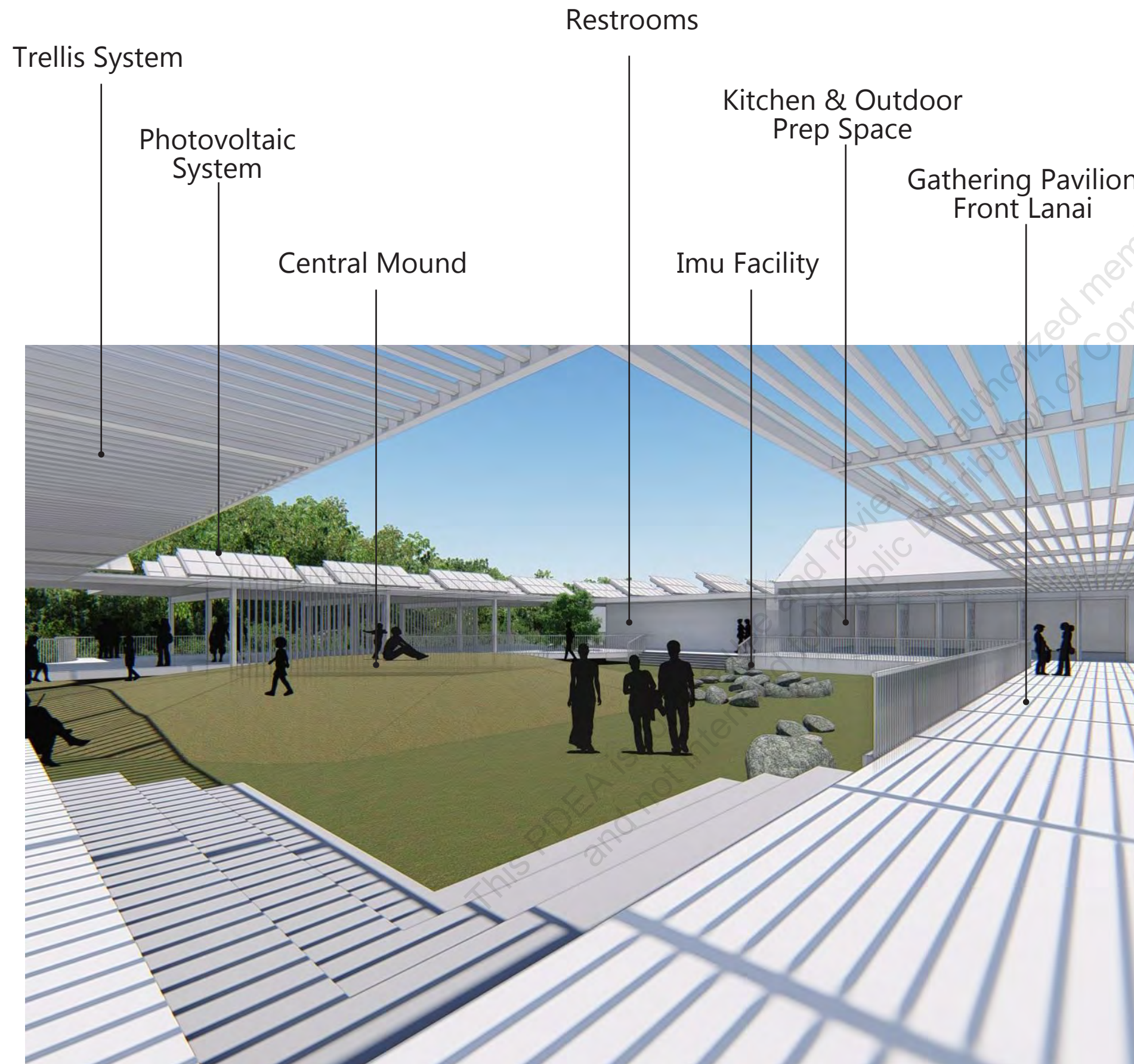


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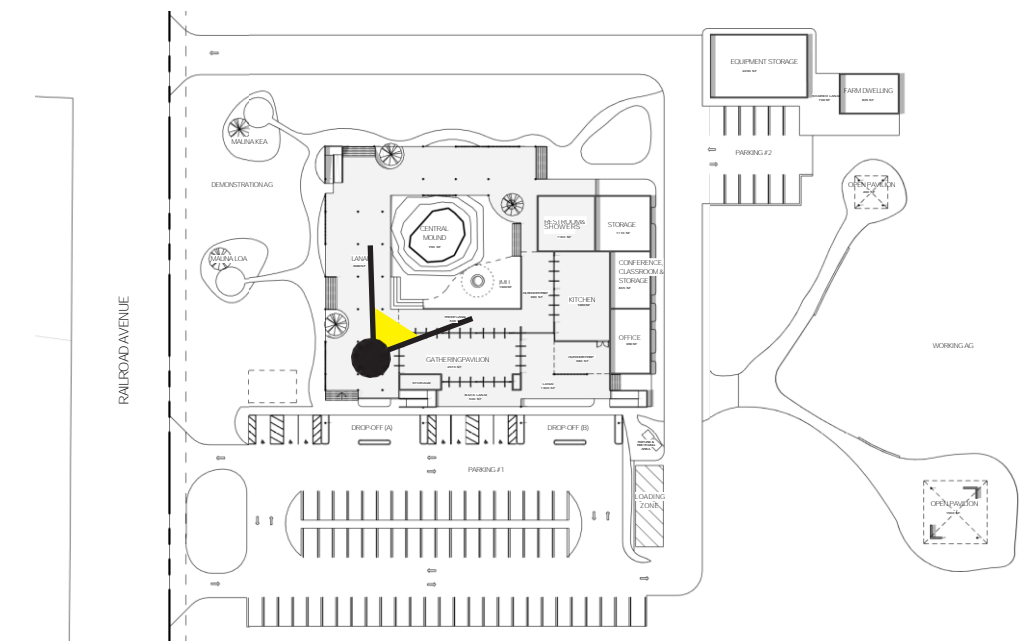




# 6 Courtyard

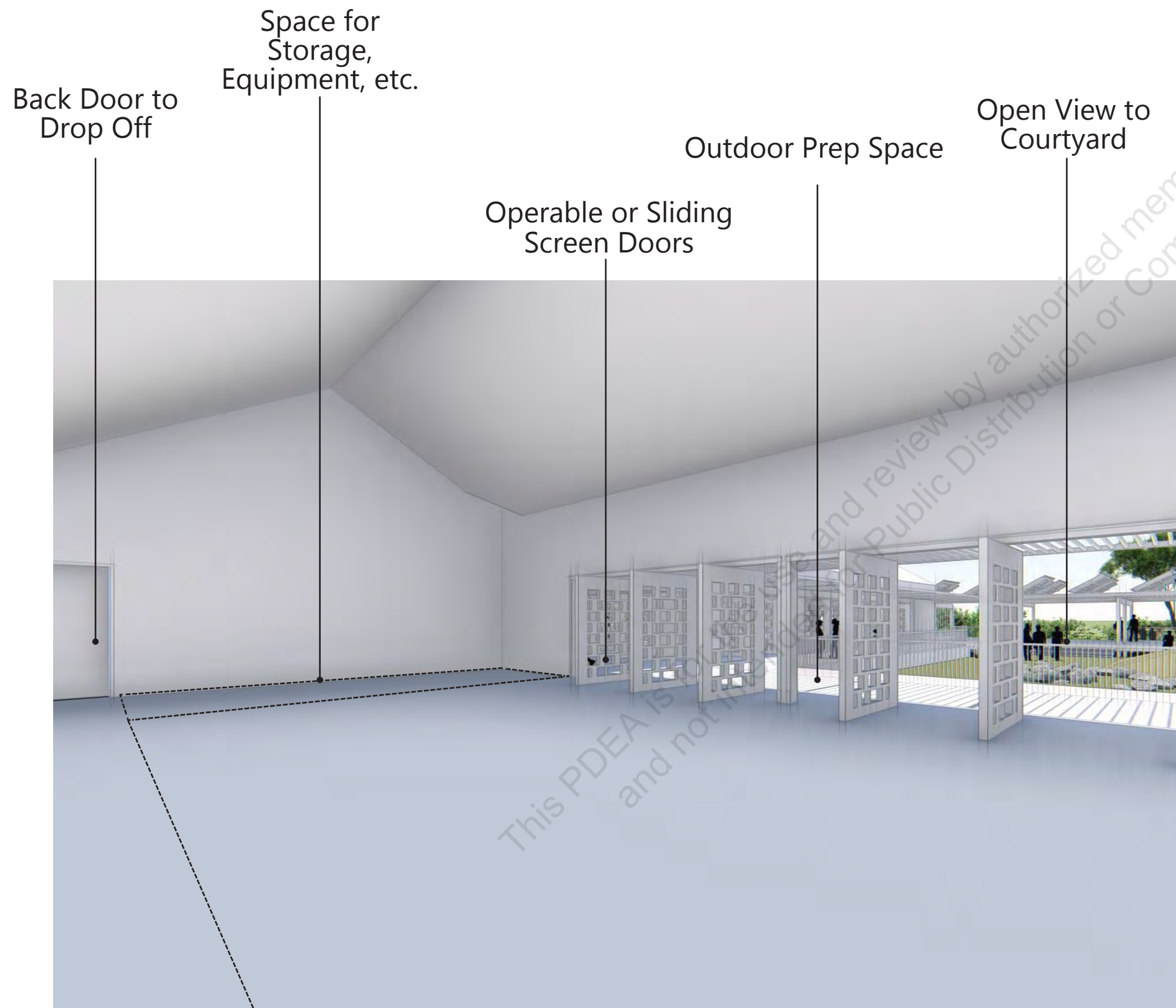


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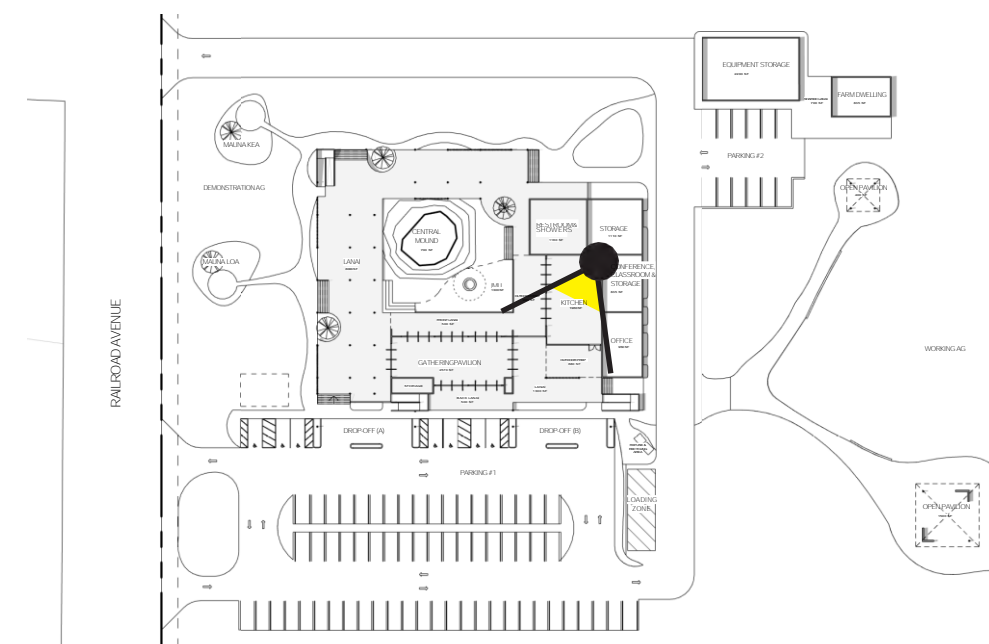


# 7

## Commercial Kitchen



Key:





# 8

## Ag & Gardens

Dense Planting  
for Noise Buffer

Demonstration  
Ag

Mauna Loa Legacy  
Tree & Garden

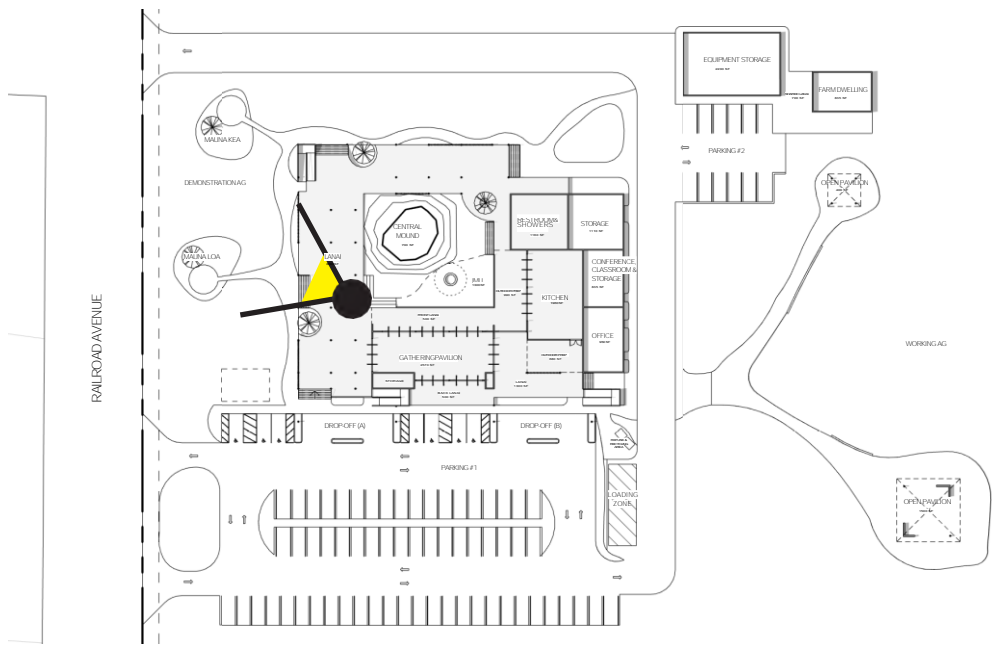
Paved Pathway

Mauna Kea  
Legacy Tree &  
Garden

Lifted Lanai

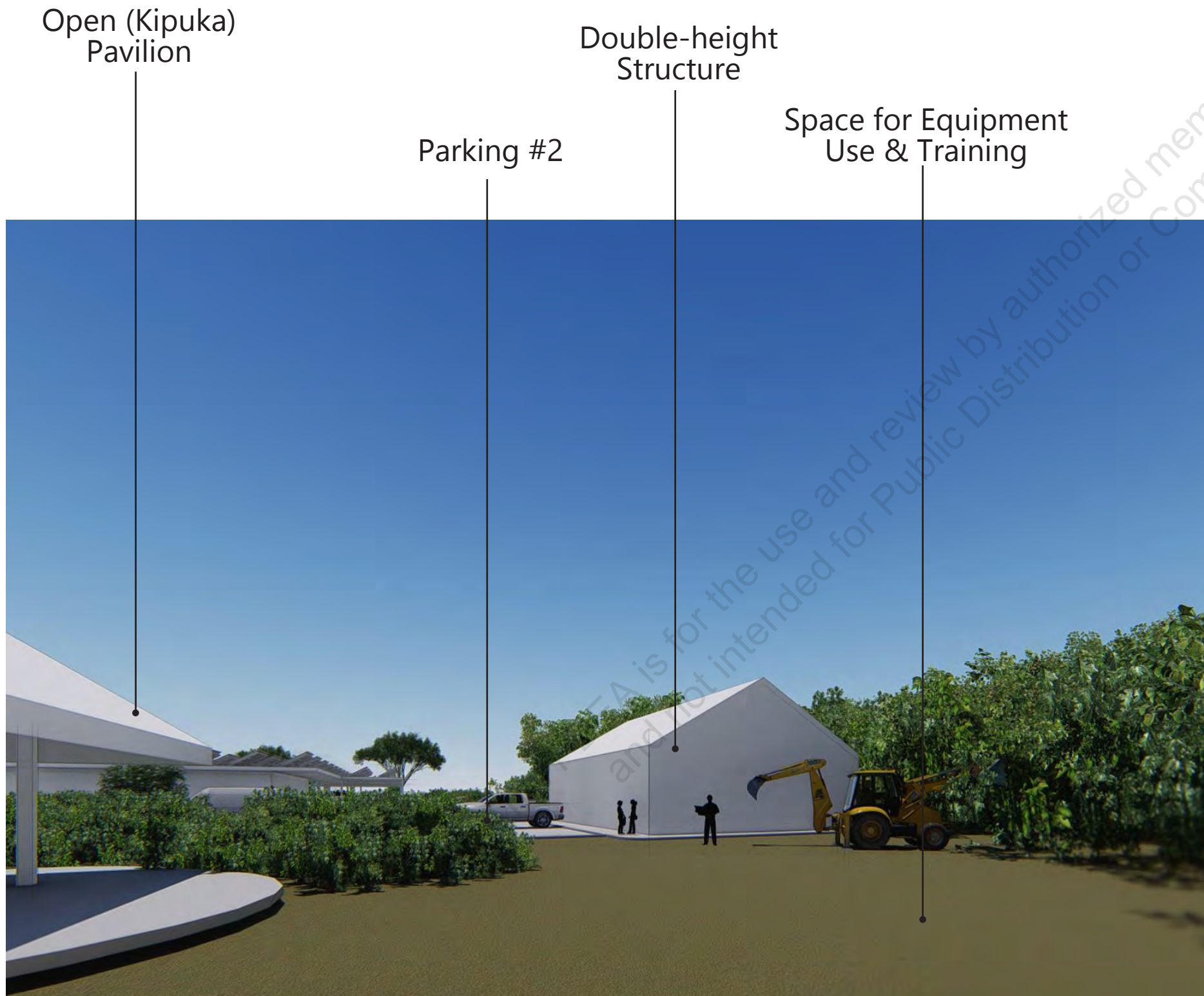


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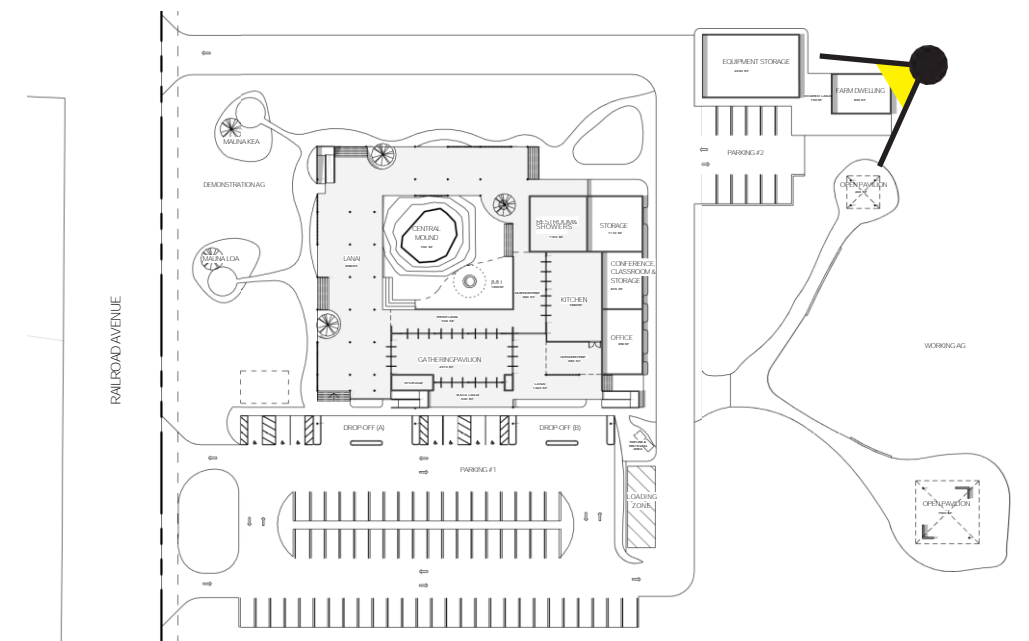


# 9

## Equipment Warehouse

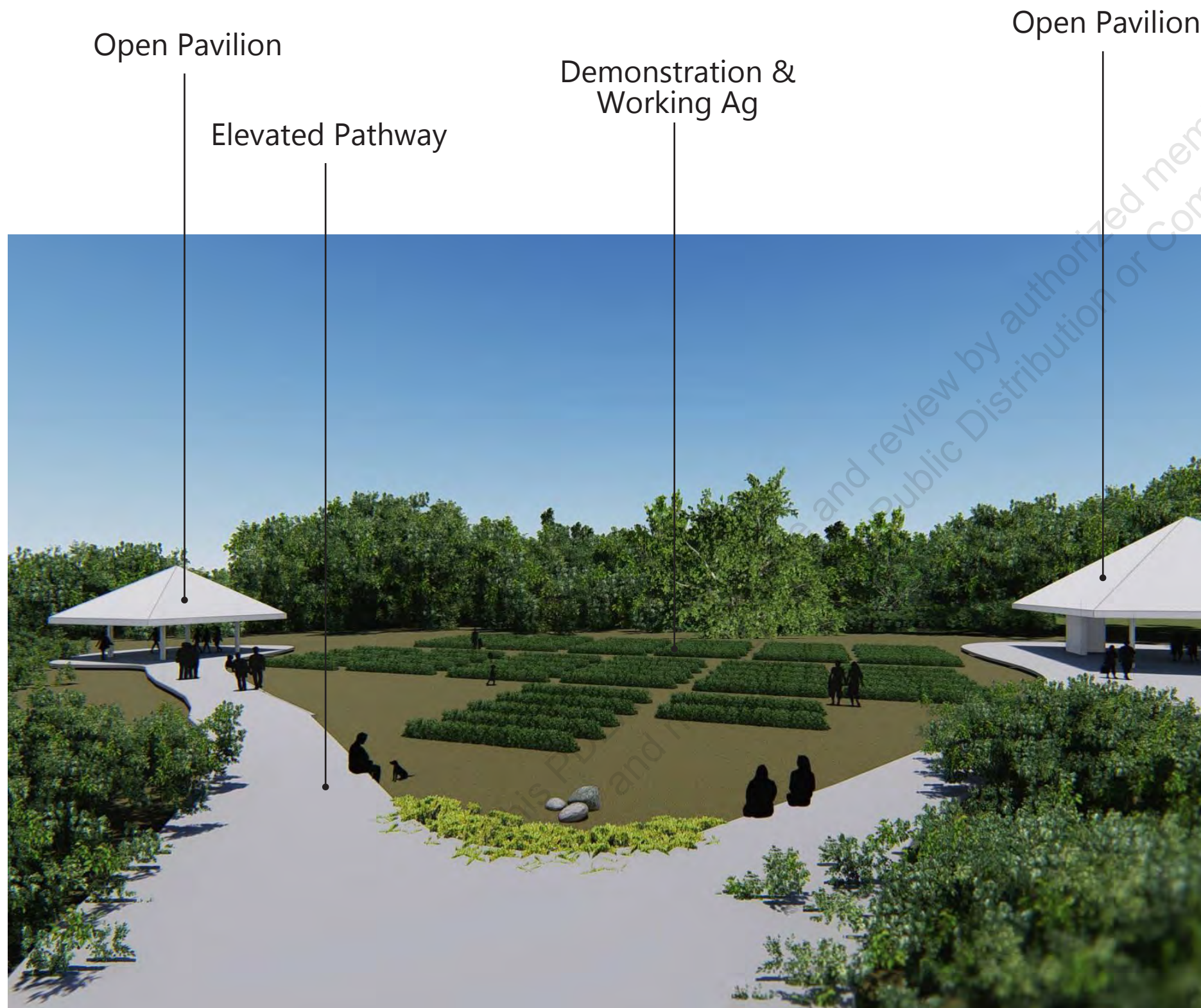


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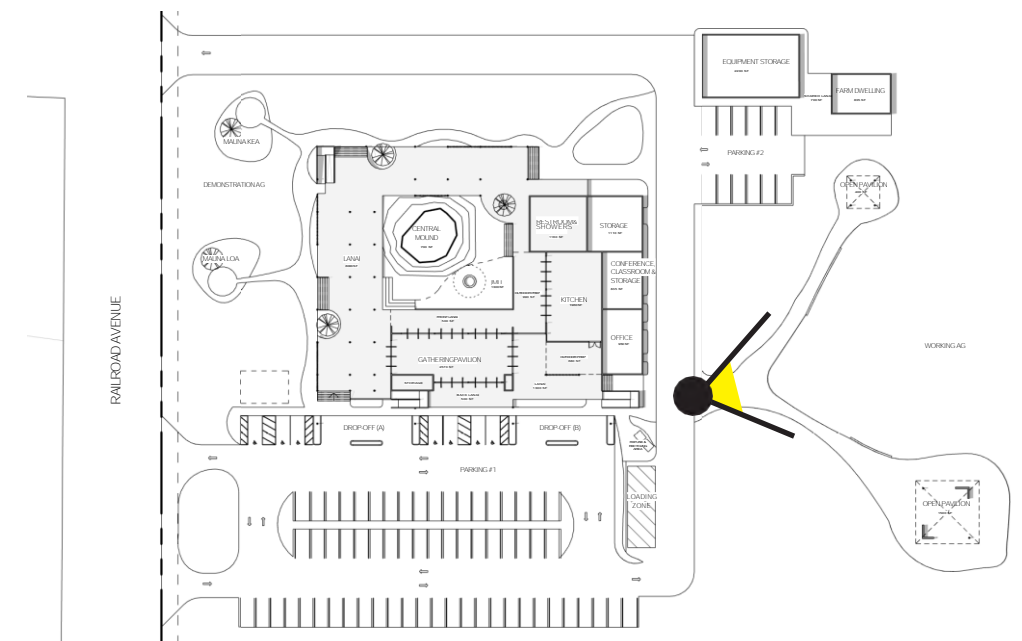




# 10 Open Pavilions



Key:





KEAUKAHA PANA'EWA FARMERS ASSOCIATION

# Resiliency & Agricultural Innovation Hub







SITE FEATURES		AREA
Agriculture (Green)		152,460 SF (3.5 ACRES)
Central Mound		5,000 SF
Lifted Lanai (Covered, Open-Air)		23,000 SF
Parking #1	70 Stalls (Standard + ADA)	30,000 SF
	Two Drop-Offs	
Parking #2		3,000 SF
10 Stalls		
PROGRAM		AREA
Gathering Pavilion		3,500 SF
200 ppl max		
Commercial Certified Kitchen		3,500 SF
Imu Facility		
Process & Store/Refrigeration		
Vendor Stations		
Emergency Food Storage		
Backup Power Storage		
Restrooms		1,200 SF
Male - Min. 3 stalls		
Female - Min. 3 stalls		
ADA - Min. 1 stall		
Office		1,000 SF
Storage Files		
Sleeping Quarters		800 SF
Min. One Bedroom		
Storage (Energy & Water storage)		1,200 SF
Equipment Storage/Warehouse		3,000 SF
Kipuka Pavilions		1,900 SF
Community Use		
Educational Use		
Total =		16,100 SF

SUPERSEDED





# Notes from Charrette (6/21/2021)

Programs happening on site:

- Agricultural workshops – Agricultural Education & Resource Center to include market
- Resiliency Center - Disaster preparedness training
- Community meetings, celebrations
- IT Resource & internet services– “Bring resources to community”
- Kupuna programming
- Facilities rentable to other organizations for their programming specific to neighbor/native Hawaiian community (would need revenue for maintenance)

Part of Phase one

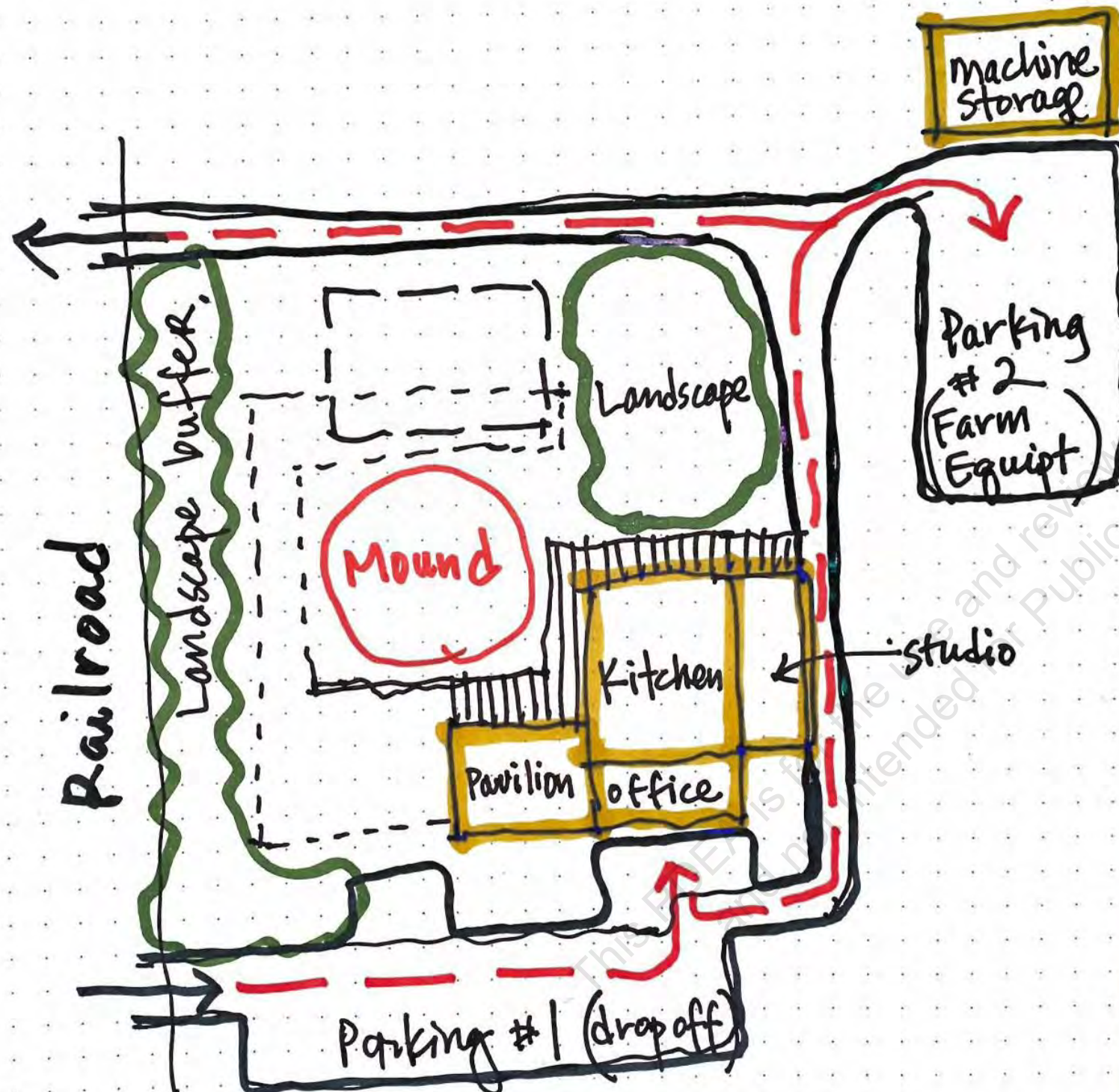
- To clear one acre and complete polyforestry demonstration project
- Continue hydroponics training

Phase 1: Kitchen, storage, office

- Provide economic food security
- To have own Ag Homestead community to build sustainable food source
- Large community garden with educational resource center

Current masterplan

- Consider road noise, create larger setback or landscape buffer
- Consider PV at awning or covered parking stalls

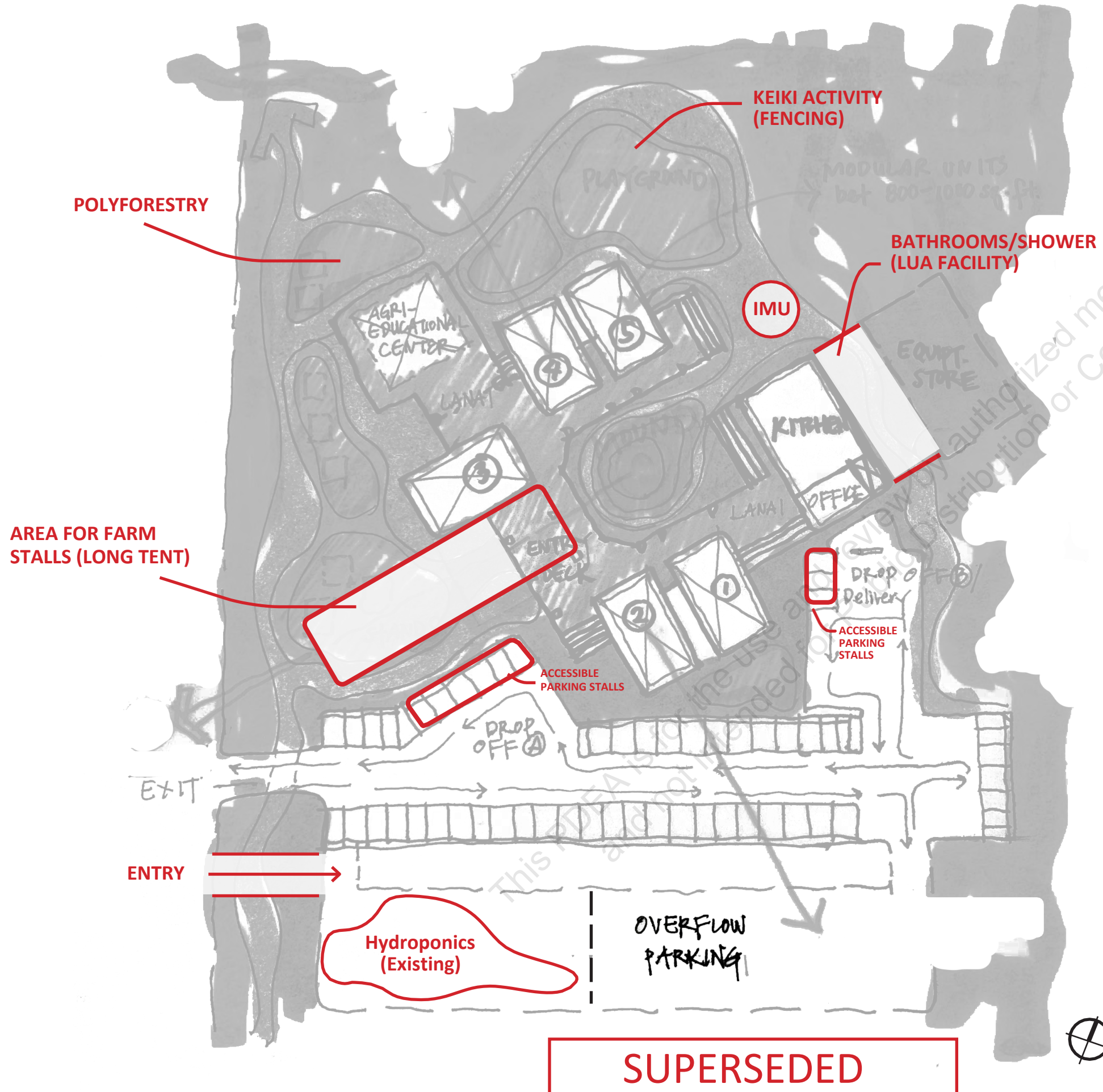
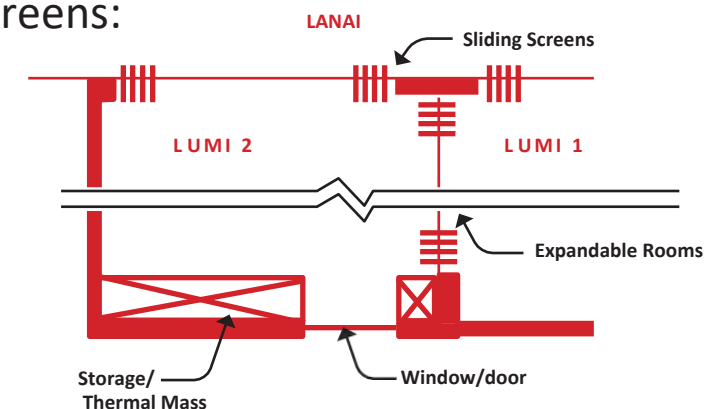


**SUPERSEDED**



# Notes from Charrette (10/17/2020)

- Masterplan to show future expansion from 1 acre to 10 acres (site is 2 acre X 5 acre deep), strategic planning needed for phase 2
- Parking capacity = 100 max.
- Occupancy capacity = 80 ppl max. (phase 1), 300 ppl max (*Lū'au*/weddings)
- Site to act as resilient hub for long and short term disasters
- Solar panels and backup energy systems to be integrated, storage for batteries needed
- Rainwater catchment & recycling system to be integrated, consider integrating with Agri-educational Center for *keiki* education
- Existing hydroponics to be retained
- *Imu* needed for fundraisers and rental
- Consider security - metal gates to close off portions of site
- Each *Lumi* Pavilion to have independent storage space (tables/chairs) & sliding screens:



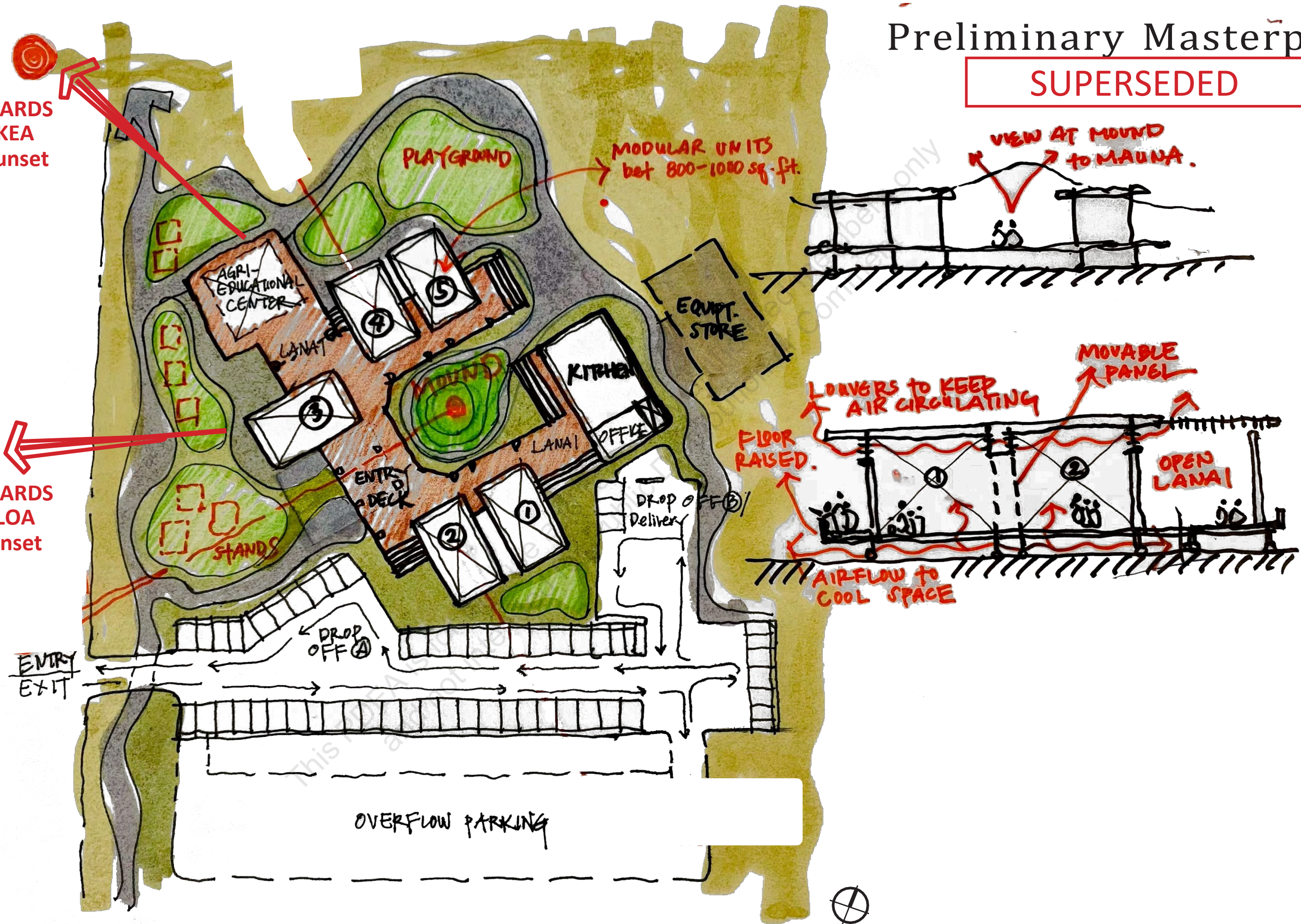


# Preliminary Masterplan

**SUPERSEDED**

VIEW TOWARDS  
MAUNA KEA  
Summer Sunset

VIEW TOWARDS  
MAUNA LOA  
Winter Sunset





**Appendix E**

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**Hawaiian Homes Commission  
Meeting/Workshop Agenda**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**  
91-5420 Kapolei Parkway, Kapolei, O‘ahu, Hawai‘i, and Zoom: Meeting ID: 609 754 2925  
Tuesday, January 17, 2023, at 9:30 a.m. to be continued, if necessary, on  
Wednesday, January 18, 2023, at 9:30 a.m.  
Livestream available at [www.dhhl.hawaii.gov/live](http://www.dhhl.hawaii.gov/live)

*Note: Commission Meeting Packets will be available at [dhhl.hawaii.gov](http://dhhl.hawaii.gov) by Thursday, January 12, 2023.*

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes:
  - a. December 19 & 20, 2022 Regular Meeting
  - b. April 11 & 12, 2016 and May 23 & 24, 2016 Regular Meeting Minutes
- D. Public Testimony on Agendized Items – see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

**II. ITEMS FOR DECISION MAKING**

**A. CONSENT AGENDA**

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Ratification of Loan Approvals (see exhibit)
- D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-5 Approval to Certify Applications of Qualified Applicants for the Month of December 2022 (see exhibit)
- D-6 Approval of Assignment of Leasehold Interest (see exhibit)
- D-7 Approval of Amendment of Leasehold Interest (see exhibit)
- D-8 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-9 Commission Designation of Successor – **DANNY K. PALIMOO**, Residential Lease No. 2231, Lot No. 161, Kewalo, Oahu
- D-10 Request for Additional Time Extension in the Matter of Commission Designation of Successor, **POHAIKEALOHA DYMOND**, Residential Lease No. 11042, Lot No. UNDV041, Anahola, Hawaii
- D-11** Approval of Subdivision and Transfer of a Portion of Residential Lease No. 2907, Lot No. 30, Nanakuli, Oahu – **JACOB JOHN KU, JR.**

**B. REGULAR AGENDA**

Office of the Chairman

- C-1 Approval of Legislative Proposal to Extend the Lapse Date in Act 279 (SLH 2022)
- C-2 Approval of Chairman Designate Ikaika Anderson’s Five-Point Plan

Land Management Division

- F-1 Approval to Amend Right of Entry Permit No. 482, Keaukaha Pana‘ewa Community Alliance, Waiakea, S. Hilo, Island of Hawaii, TMK: (3) 2-1-025:091
- F-2 Approval to Issuance of License to Kanuikapono Public Charter School, Anahola, Island of Kaua‘i, TMK No.: (4) 4-8-003:019 (por.)

### **III. EXECUTIVE SESSION**

The Commission anticipates convening an executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission’s powers, duties, privileges, immunities, and liabilities on the following matters:

1. Discussion on DHHL Informational Briefing before the Senate Committees on Ways and Means, and Hawaiian Affairs
2. Discussion on the potential for mortgage grants to DHHL beneficiaries.
3. Discussion on delinquent right of entry permits issued for use of Hawaiian home lands in Kalaeloa, Island of Oahu
4. Update on discussions with Department of Interior regarding Act 236 (SLH 2021)

### **IV. ITEMS FOR INFORMATION/DISCUSSION**

#### **A. REGULAR ITEMS**

Homestead Services Division

D-1 HSD Status Reports

- A.-Homestead Lease and Application Totals and Monthly Activity Reports
- B.-Delinquency Reports
- C.-DHHL Guarantees for FHA Construction Loans

#### **B. WORKSHOPS**

Planning Office

- G-1 For Information Only – Briefing on United States Department of Agriculture (USDA) Federal Funds for Water System Development
- G-2 For Information Only – Briefing on DHHL Beneficiary Consultation Policy

### **V. ANNOUNCEMENTS AND RECESS**

1. No DHHL Community Meeting in January

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i, and Zoom: Meeting ID: 609 754 2925

Wednesday, January 18, 2023, at 9:30 a.m.

Livesream available at [ivn!w.dhhl.hcrwaili](https://www.youtube.com/watch?v=w.dhhl.hcrwaili). [yes!/live](https://www.youtube.com/watch?v=w.dhhl.hcrwaili)

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Public Testimony on Agendized Items - see information below

Public testimony on any item relevant to this agenda may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-1 I(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

**II. ITEMS FOR INFORMATION/DISCUSSION**

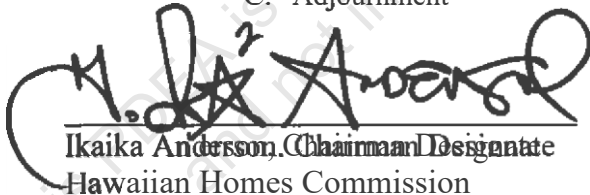
**A. GENERAL AGENDA**

Requests to Address the Commission

- I-1 Kilia Purdy-Avellino — Hoolehua Lease
- J-2 Kekoa Enomoto - Maui/Lanai Moku Puni Council and Pa'upena Community Development Inc.
- 1-3 Bo Kahui - La'iohua Development Corporation
- J-4 Homelani Schaedel - Various Concerns
- 1-5 Blossom Feiteira — Various Concerns
- 1-6 Allen Cardines — Nanakuli Community Security Watch

**III. ANNOUNCEMENTS AND ADJOURNMENT**

- A. Next HHC Meeting - February 21 & 22, 2023, (Tuesday & Wednesday) Hale Pono'i, Department of Hawaiian Home Lands, Kapolei, Oahu
- B. Next DHHL Community Meeting — February 21, 2023 (No Community Meeting in January)
- C. Adjournment

  
Ikaika Anderson, Chairman Designate  
Hawaiian Homes Commission

**COMMISSION MEMBERS**

Randy K. Awo, Maui  
Patricia A. Teruya, O'ahu  
Pauline N. Namu'o, O'ahu  
Michael L. Kaleikini, East Hawai'i

Zachary Z. Helm, Molokai  
Vacant, West Hawai'i  
Dennis L. Neves, Kauai  
Russell K. Ka'upu, O'ahu

Commercial Use

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

In accordance with the Department of Hawaiian Home Lands Comprehensive Exemption List as Reviewed and Concurred Upon by the Environmental Council on June 30, 2015, the Right of Entry permit request is exempt from the preparation of an environmental assessment pursuant to Exemption Class #5, “Basic data collection, research, experimental management, and resource evaluation activities which do not result in serious or major disturbances to an environmental resource.”

Panaewa Regional Plan (2017)

The site is designated for Industrial Use consistent with the Panaewa Regional Plan (2017)

AUTHORIZATION / LEGAL REFERENCE:

§171-55, Hawaii Revised Statutes, as amended, a “permit on a month-to-month basis may continue for a period not to exceed one year from the date of issuance; provided that the commission may allow the permit to continue on a month-to-month basis for additional one-year periods.”

RECOMMENDATION

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



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

RIGHT-OF-ENTRY NO. 482

This Right-of-Entry ("ROE") No. 482 is dated this 29<sup>th</sup> day of May, 2015, by and between the State of Hawaii, DEPARTMENT OF HAWAIIAN HOME LANDS, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707, and whose mailing address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter as "PERMITTOR," and KEAUKAHA PANAHEWA COMMUNITY ALLIANCE (formerly known as KEAUKAHA PANAHEWA FARMERS ASSOCIATION) Attn: Mr. Kihel Ahuna, President, whose mailing address is P.O. Box 6844, Hilo, Hawaii 96720 (Phone #808.854.0077), hereinafter the "PERMITTEE."

PERMITTOR hereby grants to PERMITTEE a Right-of-Entry upon that certain parcel of Hawaiian home lands in Waiakae, South Hilo, Island of Hawaii, for the exclusive, benefit use of approximately 1.0 Acre (21,780 square feet) of Hawaiian home lands, identified as Tax Map Key No. (3) 2-1-025:091 (por.), and further shown as cross-hatched area on the map attached hereto as Exhibit "A," subject to the following conditions:

1. TERM. The term of the ROE shall be month-to-month up to twelve (12) months, effective July 1, 2013. This ROE may be cancelled by PERMITTOR, at PERMITTOR'S sole discretion and for any reason whatsoever, at any time during the twelve month period, upon 30 days advance notice in writing to PERMITTEE.
2. PERMITTED USE. The Premises shall be used for PERMITTEE TO OPERATE A FARMERS MARKET AND AGRICULTURAL USE. No other uses or sub-tenancy shall be permitted without the express written approval of PERMITTOR. PERMITTEE'S use shall comply with all applicable governmental laws, regulations, rules and permitting requirements, pertaining to such use.
3. FEE. PERMITTEE shall pay to PERMITTOR a fee of \$20.00 per month (\$240.00 per annum), plus a non-refundable processing and documentation fee of \$175.00.
4. CONSTRUCTION AND MAINTENANCE. During the period of the ROE, PERMITTEE shall keep the Premises and all improvements thereon in a strictly clean and sanitary and orderly condition, and shall not make, permit not suffer any waste,

spoil, nuisance, nor any unlawful, improper or offensive use of the Premises. PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the Premises and improvements thereon.

5. RIGHT TO ENTER. PERMITTEE shall allow PERMITTOR, and the agents and representatives thereof, at all reasonable times, free access to the Premises for the purpose of examining the same and/or determining whether the covenants herein are being fully observed and performed, or for the performance of any public or official duties. In the exercise of such rights, PERMITTOR and government officials shall not interfere unreasonably with PERMITTEE and PERMITTEE'S use and enjoyment of the Premises.

6. NO TRANSFER, MORTGAGE, AND SUBLEASE. This ROE shall be non-transferable, and PERMITTEE may not in any manner transfer to, mortgage, pledge, sublease, sublet, or otherwise hold or agree so to do, for the benefit of any other person or persons or organization of any kind, its interest in this ROE, the premises and the improvements now or hereafter erected thereon.

7. EXPIRATION. Upon the expiration of the ROE, or its sooner termination as herein provided, PERMITTEE shall peaceably and quietly leave and surrender and deliver up to PERMITTOR possession of the premises. This includes the clean-up and removal of all property belonging to PERMITTEE.

8. TERMINATION/ABANDONMENT. Upon termination or abandonment of the specified purposes for which this ROE is granted, all interests granted by this ROE and any approved improvement constructed by PERMITTEE on the Premises shall revert to, and become the property of PERMITTOR.

9. PREMISES. The term "Premises", when it appears herein, includes and shall be deemed to include the lands described above and all improvements whenever and wherever erected or placed thereon.

10. INSURANCE. PERMITTEE shall, at its own expense, effect, maintain and keep in force throughout the life of this ROE, a comprehensive public liability insurance policy, with limits of not less than \$1,000,000.00 for each occurrence, including property damage, personal injury and advertising

injury; ] [00, b0D.00 for fire damages to th• Premises for any One fire; 510,000.00 in medical expenses for any one person, and en \$9sroga be limit oE \$2,000,000.00 per policy year. The efectfeacion of these limits os contained [ereln shall not be oon9trued ln any way to be a limitation on the amount of liability of PERMITEE [or fees, interest or other charges na\*r <hi\* ROE.

ecZ umss ac its sense half =<i=ta= la keep <n C'rce workers. Compensat on msurance to inc lude etc l oyer's liability. such average shall apply to gll of l t& optoyees.

ezRRIT51 at ita own expense shall mdintalo anB keep in ferca Automobile Insurgnce, covering all ownad, non-owned and hired outomobilea in the following amounts: Bodily Injury: \$1,000,000.00 par person and \$1,000,000.00 ger OCcufrence; Property Damage: \$1,000,000.00 ger accident; Qr g combined elngle limit of 51,000,000.00

PERDTEA shall provide certiticatetsl Ot insurF8DCe heCe&BH1/ to evidence congligence with thy lngurance provisions of this ROE. PERMITEE shall keep such insurance in effect and the csrtll lenta(s) On dsposlkwl th PERIIT2OR dueEng the encire term of this ROe.

#### In addition:

- a. rat i ur« oc PERiririns to Prov iae and lkeep in l cx ce such Insurance are il be regazfled as rrtat Rrl al del aut t unfier Lhls ROE. PEirfdZ7TOR shall be enlified to euerise any or all of the recte8tes provided In Lhls ROE For Sta:Eau1C of PBRN'I'7EE.
- b. The procuring of such requi\*eu Insurance Policies shall ngt be construed to limit p@RMCTEB/S in4omo\*<\*cetion oDlizatione undor this "oe
- c. esmviOR is a (etr ins-ered sence aenor. PSMTDE 's :Lnsuranca shall be primazy. I\ny insurance matn ta ineB by PERMITTOE Ond/or the stmtc of Hawaii shall apply in axceaa af. na «Call not contribute with, Insurance provided Dy PERMITEE.

Such insurance policy shall (a) be issued by in insurance Company oz euretr conmaoy euthozimed to do busTn•ss in the

state gf Hgwgli or approved in writing the Chairmen, Hawaiian Home\$ [ommlRsi on; {b) #\*\*e the state of Hawaii apd its DEPARTMENT DP HAWAILRN HONE LJWUOS aa an lousred; (c) provide thac the DRPARTMVC OF HAWAIJAW EON[ AND\$ SHALL be notified at lea9t thirty (30) days prior to any termination, conellation or material change in the insurance coverage; anB ld) cover all injuries, loases or damoQes arising from, growing out oE or causaa by any acts or omisions of PSRRNTS[, its officers, \*gents, MB'oyee\*, Invitas6 or licensees in connection with PERMITEE' use or occupancy of the Premises

PERMITEE shall insure during the term of this ROE the ent(re PfmliBeB, including \*ll buildings now exiut\*ng and hereafter built or located on the Premlges imgrovzments and grounas, enB all r0adwoya and sidewalks on or aa#a end to the Promises in the control or use of the PRRMITEE. The insuranco ghall zover long o damage by fire And other hazards, casualties and contingencies, including vandalism and malie(ou6 ml6chisf. Tho insurance shall be for Dhe full insursb1e val ue of suclt l opxovefeneB,

PERMITEE ghall twrnigh to PERMITTOR upon the GXBcution Of Lhiz ROE, certifiCeBa showing Such inBurance policy Or Bo\*Wisscobelnfavor of eEeigoQandto belnforco, ana shell furnish liho certifi8tes upon each renewal the\*oeb. In the event of loss, damage os destruction. PQRMITTOX shall retain from the proceeds of the policies such amounts deemed by it Lg be necessary to cover the loss, damage or deetruccion af ox ko the improvements and the balance of such proceeds, if any, shall be delivered to PERMITEE.

The :ro curing sl this esticv shell not icteeze or rel eye PERHTEE ol rits ssponslh11 l ky under Chis RoEa• set for kh herein or limit the amount of its liability under this ROS

PERMITEE ahall provide proof o( liability insurance for auch acc lvi ties prxor co the ef fec tive date of thjs ROMI, or lhia ROE shall be null and v0td.

11. DeZensa ana Inaemlt... PERMITEE aball releaae, defend, \*naemlify and h0LB harmless PERMITTOR, its officers, engloyese, and agenkg from and ggaingt all liability, lo9s, damage, cost, aad emaenne, including \*ll a8cornevu' tees, and all claims, suita, and demands therefore, arising out ol ov resulting f4om the acts er omisions ol ESRMTTOS



end/or QARMT028's officers, employees, agents. or contractorB occ>zling during or in connection with the exercise of thiB RO1. The grovi0lono of thi6 paragraph shall remain in full force and effect nowwithstan4ing the expirdt0m or eBfly tpKwMingtion 01 thiB ROE.

12. HAZARDOUS MATERIAL. PERMTTEE shall not cause or remit the escape, disposal, or release of Any hazardous materials. Prexcig shall not bllo the storage or use oC such materials in any manner ngt 6gnationed by law or by the highest standards prevailing in the industry for the storage and uBe of aucn oaterlalg, nor allow to be bought onto the premises any such m\*terialala excsp6 to uao in the ordinBry covree of PERMTTEE'S buaineas, end tWen only after written notisa iB given to th\$ PSRBITTOR Of che l6ontity of such piskgrials enB upon PIRMTCCOR'S consent, which content may be withheld Bt the P8RMITTOR'S aole ana mt\*ol>x<e discretion. If: any larder or governmental agency shall ever fequire testing to ascertain whether or not there hea been any release of haza\*dovs mSte\*IOIs by PERMTTEE, [hey PIRNTTER shall be re6gonable for the soote thezeoC. In oaaition, PERMTTRZ email exeecuDe gffltlgvlps, regre6ent&tions and the [like from time to tims st PERMITWOR'S request to>orning PEKMTTEE'S best knowledge and belief regarding the presence Qf hazardous materials On the Premiaaea placed oz released Dy P[RTMT][E.

PRRJ TTEg egysta ko Indemn l2y, ilafand i and hold haul ess esAS[TTOR, its officers, emoloyee\$, and agents from and eg6in9c all liability, loss, aamage, cost, md expense, inc:lue8-ig all aCtodrier'a lsee, and all clalms,suila, and aovands eherefor, ar i8ing one ol or ce8u lCing from as use or release of ho\*Ar8oua matoriels on the premises occurring while P[RTMTVS[ is in BosBeaeion, or elaeewe s le caused by PERMTTEE OF parson8 Brlng Und9F PERMTTEE. The8e covPEBWT8 shah i, eucv ive the exp:icatlor or ear lter terming tion of th\* ROE.

For the purpose of thiB ROE, the term "hazardovu mitarlal" as uge8 hQrQln &hall Include •ny substance, waete or material designated aa hazardous or tuxic or rad[oackIve or other simil18z term by any progenit oz Sutura federal, acate or Jocal Statuteo, reBulation of OFdlm\$MCE, auch 06 kh\* Resource Conservation atig Recgvery Act. as amended, the CongFghgnslve Snvirgmental ReBgonBe, CaaBnsnation, 8nd zlahil1 ky nc c, as amended, ana cue reuara 1 i21eari Wat sr Act,



afl amended from time to time, end also includingQ but not TTm\*t\*a cn \*c o leh, O\* roi\*um tasea substances, aebe9toa, polychiocina k ed-by@horiy1 S {•Pcs •, Nocuel 8 eh yde , and also including any sub6ca>co acs\* nat\*a by 6eaaeral. state or loea) re9uletrona, nmw or in be tutuxe, oe presenting a risk zo human health or the environmenc.

Prior to the termination of the ROW, PERMTTBS -y be required to conduct a Level One (1) Hazardous Waste Evaluation and condvcz \* complete abacemanz ana 4&p osel. if neca•sary, satifactory to the standards required by the fie8eyal:znvlzonnent;el sro t ccclon Aganey, khe Deparcnsnc off Hea l lh and PIZRFII TTOR.

13. ENTIRE AGREEMENT. This ROE cOntains all o2 the [erms and agremsnca be uwcan cho parclnz eel a llnp en the subjecc matter hereof and surezsede\$ end omncels any and all ot:her conflicting prior agraemmnos, promises, and negoti\$tona between thsb. xgthinQ eontalnod herein shall limLt any claims Ly PSRBITTOR against PDfINTTES arlinnQ under grloz agre\*N\*nd\*, nor llimik PERMTTEE pgnitnulg obligations uodor prior aQreement8, inc:luding lfl8u[AMC\$, IndeChlty, dnd hazerdou6 waste obligatlooe.

14. SPECIAL COMDSTION6.

A. Reooxazion of Dentsed Premises. In the event ot e breoch, abandonment or tezm1metlon, PRMTTEE ehall, within thirty 130) doye of thc tewlmpgion of thL6 ROE, restore, az ita own cost and riBk, the Premises to a condition Bimilor to thsE which risked grlor to chg effective date of this ROE (or at PERMCTO'R's election, pvlor go PERMTTEE' first occupany of the Premisea), <eBnonable anB o BinBry wear anB teer and damage by 4Cta oz ooa exce tea, a:im geacejlully svrr•naer goeeseion thmr\*of to PEFAITTOR. This may inclvds the removal of any complete oz incomplete otructure construct0d by PzRMTTsE. In the event PEXxMTTEE falls to effectuate such restoration of the Premises, P8RMITTOR reserves the right to oecomplieb lhe sems by Sta own employee or by anindeBendent concraco end to assess PR8N[mzEthe total copte thereof.

B. PERMTTEE Shall be responsible tor and 6hall pay any and all taxes, fees, charges and assessments pertaining to



thQ Premises, including without limitation, all utility charQes and groQerty taxes.

C. PERMITTEE Iu rebut ed to remove and grooerlv 6innose of any unwsnfed overgzowtW, trees, rubbish, d\*lapidated fencing, old lrriggtion llnes, 8ereliut vehiclesgnd equipment and other junk form the property Ac their own expense.

D. ~~PRRITCBE~~ shall keep and maintain ~~Premise~~ ana any and all ~~equipment~~ and their personal ~~propert~~ 'o6 "Bo" the ~~Kremloeg~~ in a strictly clean, neat, orderly, and sanfttry eondi. tion, free of sae ce, ri4bDi th and sha l l provi de her she sa l e and nan i tar v haadJ inc and ~~dlapeual~~ of alt trasll, garhage and other e: tua's yesut t ine frosi ca ac et vlties on or of f ol the Pr ainl so.

E. PERMITTEE Shall bm ro6ponsiblm for the security of the Premises (to include, Qroper signage, feneinB an8 pate installation gnd controll ang all Of PEAMICEf' pereonol groQerty stored thereon.

F. Th Is ROE ie subs ec k co other recus and cionditlous tha c may be deemed iQruden l by The Char man of the usxoiten Homes l20rt6 1 a l in.

[REMAINDER OF PAGE BLANK SIGNATURE PAGE FOLLOWE]

IN WITB85 WHEREOF, PskMITTOR anB DERMTTEE havm causea <tl\* BLOC co .be axeculed by the duly sut her i sed of l l eers / tndvisdtal og n f che day ana year E1 rs e i l Eove wr l L con.

APPROVI2@ BY JE J4H3 9tate O( Hawaii  
AT ITS MEETING HELD ON DEPAntMEN'OF HANA17AH HO14E FUNDS  
July 22, 2013.

APP KOVEQ AS TC BOBk4:

..."  
Oeguty AlCorney GenerBT  
Ste cc of Hawaii

By   
Jobie M. K. Madagatani, Chairman  
Hawaiian Homes Commission

P6BRLTTOR

KEAUKAHA PANAHEWA COMMUNITY  
ALLIANCE

By   
Kinei Ahuna, President



COUNTY OF HAWAII

On this 24<sup>th</sup> day of June, 2015, before  
me appeared K'nei A- Ahuna, \_\_\_\_\_,  
\_\_\_\_\_.

to me  
persona knowm,

and

of Hawaii

Tatsuno  
November 8, 2018

Document Identification or Description:
#11 Driver License
#00246962

12-28-2017

Doc. Date: \_\_\_\_\_ or Undated at time of notarization

No. of Pages: 9 Jurisdiction: Texas Circuit 3 (in which notarial act is performed)

Signature of Notary \_\_\_\_\_ Date of Notarization and Certification Statement \_\_\_\_\_

Printed Name of Notary Tatsumo

98-571

PUBLIC  
STATE OF HAWAII

Right of Entry No. 492



**“D. D. LIBRARY”**

POB. \*PANATWA HOUSE & FARM LOTS<sup>2</sup> SEC. 1, T. 14N. W. 14E WAIKAE, SOUTH HILO, HAWAII (Formerly pgs 2-4-13).







**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

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**NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS**  
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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.

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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.

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**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.**

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**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: <a href="http://dhhl.hawaii.gov/hhc/">http://dhhl.hawaii.gov/hhc/</a>	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:   
 Printed Name: Maile Lu'uwai  
 Organization: Keaukaha Pana'ewa Farmers Association

Date: 12/17/2022  
 Title: President





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:** Keaukaha Pana'ewa Community Alliance

Date of Incorporation: 11/16/2012

IRS Tax-Exempt #: 31622

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

Contact Name: Maile Lu'uwai Title: President, Keaukaha Pana'ewa Farmers Association

Email Address: maile@luuwailaw.com Phone: 808-280-0083

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:
- The planning process and your efforts to include beneficiaries.
  - Beneficiary involvement throughout the duration of the project.
  - Design and construction costs for major improvements (if any).
  - Long-term management and operation of project facilities and the requested land area.
  - 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): (3) 2-1-025:091 Acres: 10.63  
Homestead Area: Pana'ewa Regional Plan Area: Pana'ewa  
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.
- See Exhibit A. Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary, Page 11, Figure 1.
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:   
Printed Name: Maile Lu'uwai  
Organization: Keaukaha Pana'ewa Farmers Association

Date: 12/17/22  
Title: President

**Department of Hawaiian Home Lands**  
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**Application**  
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## **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

**Name of Organization:** Nonprofit Fiscal Sponsor: Keaukaha Pana'ewa Community Alliance  
Sponsored Organization: Keaukaha Pana'ewa Farmers Association

## **APPLICANT INFORMATION**

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

Contact Name: Maile Lu'uwai Title: President, Keaukaha Pana'ewa Farmers Association  
Email Address: maile@luuwailaw.com Phone: 808.280.0083

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

#### **Nonprofit Fiscal Sponsor: Keaukaha Pana'ewa Community Alliance (KPCA):**

In 2012, the Keaukaha Pana'ewa Farmers Association (KPFA) incorporated KPCA to serve as KPFA's non-profit 501(c)(3) partner fiscal sponsor. KPCA is operated exclusively for the exempt purposes set forth in its articles of incorporation. KPCA serves as KPFA's fiscal sponsor for DHHL community benefit funds, private, state, and federal grants.

#### **Sponsored Organization: Keaukaha Pana'ewa Farmers Association (KPFA):**

KPFA's mission is to "support, motivate and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'aina".

KPFA is organized to encourage, promote, and support all agricultural activities pertinent to the Pana'ewa farm lot homestead lessees and their 'ohana, and all other Hawaiians on the waiting list for Pana'ewa agricultural homestead leases.

### **3. Please describe the history of your organization.**

Located in South Hilo, the Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921.

In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were awarded to fifty Keaukaha native Hawaiians, who were forced to relinquish their homes and relocate due to the construction of the Hilo International Airport. KPFA was established to serve Keaukaha Pana'ewa Homestead lessees on DHHL agricultural lands in Pana'ewa.

KPFA is a Hawaiian Homes Commission Act Beneficiary Association controlled by beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior, 43 CFR §§47.10 and 48.6. KPFA is also recognized by the State of Hawai'i Department of Hawaiian Home Lands as the representative organization for DHHL beneficiaries and their 'ohana on Pana'ewa Hawaiian Home Land trust lands.

In 2012, KPFA incorporated KPCA to serve as KPFA's non-profit 501(c)(3) partner entity and fiscal sponsor for grants.

KPFA currently manages the Pana'ewa Resiliency & Agricultural Innovation Hub (Pana'ewa Hub); formerly known as the Pana'ewa Farmer's Market. The Pana'ewa Hub is a one-acre site located at 363 Railroad Avenue. The site is operated under a Right-of-Entry Permit No. 482 between fiscal sponsor KPCA and DHHL.

This long-term license application is requesting 10.63 acres to fully develop the Pana'ewa Hub in accordance with its Conceptual Master Plan (Master Plan). The Master Plan is a 299-page document KPFA completed with consultant G70 in October 2021. The Master Plan includes a biological assessment, traffic assessment, archeological assessment, and utilities and infrastructure preliminary assessment. For a summary of the Master Plan, see Exhibit A. The Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary.

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

KPFA provides programs to beneficiaries at the Pana'ewa Hub. KPFA has secured grants and established partnerships to provide agricultural and community workshops, as well as provide resources, to beneficiaries and their 'ohana. Detailed information regarding KPFA programs and beneficiaries served is provided in Exhibit B. 2017-2022 KPFA Programs.

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

For KPFA Programs in the last five years that illustrate consistency with KPFA's mission and vision, see Exhibit B. 2017-2022 KPFA Programs.

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

Not applicable. This application is for homestead community use of Hawaiian Home Lands.

**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.**

Keaukaha Pana'ewa Community Alliance (KPCA) will serve as the project fiscal sponsor. Keaukaha Pana'ewa Community Alliance (KPFA) is not developing the project in partnership with another organization.



## 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.**

KPFA is proposing to develop a Resiliency & Agricultural Innovation Hub (Pana'ewa Hub) for a 10.63-acre parcel on Hawaiian Home Lands, identified as Tax Map Key (3) 2-1-025:091 located on 363 Railroad Avenue in Hilo Hawaii. This application is for a long-term license for the 10.63-acre parcel.

The Pana'ewa Hub will consist of a series of pavilions connected by a lanai deck encompassing a central mound (piko). The pavilions will be designed as flexible spaces that can accommodate a range of programs. A kitchen and equipment storage area will also be included to support KPFA operations. The grounds surrounding the hub will be utilized for parking, outdoor learning spaces, innovative agricultural demonstration areas, and a community garden.

The Pana'ewa Hub purpose is twofold. First, in accordance with KPFA's community driven strategic plan, the Pana'ewa Hub will be our own 'space and place'; a community serving facility with a commercial kitchen and facilities for keiki to kupuna programming; agricultural training; and include an agricultural demonstration area to support 'ohana enrichment, community economic sustainability, and economic food security.

Second, the Pana'ewa Hub, in its design and capacity, can be activated to support the community, coordinate communication and resources, and ensure that physical and social needs can be met in preparation of, during, and post-recovery of a natural disaster or pandemic related event. The primary resources will include water, food security, off-grid energy production, access to clean drinking water, emergency communication technologies, storage for emergency equipment, and training for disaster preparedness and response.

- 9. Please share your current thinking about the following project elements:**

**a. The planning process and your efforts to include beneficiaries.**

KPFA beneficiaries and their 'ohana were invited to two all-day strategic planning workshops in 2018 and 2019. Via these strategic planning workshops, the community identified a community facility and innovative agriculture as top priorities for the selected site. The Pana'ewa Hub facility was selected as the number one strategic priority by KPFA community members.

In 2020, KPFA secured G70 to lead KPFA beneficiary visioning workshops to create a Design Charette for the Pana'ewa Hub. The Design Charette was completed in November 2020.

In 2021, KPFA secured G70 to lead KPFA beneficiary workshops to develop a Conceptual Master Plan based on KPFA beneficiary driven strategic priorities and incorporating the Design Charette. The Master Plan, a 299-page document, was completed in October 2021.

In 2022, KPFA secured G70 to continue the Master Plan work to include the Environmental Assessment (343 HRS) and Historic Preservation Review (6E HRS). The KPFA Board will be included in G70 status reports for both projects.

KPFA is currently working on the proposal scope for the next stage of the Master Plan: Design Tasks, Permit Set, Permitting/Bid Process, Construction, and Community Vulnerability Assessment. KPFA beneficiaries will be included in the final design process and the community vulnerability workshops.

**b. Beneficiary involvement throughout the duration of the project.**

See above.

**c. Design and construction costs for major improvements.**

As stated above, KPFA is working on the proposal scope for the next stage of the Master Plan which includes Design Tasks. The Design Task Phase includes a Permit Set and Final Construction Documents. Upon KPFA approval of the Permit Set design, final design documents will be generated for construction pricing. At this time, design and construction costs for major improvements will be identified.

**d. Long-term management and operation of project facilities and the requested land area.**

We are developing a business plan that will be submitted upon completion of the environmental assessment. The business plan will provide a framework for the long-term management and operation of the Pana'ewa Hub.

**e. Long-term maintenance and repairs.**

The business plan includes plans for long-term maintenance and repairs.

**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?**

KPFA is currently working on the proposal scope for the next stage of the Master Plan: Design Tasks, Permit Set, Permitting/Bid Process and Community Vulnerability Planning. KPFA beneficiaries will be included in the final design process and the community vulnerability workshops.

KPFA proposal scope will be included in the State GIA request for funding that is due on January 22, 2023.

**12. Identify the parcel(s) of land your organization is requesting.**

Tax Map Key Number(s): (3) 2-1-025:091

Acres: 10.63

Homestead Area: Pana'ewa

Regional Plan Area: Pana'ewa

Island Plan Land Use Designation: *check all that apply below*

Community Use ☐ General Agriculture ☐ Conservation ☐ Special District ☐ Other ☒

The information that follows is from Exhibit A. Pana'ewa Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary, Page 4, Table 1. Summary of Environmental Conditions.

<b>Tax Map Key (TMK)</b>	(3) 2-1-025:091
<b>Ahupua'a</b>	Wai'ākea
<b>Island</b>	Hawai'i Island
<b>State Land Use District</b>	Urban
<b>Hawai'i County Zoning</b>	MG-1a (General Industrial District)
<b>Department of Hawaiian Home Lands (DHHL) Land Use Classification</b>	Commercial
<b>Land Use Pattern Allocation Guide (LUPAG)</b>	Urban Expansion
<b>Topography</b>	Relatively flat, undulating ground with an elevation change of 6 ft
<b>Rainfall</b>	About 140 inches per year
<b>Soils</b>	Papai extremely cobbly highly decomposed plant material, 2 to 10 percent slopes
<b>Land Study Bureau (LSB)</b>	No Classification
<b>Agricultural Lands of Importance to the State of Hawai'i (ALISH)</b>	<b>Prime</b>
<b>Flood Hazard</b>	Zone X, minimal flood hazard
<b>Sea Level Rise Exposure Area (SLR-XA)</b>	This parcel is located outside of the SLR-XA
<b>Tsunami Evacuation Zone</b>	This parcel is located outside of the tsunami evacuation zone
<b>Lava Hazard Zone</b>	2

- 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.**

See Exhibit A. Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary, Page 11.

- 14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.**

The surrounding area includes commercial and industrial uses. The current one-acre site is used by KPFA's is used for community and agricultural workshops and for a hydroponics center. The rear of the site is not developed. The adjacent southeast site is used for agriculture. The adjacent northwest site is not developed.

**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.**

In 2014, this site was identified by KPFA, with the support of DHHL, as an exceptional site to locate KPFA's Farmers Market and for community workshops and activities. Although, DHHL Land Use Classification for site is commercial, the Agricultural Lands of Importance to the State of Hawai'i (ALISH) is prime agricultural land. The site characteristics supports our Masterplan.

**16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.**

Estimated Timeframe

June 2023	Environmental Assessment (343 HRS) Issue FEA/FONSI to conclude EA Review
April 2023	6E HRS Historic Preservation Review SHPD Review Period/Letter of Concurrence
July 2024	Community Vulnerability Assessment Community workshops
Dec 2024	Design Tasks: Geotechnical Study, Topo Survey, Schematic Design, Design Development, Permit Set, Final Construction Documents
March 2025	Permitting/ Bid Process
Oct 2025	Begin Construction

**Name of Organization:** Nonprofit Fiscal Sponsor: Keaukaha Pana'ewa Community Alliance  
Sponsored Organization: Keaukaha Pana'ewa Farmers Association

## **APPLICANT INFORMATION**

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

Contact Name: Maile Lu'uwai Title: President, Keaukaha Pana'ewa Farmers Association  
Email Address: maile@luuwailaw.com Phone: 808.280.0083

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

#### **Nonprofit Fiscal Sponsor: Keaukaha Pana'ewa Community Alliance (KPCA):**

In 2012, the Keaukaha Pana'ewa Farmers Association (KPFA) incorporated KPCA to serve as KPFA's non-profit 501(c)(3) partner fiscal sponsor. KPCA is operated exclusively for the exempt purposes set forth in its articles of incorporation. KPCA serves as KPFA's fiscal sponsor for DHHL community benefit funds, private, state, and federal grants.

#### **Sponsored Organization: Keaukaha Pana'ewa Farmers Association (KPFA):**

KPFA's mission is to "support, motivate and educate Keaukaha Pana'ewa agricultural lessees to establish a viable, sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency; and strengthen pono management and respect for the 'aina".

KPFA is organized to encourage, promote, and support all agricultural activities pertinent to the Pana'ewa farm lot homestead lessees and their 'ohana, and all other Hawaiians on the waiting list for Pana'ewa agricultural homestead leases.

### **3. Please describe the history of your organization.**

Located in South Hilo, the Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921.

In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were awarded to fifty Keaukaha native Hawaiians, who were forced to relinquish their homes and relocate due to the construction of the Hilo International Airport. KPFA was established to serve Keaukaha Pana'ewa Homestead lessees on DHHL agricultural lands in Pana'ewa.

KPFA is a Hawaiian Homes Commission Act Beneficiary Association controlled by beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior, 43 CFR §§47.10 and 48.6. KPFA is also recognized by the State of Hawai'i Department of Hawaiian Home Lands as the representative organization for DHHL beneficiaries and their 'ohana on Pana'ewa Hawaiian Home Land trust lands.



In 2012, KPFA incorporated KPCA to serve as KPFA's non-profit 501(c)(3) partner entity and fiscal sponsor for grants.

KPFA currently manages the Pana'ewa Resiliency & Agricultural Innovation Hub (Pana'ewa Hub); formerly known as the Pana'ewa Farmer's Market. The Pana'ewa Hub is a one-acre site located at 363 Railroad Avenue. The site is operated under a Right-of-Entry Permit No. 482 between fiscal sponsor KPCA and DHHL.

This long-term license application is requesting 10.63 acres to fully develop the Pana'ewa Hub in accordance with its Conceptual Master Plan (Master Plan). The Master Plan is a 299-page document KPFA completed with consultant G70 in October 2021. The Master Plan includes a biological assessment, traffic assessment, archeological assessment, and utilities and infrastructure preliminary assessment. For a summary of the Master Plan, see Exhibit A. The Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary.

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

KPFA provides programs to beneficiaries at the Pana'ewa Hub. KPFA has secured grants and established partnerships to provide agricultural and community workshops, as well as provide resources, to beneficiaries and their 'ohana. Detailed information regarding KPFA programs and beneficiaries served is provided in Exhibit B. 2017-2022 KPFA Programs.

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

For KPFA Programs in the last five years that illustrate consistency with KPFA's mission and vision, see Exhibit B. 2017-2022 KPFA Programs.

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

Not applicable. This application is for homestead community use of Hawaiian Home Lands.

**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.**

Keaukaha Pana'ewa Community Alliance (KPCA) will serve as the project fiscal sponsor. Keaukaha Pana'ewa Community Alliance (KPFA) is not developing the project in partnership with another organization.

## 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.**

KPFA is proposing to develop a Resiliency & Agricultural Innovation Hub (Pana'ewa Hub) for a 10.63-acre parcel on Hawaiian Home Lands, identified as Tax Map Key (3) 2-1-025:091 located on 363 Railroad Avenue in Hilo Hawaii. This application is for a long-term license for the 10.63-acre parcel.

The Pana'ewa Hub will consist of a series of pavilions connected by a lanai deck encompassing a central mound (piko). The pavilions will be designed as flexible spaces that can accommodate a range of programs. A kitchen and equipment storage area will also be included to support KPFA operations. The grounds surrounding the hub will be utilized for parking, outdoor learning spaces, innovative agricultural demonstration areas, and a community garden.

The Pana'ewa Hub purpose is twofold. First, in accordance with KPFA's community driven strategic plan, the Pana'ewa Hub will be our own 'space and place'; a community serving facility with a commercial kitchen and facilities for keiki to kupuna programming; agricultural training; and include an agricultural demonstration area to support 'ohana enrichment, community economic sustainability, and economic food security.

Second, the Pana'ewa Hub, in its design and capacity, can be activated to support the community, coordinate communication and resources, and ensure that physical and social needs can be met in preparation of, during, and post-recovery of a natural disaster or pandemic related event. The primary resources will include water, food security, off-grid energy production, access to clean drinking water, emergency communication technologies, storage for emergency equipment, and training for disaster preparedness and response.

- 9. Please share your current thinking about the following project elements:**

**a. The planning process and your efforts to include beneficiaries.**

KPFA beneficiaries and their 'ohana were invited to two all-day strategic planning workshops in 2018 and 2019. Via these strategic planning workshops, the community identified a community facility and innovative agriculture as top priorities for the selected site. The Pana'ewa Hub facility was selected as the number one strategic priority by KPFA community members.

In 2020, KPFA secured G70 to lead KPFA beneficiary visioning workshops to create a Design Charette for the Pana'ewa Hub. The Design Charette was completed in November 2020.

In 2021, KPFA secured G70 to lead KPFA beneficiary workshops to develop a Conceptual Master Plan based on KPFA beneficiary driven strategic priorities and incorporating the Design Charette. The Master Plan, a 299-page document, was completed in October 2021.

In 2022, KPFA secured G70 to continue the Master Plan work on the Environmental Assessment (343 HRS) and Historic Preservation Review (6E HRS). The KPFA Board will be included in G70 status reports for both projects.

KPFA is currently working on the proposal scope for the next stage of the Master Plan: Design Tasks, Permit Set, Permitting/Bid Process, Construction, and Community Vulnerability Assessment. KPFA beneficiaries will be included in the final design process and the community vulnerability workshops.

**b. Beneficiary involvement throughout the duration of the project.**

See above.

**c. Design and construction costs for major improvements.**

As stated above, KPFA is working on the proposal scope for the next stage of the Master Plan which includes Design Tasks. The Design Task Phase includes a Permit Set and Final Construction Documents. Upon KPFA approval of the Permit Set design, final design documents will be generated for construction pricing. At this time, design and construction costs for major improvements will be identified.

**d. Long-term management and operation of project facilities and the requested land area.**

We are developing a business plan that will be submitted upon completion of the environmental assessment. The business plan will provide a framework for the long-term management and operation of the Pana'ewa Hub.

**e. Long-term maintenance and repairs.**

The business plan includes plans for long-term maintenance and repairs.

**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?**

KPFA is currently working on the proposal scope for the next stage of the Master Plan: Design Tasks, Permit Set, Permitting/Bid Process and Community Vulnerability Planning. KPFA beneficiaries will be included in the final design process and the community vulnerability workshops.

KPFA proposal scope will be included in the State GIA request for funding that is due on January 22, 2023.

**12. Identify the parcel(s) of land your organization is requesting.**

Tax Map Key Number(s): (3) 2-1-025:091

Acres: 10.63

Homestead Area: Pana'ewa

Regional Plan Area: Pana'ewa

Island Plan Land Use Designation: *check all that apply below*

Community Use ☐ General Agriculture ☐ Conservation ☐ Special District ☐ Other ☒

The information that follows is from Exhibit A. Pana'ewa Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary, Page 4, Table 1. Summary of Environmental Conditions.

<b>Tax Map Key (TMK)</b>	(3) 2-1-025:091
<b>Ahupua'a</b>	Wai'akea
<b>Island</b>	Hawai'i Island
<b>State Land Use District</b>	Urban
<b>Hawai'i County Zoning</b>	MG-1a (General Industrial District)
<b>Department of Hawaiian Home Lands (DHHL) Land Use Classification</b>	Commercial
<b>Land Use Pattern Allocation Guide (LUPAG)</b>	Urban Expansion
<b>Topography</b>	Relatively flat, undulating ground with an elevation change of 6 ft
<b>Rainfall</b>	About 140 inches per year
<b>Soils</b>	Papai extremely cobbly highly decomposed plant material, 2 to 10 percent slopes
<b>Land Study Bureau (LSB)</b>	No Classification
<b>Agricultural Lands of Importance to the State of Hawai'i (ALISH)</b>	<b>Prime</b>
<b>Flood Hazard</b>	Zone X, minimal flood hazard
<b>Sea Level Rise Exposure Area (SLR-XA)</b>	This parcel is located outside of the SLR-XA
<b>Tsunami Evacuation Zone</b>	This parcel is located outside of the tsunami evacuation zone
<b>Lava Hazard Zone</b>	2

- 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.**

See Exhibit A. Resiliency & Agricultural Innovation Hub Design Charrette Executive Summary, Page 11.

- 14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.**

The front of one-acre site is used by KPFA's is used for community and agricultural workshops and for a hydroponics center. The rear of the site is not developed. The adjacent southeast site is used for agriculture. The adjacent northwest site is not developed. The surrounding area includes commercial and industrial uses.

**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.**

In 2014, this site was identified by KPFA, with the support of DHHL, as an exceptional site to locate KPFA's Farmers Market and for community workshops and activities. Although, DHHL Land Use Classification for site is commercial, the Agricultural Lands of Importance to the State of Hawai'i (ALISH) is prime agricultural land. The site characteristics supports our Masterplan.

**16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.**

Estimated Timeframe

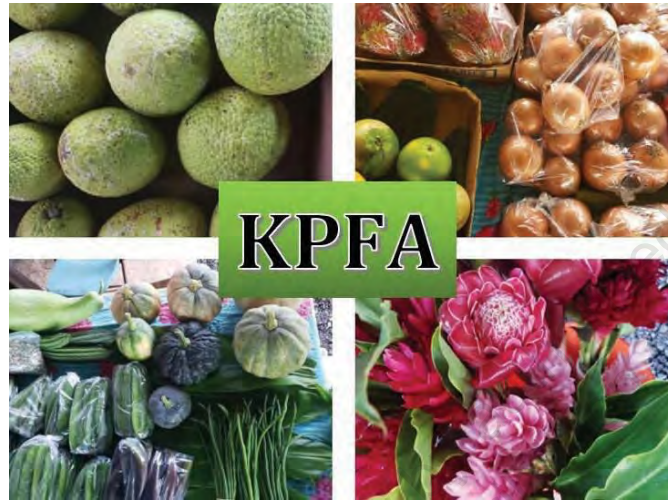
June 2023	Environmental Assessment (343 HRS) Issue FEA/FONSI to conclude EA Review
April 2023	6E HRS Historic Preservation Review SHPD Review Period/Letter of Concurrence
July 2024	Community Vulnerability Assessment Community workshops
Dec 2024	Design Tasks: Geotechnical Study, Topo Survey, Schematic Design, Design Development, Permit Set, Final Construction Documents
March 2025	Permitting/ Bid Process
Oct 2025	Begin Construction



**Exhibit A**  
**Resiliency & Agricultural Innovation Hub Design**  
**Charrette Executive Summary**

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and not intended for Public Distribution or Comment

# KEAUKAHA PANA'EWA FARMERS ASSOCIATION



## RESILIENCY & AGRICULTURAL INNOVATION HUB DESIGN CHARRETTE EXECUTIVE SUMMARY

Waiākea, Island of Hawai'i,  
Hawai'i

Tax Map Key: (3) 2-1-025:091

Prepared By:



111 S. King Street, Suite 170  
Honolulu, Hawai'i 96813

OCTOBER 2021

# Executive Summary

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## PROJECT DESCRIPTION

Located in South Hilo, the Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921. In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were given to fifty Keaukaha native Hawaiians, who were forced to leave their homes and relocate due to the construction of the Hilo International Airport. Now named the Keaukaha Pana'ewa Farmer's Association (KPFA), its mission is to support, motivate and educate the Keaukaha Pana'ewa agricultural lessees to establish a viable sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency, pono management, and respect for the 'āina (land).

KPFA is a Hawaiian Homes Commission Act Beneficiary Association controlled by beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior, 43 CFR §§47.10 and 48.6. KPFA is also recognized by the State of Hawai'i Department of Hawaiian Home Lands as the representative organization for DHHL beneficiaries and their 'ohana on Pana'ewa Hawaiian Home Land trust lands.

In 2012, KPFA incorporated the Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's non-profit 501(c)(3) partner entity and fiscal sponsor for private, state, and federal grants. KPFA also manages the Ho'oulu 'Āina Community Project (HACP), which encourages Native Hawaiian homesteaders to actively farm for cultural, economic, health and self-sufficiency benefits. In addition to community engagement workshops and instructional, hands-on demonstrations, HACP has documented oral histories and farming practices of Hawaiian homesteaders.

KPFA currently operates the Pana'ewa Farmer's Market and Resource Hub. KPFA has secured grants and established partnerships to provide agricultural workshops and resources for community members. KPFA coordinated the distribution and delivery of food, PPE, keiki supplies during the height of the COVID pandemic from 2020 to 2021 and continues to provide COVID testing kits to the community.

KPFA is proposing to develop a Resiliency & Agricultural Innovation Hub (Pana'ewa Hub) for a 10.63- acre parcel on Hawaiian Home Lands, identified as Tax Map Key (3) 2-1-025:091 located on 363 Railroad Avenue in Hilo Hawaii. The Pana'ewa Hub will consist of a series of pavilions connected by a lanai deck encompassing a central mound (piko). The pavilions will be designed as flexible spaces that can accommodate a range of programs. A kitchen and equipment storage area will also be included to



support KPFA operations. The structures will be orientated to honor the direction towards Mauna Kea and Mauna Loa. The grounds surrounding the hub will be utilized for parking, outdoor learning spaces, innovative agricultural demonstration areas, and a community garden.

## Resilience Hub

After a tumultuous Hurricane season several years ago, the volcano's destruction in Pahoa, and KPFA's community experience with COVID, KPFA community members recognized that they needed their own resilient 'place and space', as well as a safe haven to support our community members to prepare for, during, and post-recovery from a natural disaster and community crisis like COVID-19.

Through intensive community driven strategic planning, the Pana'ewa Hub evolved as the number one community priority. The Pana'ewa Hub purpose is twofold. First, in accordance with KPFA's strategic plan, the Pana'ewa Hub will be a community serving facility with a commercial kitchen and facilities for keiki to kupuna programming; agricultural training; and agricultural demonstration area to support 'ohana enrichment, community economic sustainability, and economic food security.

Second, the Pana'ewa Hub will provide training, community care and coordinate resource distribution services before, during, or after a hazardous event. The primary resources will include: water, food security, off-grid energy production, access to clean drinking water, emergency communication technologies, storage for emergency equipment, and training for disaster preparedness and response.

**Table 1: Summary of Environmental Conditions**

<b>Tax Map Key (TMK)</b>	(3) 2-1-025:091
<b>Ahupua'a</b>	Wai'ākea
<b>Island</b>	Hawai'i Island
<b>State Land Use District</b>	Urban
<b>Hawai'i County Zoning</b>	MG-1a (General Industrial District)
<b>Department of Hawaiian Home Lands (DHHL) Land Use Classification</b>	Commercial
<b>Land Use Pattern Allocation Guide (LUPAG)</b>	Urban Expansion
<b>Topography</b>	Relatively flat, undulating ground with an elevation change of 6 ft.
<b>Rainfall</b>	About 140 inches per year
<b>Soils</b>	Papai extremely cobbly highly decomposed plant material, 2 to 10 percent slopes
<b>Land Study Bureau (LSB)</b>	No Classification
<b>Agricultural Lands of Importance to the State of Hawai'i (ALISH)</b>	Prime
<b>Flood Hazard</b>	Zone X, minimal flood hazard
<b>Sea Level Rise Exposure Area (SLR-XA)</b>	This parcel is located outside of the SLR-XA
<b>Tsunami Evacuation Zone</b>	This parcel is located outside of the tsunami evacuation zone

<b>Lava Hazard Zone</b>	2
<b>Wildfire Ignition Density</b>	High (2.18 sq. mi/yr.)
<b>Census Tract</b>	206 Hilo: Keaukaha-Pana'ewa
<b>Total Population</b>	6,282
<b>Native Hawaiian Population</b>	1263 (20.11%)
<b>Median age</b>	34
<b>Avg. Family Income</b>	58,516
<b>Below Poverty</b>	629
<b>Housing: Rented</b>	491
<b>Housing: Owned</b>	3339

For maps related to environmental conditions, see Appendix A.

## Methodology and Timeline

The Project was scoped for site condition analysis, conceptual master plan, infrastructure, and utilities assessment, three technical studies (Flora/Fauna, Traffic, Archaeology), and three workshops with KPFA community members and stakeholders. See Table 2 below.

<b>Date</b>	<b>Name</b>	<b>Affiliation</b>
Oct. 17, 2020	Charrette #1	KPFA Community Members & Stakeholders
Aug. 11, 2021	Justine Kamelamela	Ho'oulu 'Aina Community Project
Aug. 21, 2021	Charrette #2	KPFA Community Members & Stakeholders
Sept. 17, 2021	Dotty Kelley-Paddock	Hau'ula Community Association (HCA)
Sept. 17, 2021	Sean Naleimaile	State Historic Preservation Division (SHPD)
Sept. 25, 2021	Charrette #3	KPFA Community Members & Stakeholders
Oct. 1, 2021	Dr. Noa Lincoln	University of Hawai'i Department of Plant and Soil Sciences

## CONCEPTUAL MASTER PLAN AND PROGRAMMING

The conceptual masterplan was formed through KPFA community member workshops that were specific to KPFA's mission and goals for the site. The workshops defined who they are and why this project is unique to them. In the process of collecting foundational words and stories from KPFA, a vision statement was created to describe the project:

*Our Keaukaha Pana'ewa Farmers community honors the first Pana'ewa Nui homesteaders by carrying on the vision of a sovereign and thriving people committed to the guardianship of our resources in this pu'uhonua of well-being, gratitude, and growth.*

Within the balance between the existing site (abundance of water, sun, and life) and the origins of the site (ancestors who pioneered the land), lives legacy and honor. This vision is translated into the project's very own masterplan DNA where the spirit of the community coming together is embraced through creating a space for resiliency and agricultural innovation. Additionally, honoring the importance of Mauna Kea and Mauna Loa was incorporated into the site design. This simple, yet powerful, relationship anchors the hub and sits within the natural landscape of the site.



## KPFA Resiliency & Agricultural Innovation Hub Masterplan DNA:

1. **Resilience** – The project is a place that represents shelter and the unique feeling of being safe, a Resiliency Hub that serves the community with protection and provision when they are in need. As a resilient strategy against hurricanes, flooding and other natural disasters, the site focuses on nature- based solutions that help mitigate wind and water. Surrounding the property are native tree species that are resilient to strong winds, and a moat to divert water or prevent flooding; all natural barriers that protect the site. Innovative agricultural areas will be located behind and intertwined around the Hub facility. As a result, the hub and innovative agricultural areas will remain safe and protected throughout all seasons.
2. **Central Mound** – A Central Mound creates a communal space, further expressing the feeling of coming together and being protected. This open space can house small to large group activities and performances. A central location for demonstration activities such as Hula, Kilo Hoku, Kilo Honua, Lā‘au Lapa‘au (native plants), and Ho‘okani Pila (music) - an open space for amphitheater and stepped seating. The Central Mound also offers an open view towards Mauna Kea and Mauna Loa.
3. **Lumi (Pavilion)** – In extension to the Central Mound, is the Lumi (pavilion). Depending on their use, each Lumi can grow and be flexible using sliding walls and screens.
  - a. LUMI 1: Kupuna/Keiki engagement activities, ‘Ohana gatherings, agricultural workshops (i.e., Indigenous Polyforestry)
  - b. LUMI 2: Commercial Certified Kitchen, Restrooms, Storage, Office, Sleeping Quarters
  - c. LUMI 3: Equipment Storage & Warehouse
  - d. LUMI 4 & 5: Spaces for educators to host Kilo and Agriculture programs.
4. **Lifted Lanai** – The Lifted Lanai allows spaces to stay cooler and enables the ground underneath to help with rain and water mitigation. A protected indoor-outdoor deck connects all the Lumi pavilions together, providing additional spaces that can be used during private and public events. The Lanai ensures ease for Kupuna to find their way to their next class.

The programming and demographic workshops brought the understanding that the hub will meet a variety of community needs. Applying the strategy of flexibility and modularity, the conceptual masterplan incorporates large indoor-outdoor gathering spaces built on a structural grid; most of which are covered for protection and integrated with sustainable systems, such as photovoltaic panels for power, and rain collection for water. The full KPFA agricultural innovation and resilience hub site features and programming can be found in Table 3, Site Features and Programming.

Table 3. Site Features and Programming

Site Features	Area
Agriculture Innovation Projects (Green)	304,920 sf (7 Acres) Approximate
Central Mound	700 sf
Lifted Lanai (Covered, Open-Air)	8,000 sf
Parking #1 70 Stalls (Standard + ADA) Two Drop-Offs	30,000 sf
Parking #2 – Update- this area is included in the 2-Acre Agricultural Innovation Project. Figure 1 will be updated to reflect this change.	3,000 sf
Others (Paving & Decks)	TBD

Program	Area
Gathering Pavilion Front	2,570 sf
Lanai	500 sf
Back Lanai	500 sf
250 people max	
Total	3,570 sf (250 people max)
Commercial Certified Kitchen Outdoor Prep	1,960 sf
Process & Store/Refrigeration Vendor	1,670 sf
Stations	
Emergency Food Storage Backup	
Power Storage	
Total	3,630 sf
Imu Facility (Outdoor)	1,300 sf
Restrooms & Showers	1,160 sf
Male – Min. 3 stalls Female – Min.	
3 stalls ADA – Min. 1 stall	
Office	950 sf
Storage Files	
Conference Room	835 sf
Classrooms & Storage	
Storage (Energy & Water Storage)	1,110 sf
Equipment Storage/ Warehouse	2,220 sf
Farm Dwelling	835 sf
Open (Kipuka) Pavilions	1,900 sf
Community Use Educational Use	
Program Total	17,490 sf

The project site is located within the DHHL Commercial district, which is designated for retail, business, and commercial activities. The purpose of this land is to provide revenue to DHHL Trust and/or Homestead Community Associations. Mixed uses are allowed. Permitted uses and minimum infrastructure on DHHL Commercial land must meet county standards. The programming is also applicable to Hawai'i State and County zoning. State Urban districts include activities or uses as provided by ordinances or regulations of the respective county. Likewise, permitted uses in the County MG-1a district include, but are not limited to: agricultural products processing, aquaculture, broadcasting stations, catering establishments, commercial parking lots, community buildings, food manufacturing, and greenhouses.

## SUMMARY OF REPORTS

### Archaeological Reconnaissance Survey

An Archaeological Reconnaissance Survey (ARS) was conducted by Keala Pono on July 12-13<sup>th</sup>, 2021. The pedestrian survey covered approximately 91% of the study area. One acre (9%) of the parcel was not walked due to impenetrable brush. One archaeological site (Site 1) was identified and consists of three abandoned cars, structural remains, and historic artifacts. The site as a whole likely dates to the 1960s or later, with the cars and at least one artifact probably dating to the 1950s. The site is in fair to poor condition, with all features heavily deteriorated. An archaeological inventory survey or data recovery program is recommended to document the site and more fully identify the cars and artifacts.

A consultation with the State Historic Preservation Division (SHPD) recommends completing an Archaeological Inventory Survey (AIS) to further document the sites. It is anticipated that documentation of the site would be adequate in moving towards a “no historic properties affected” determination.

### Biological Assessment

A walk-through survey was completed by Hui Ku Maoli Ola and G70 on July 21<sup>st</sup>, 2021. The perimeter survey identified 59 plant taxa and three fungi taxa, of which seven species (~11%) may be considered native (either indigenous to Hawai'i or of Polynesian introduction). Eight species of avifauna and four species of terrestrial fauna were identified, all of which have been introduced to Hawai'i. There were no proposed or endangered species observed.

Strawberry guava dominated the vegetation of the project's forested area. See Figure 3. Other abundant plant species include octopus tree, gunpowder tree, fruit trees, miconia, and bingabing. Indigenous plants include pockets of 'ohia lehua, pepeiao, popolo, forked fimbry, and moa. Avifauna observed include cattle egret, red cardinal, zebra dove, spotted dove, red-billed leiothrix, house sparrow, saffron finch, and common mynah. Of the terrestrial fauna, green anole lizards and feral pigs were observed, and coqui frogs could be heard from the project area.

The report recommends the removal of invasive plant species to the extent possible, primarily, strawberry guava, miconia, bingabing, and a patch of juvenile gunpowder trees. Cleared areas should immediately be replanted and/or monitored to prevent invasive plants from reestablishing presence. The planting of traditionally cultivated plants that are compatible with the parcel, such as kukui, mai'a (banana), niu (coconut), noni, 'ohi'a 'ai (mountain apple), 'ulu (breadfruit), 'awa, kalo (taro), ki, ko (sugarcane), māmaki, 'olena (tumeric), 'uala (sweet potato), and uhi (yam), is recommended. Furthermore, invasive species control is recommended for feral pigs and little fire ants. Project site should be monitored for possible Rapid 'Ohi'a Death (ROD) and potential 'Ope'ape'a (Hawaiian Hoary Bat) populations.

### Traffic Assessment Report

A Traffic Assessment Report (TAR) was conducted from August 11<sup>th</sup>, 2021 to August 15<sup>th</sup>, 2021 by Traffic Management Consultants to analyze the existing peak hour traffic in vicinity of the project site. Turning movement traffic count surveys were conducted at the intersections of:

- a) Maka'ala Street and Railroad Avenue
- b) The Home Depot Driveway and Railroad Avenue
- c) Pu'ainako street and Railroad Avenue

A highway capacity analysis was used to determine Levels of Service (LOS) ranging from best LOS "A" to the worst LOS "F". LOS "D" is the minimum acceptable LOS according to Hawai'i County Code "Concurrency Requirements". A traffic count survey was conducted on Railroad Avenue to determine peak periods of traffic.

Peak weekday traffic hours occur from 7:15 AM to 8:15 AM and again from 3:15 PM to 4:15 PM. During peak AM traffic, Maka'ala Street and Railroad Avenue operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C" and "D", respectively. During peak PM hours, Maka'ala Street and Railroad Avenue operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C". Weekend traffic was higher on Saturday, and the peak hour of traffic on Saturday is from 10:45 AM to 11:45 AM. During this hour, Maka'ala Street operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C" and "B", respectively.

## Utilities and Infrastructure

### Proposed Site Access, Parking and Safety

The property will continue to be accessed off of Railroad Ave. Proposed improvements will include three new driveway aprons off of the public roadway, including a driveway in and a driveway out of the proposed parking lot. A third driveway will be located across the intersection with Maka'ala Street, which will function more as a service entry to the farm. For proposed driveway access points and parking lot, see Figure 1.

Pedestrian access will continue to be limited with no surrounding public sidewalks serving the project site.

### Proposed Water Infrastructure

The property is currently serviced by the County of Hawai'i Department of Water Supply (DWS). The existing 5/8-inch domestic water meter and lateral would likely be replaced with a larger service to meet the needs of the facility. In addition, it is expected that the building may need to have a fire sprinkler, which will require a new fire service lateral and backflow preventor to be installed off of the existing 12" public water main on Railroad Avenue.

### Proposed Wastewater Infrastructure

Since municipal wastewater service is not available from the County, onsite wastewater treatment systems are required and will need to be design and constructed as required by State regulations.

Due to the anticipated amount of wastewater generated, it is likely that a wastewater treatment plant (WWTP) is required. It is likely that some form of aerobic treatment would be used along with disposal of effluent in a large absorption field to be located somewhere on the property. Due to the variable flow expected as well as redundancy requirements an equalization tank and emergency generator are recommended.

### Proposed Electrical/Telecom

The property does not currently appear to have electrical or telcom service. However, at the appropriate time, a service request can be submitted to the utilities to bring in service to the proposed building and other facilities. The new service would likely come in off of the existing pole on the northwest corner of the property and run overhead to the building.

### Proposed Drainage Infrastructure

The project site generally slopes from south to north and is heavily vegetated, except in the area currently cleared for the 1 -acre farmer's market. There is no existing drainage infrastructure onsite.

The proposed drainage infrastructure for the project will be limited to swales, culverts, rain gardens and drainage sumps. Runoff will flow overland to swales and through culverts, then into landscape or farm areas. Rain gardens and sumps will be created in these areas to manage runoff, allowing for evapotranspiration and infiltration into the ground. Improvements will be designed and constructed as required by County Standards.

## CONCLUSION

The Keaukaha Pana'ewa Farmers Association (KPFA) is proposing to develop a Resiliency & Agricultural Innovation Hub for a 10.63-acre parcel on Hawaiian Home Trust Lands located on 363 Railroad Avenue in Hilo, Hawaii. Resilience Hubs are community serving facilities that support residents and coordinate resource distribution and services before, during or after a hazard event.

Three design charrettes with KPFA were held, and four additional consultations were conducted. An Archaeological Reconnaissance Survey, Biological Assessment, Preliminary Traffic Assessment Report, and Conceptual Utility and Infrastructure Study have been conducted for the parcel. The proposed conceptual masterplan is consistent with DHHL land use designations as well as State and County zoning. With consultant G70, KPFA will complete an environmental assessment and preliminary engineering plan by late fall or early summer 2023.

The KPFA Pana'ewa Hub Program DNA embodies resiliency through central components, including a central mound or piko, lumi pavilions, lifted lanai and agricultural sites encompassing the site. The pavilions will be designed as flexible spaces that can accommodate a range of agricultural, cultural, and educational programs. Through community-run programming and services, the Resilience & Agricultural Innovation Hub will further the community's vision of becoming a sovereign and thriving people acting in guardianship of their own pu'uhonua.





# Pana'ewa Resiliency & Agricultural Innovation Hub

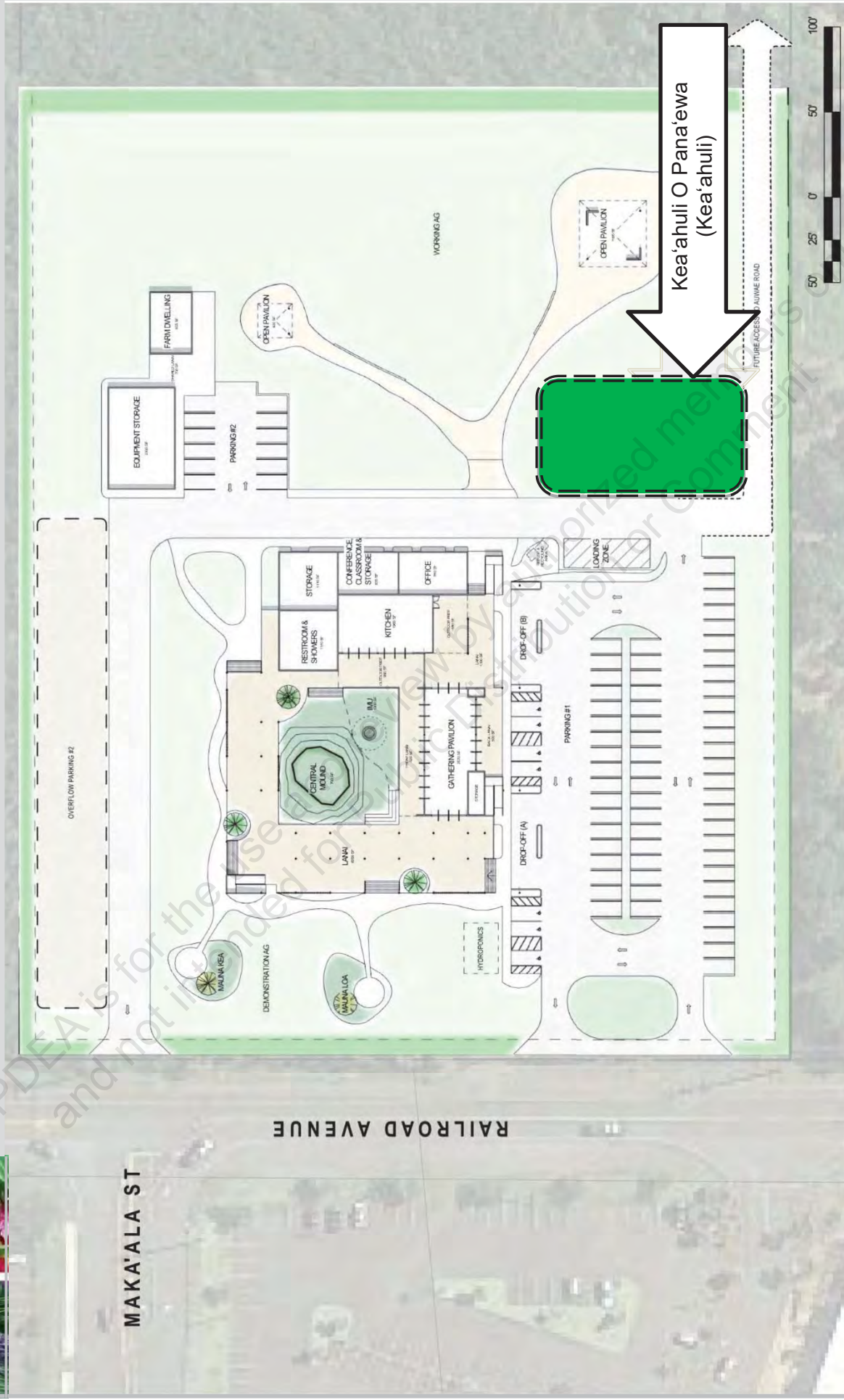


Figure 1. Conceptual Master Plan

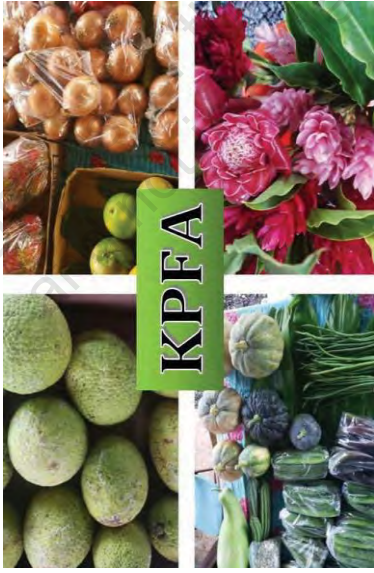


**Exhibit B**  
**2017-2022 KPFA Programs**

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and not intended for Public Distribution or Comment

## PANA'EWA HUB REPORT: 2017-2022

Prepared by Justine Kamelamela for the Keaukaha Pana'ewa Farmers Association



### PH 2017 - PRESENT

YEAR	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LESSEE	VOLUNTEER(S)	TOTAL VOLUNTEER HRS
2017	832	208	208	728	2080
2018	888	252	251	737	2109
2019	965	231	228	714	2105.5
2020	3627	2924	2616	286	986
2021	698	470	372	83	864
2022	908	619	502	134	245
<b>TOTAL</b>	<b>7918</b>	<b>4704</b>	<b>4177</b>	<b>2682</b>	<b>8389.5</b>

### 2017

DATE	EVENT/ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LESSEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
01-12/2017	Hydroponics: Wednesdays (52 Weeks)	260	104	104	260	3	780
01-12/2017	Hydroponics: Saturdays (52 Weeks)	416	52	52	416	3	1248
01-12/2017	Pana'ewa Farmers Market (Every Saturday, 52 weeks)	156	52	52	52	1	52
	<b>2017 TOTAL</b>	<b>832</b>	<b>208</b>	<b>208</b>	<b>728</b>	<b>-</b>	<b>2080</b>

### 2018

DATE	EVENT/ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LESSEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
01-12/2018	Hydroponics: Wednesdays (Every Saturday, 52 Weeks)	260	104	104	260	3	780
01-12/2018	Hydroponics: Saturdays (52 Weeks)	416	52	52	416	3	1248
01-12/2018	Pana'ewa Farmers Market (52 weeks)	156	52	52	52	1	52
9/22/2018	Site Blessing for Ho'oulu 'Āina Community Project (HACP)	5	5	4	3	1	12
10/6/2018	HACP Mālama Mahi'ai: Meet Your Extension Agent	9	5	5	1	3	3
11/10/2018	HACP Mālama Mahi'ai: 'Awa Propagation	3	2	2	1	2	6
11/17/2018	HACP Aloha Pana'ewa: Community Leadership	18	16	16	1	2	2
11/24/2018	HACP Mālama Mahi'ai Agroforestry Systems: Integrating Forest Trees and Crops	5	4	4	1	2	2
12/15/2018	HACP Huaka'i: Huaka'i i Waiuku   Wahi Pana o Humu'ulu	13	10	10	1	2	2
12/22/2018	HACP Mālama Mahi'ai: 'Awa Mentorship and Talk story	3	2	2	1	2	2
	<b>2018 TOTAL</b>	<b>888</b>	<b>252</b>	<b>251</b>	<b>737</b>	<b>-</b>	<b>2109</b>

**2019**

DATE	EVENT/ ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LESSEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
01/2019-12/2019	Pana'ewa Farmers Market (Every Saturday, 52 weeks)	156	0	0	0	0	0
01/2019-12/2019	Hydroponics: Wednesdays (52 Weeks)	260	104	104	260	3	780
01/2019-12/2019	Hydroponics: Saturdays (52 Weeks)	416	52	52	416	3	1248
1/5/2019	HACP Aloha Pana'ewa: History of the Department of Hawaiian Home Lands(DHHL)	12	11	11	1	2	2
2/9/2019	HACP Mālama Mahi'ai: Composting 101	8	5	5	1	2	2
03/02-04/13/2019	Hydroponics: For the Home Gardener(5 Classes)	55	10	10	15	1.5	22.5
3/9/2019	HACP Mālama Mahi'ai: Learn to Graft	6	5	5	1	2	2
4/13/2019	HACP Mālama Mahi'ai: Grow Your Own Lā'au Garden	8	7	6	1	2	2
4/16 - 4/20/2019	HACP Community Impact Research Trip: Huaka'i i Moloka'i	8	8	7	1	10	10
6/25/2019	HACP Mālama Mahi'ai: 'Awa Mentorship and Talk Story	3	2	2	1	2	2
6/29/2019	HACP Mālama Mahi'ai: Mahina	10	8	7	1	2	2
8/24/2019	HACP Mālama Mahi'ai: Lā 'Ohana	15	14	14	15	2	30
12/15/2019	Hui Mālama Ola Na 'O'iwi Garden Workshop: Grow Your Own Lā'au	8	5	5	1	3	3
	<b>2019 TOTAL</b>	<b>965</b>	<b>231</b>	<b>228</b>	<b>714</b>	<b>-</b>	<b>2105.5</b>

**2020**

DATE	EVENT/ ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LESSEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
02-12/2020	Pana'ewa Farmers Market(44 Weeks)	176	44	44	0	0	0
1/4/20	Hydroponics: Wednesdays (18 Weeks)	90	0	0	5	3	270
1/7/2020	Hydroponics: Saturdays (17 Weeks)	136	0	0	8	3	408
04-05/2020	Keiki Care Packs(3 rounds)	180	140	120	9	2	18
4/22/2020	Earth Day Community Plant Giveaway	40	20	8	1	3	3
5/8/2020	Show Aloha Challenge: Kupuna Bento	30	28	28	6	1	6
5/14/2020	Ola Nā Iwi Kupuna Food and Hygiene Bags	50	49	45	2	2	4
05-06/12/2020	Show Aloha Challenge: Kupuna Bento(5 rounds)	240	220	212	24	1	24
07/2020-08/2021	Ho'oulu 'Āina Community Project(HACP) - Funded by the Pawanka Fund	25	25	25	0	0	0
8/5/2020	Ola Nā Iwi Kupuna Food and Hygiene Bags	50	49	45	2	2	4
09/25-12/10/2020	PFM & Resiliency Hub Meal Distribution & Delivery(50 meals x 2/wk. x 26 wks.)	2600	2340	2080	221	1	221
9/26/2020	CPR Training	5	5	5	4	4	16
11/7/2020	Volunteers Work Day	5	4	4	4	3	12
	<b>2020 TOTAL</b>	<b>3627</b>	<b>2924</b>	<b>2616</b>	<b>286</b>	<b>-</b>	<b>986</b>

2021

DATE	EVENT/ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LEESEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
01/02/2021-11/6/2021	Pana'ewa Farmers Market(Every Saturday, 45wks)	180	45	45	0	0	0
01/25-01/29/2021	Grant Onboarding with Vibrant Hawaii Grant Team(4 days)	2	2	1	1	4	16
01/27-10/27/2021	Pana'ewa Neighborhood Watch Meeting: 01/27/2021, 04/28/2021, 07/28/2021 & 10/27/2021	59	25	25	4	2	8
01/05/2021-05/29/2021	Vibrant Hawai'i Leadership Academy Cohort (1x/month)	2	2	1	2	3	30
02/09-05/29/2021	KPFA Hydroponics Program - Supported by Grant with Vibrant Hawai'i	6	6	4	2	2	12
03/26/2021	Plant Donation Received: 'Uala slips & Huli (60 plants)	2	2	1	1	1	1
2/12/2021	Pana'ewa Hydroponics Program	5	5	5	4	3	12
2/13/2021	Volunteer Day: Organize Container	2	2	1	1	2	2
2/16/2021	Pana'ewa Hydroponics Program	5	5	5	4	2	8
2/19/2021	Pana'ewa Hydroponics Program	5	5	5	4	2	8
03/27/2021	KPFA Community & General Membership Meeting	40	40	34	1	4	4
03/27/2021	Community Distribution: Huli - 3 varieties, Kou, Kupukupu, Leafy Green Starts, Lemongrass, Ma'o Hau Hele, Māmaki, Niu and 'Uala - 2 varieties ( ~150 plants)	40	39	34	1	4	4
04/03/2021	Workshop: Growing Canoe Plants to Increase Food Security with Kaiana Runnels	22	7	3	1	4	4
04/23/2021	Plant Donation Received: Huli (Palehua)	2	2	2	1	1	1
05/01/2021	Food Distribution: KPFA Hydroponics Program	30	30	25	2	2	4
05/17-05/18/2021	Mural Painting with Susan Champeny (2 days)	8	4	3	7	4	56
05/29/2021	Workshop: Building Soil 101 with Donna Mitts	14	6	3	1	5	5
06/05/2021	Food Distribution: KPFA Hydroponics Program	30	27	25	2	2	4
06/08-08/20/2021	Volunteer Work Days (2x/wk. for 19wks)	6	6	4	6	2	384
06/26/2021	Workshop: Māmaki Forum	13	5	2	1	4	4
06/26/2021	Donation Received: Māmaki (40 plants)	2	1	0	0	0	0
08/21/2021	Community Distribution: Māmaki Plants	10	8	5	0	0	0
09/03/2021-11/05/2021	Volunteer Work Day (2x/wk. for 10wks)	6	6	4	6	2	240
09/09/2021	Donation Received: Māmaki (40) & Ala'ala wai nui (20)	2	1	1	1	1	1
09/24/2021	Donation Received: Pots and Seedling Trays	1	0	0	1	1	1
09/24/2021	Community Distribution: Pots and Seedling Trays	8	5	2	0	0	0
10/05/2021	Community Distribution: Kupuna Produce Boxes (Partnership with Hawaii Rise Foundation, Hawaii Eco Experiences & the Pana'ewa Hub)	30	30	26	2	2	4
10/23/2021	Plant Donation Received: Chive Starts	1	0	0	1	1	1
10/31/2021	Pana'ewa Hub Reservation: Da Chop Sui Hui	9	6	3	1	1	3
11/05/2021	Community Distribution: 20 sets of Hydroponic Pot System	20	20	20	1	1	1
11/06/2021	Community Distribution: Māmaki Plants	2	2	2	1	1	1

11/12/2021	Volunteer Day: Organization of Storage Container	2	2	1	1	2	2
11/13/2021	Pana'ewa Hub Reservation: Ke Kula Nui O Waimanalo	42	38	19	0	0	0
11/13/2021	Community Distribution: 40 Plants. Māmakī, Uhi and 'Ala 'ala wai nui	42	38	19	1	1	1
11/19/2021	Volunteer Day: Harvesting of 'Olena	6	6	4	5	2	10
11/26/2021	Volunteer Day: Cleaning and Harvesting of Kupukupu	6	6	4	5	2	10
11/28/2021	'Āina Mauna Legacy Program Distribution	30	30	30	6	2	12
12/03/2021	Volunteer Day: Pulling weeds and watering plants	6	6	4	5	2	10
	<b>2021 TOTALS</b>	<b>698</b>	<b>470</b>	<b>372</b>	<b>83</b>	<b>-</b>	<b>864</b>

## 2022

DATE	EVENT/ACTIVITY	PARTICIPANTS	NATIVE HAWAIIAN	DHHL LEESEE	NO. OF VOLUNTEERS	VOLUNTEER HRS	TOTAL HRS
01-9/17/2022	Pana'ewa Farmers Market (Every Saturday, 37 weeks)	148	37	37	0	0	0
01/14/2022	Volunteer Day: PH Maintenance	6	6	4	5	2	10
01/22/2022	PH Site Reservation: KPFA Ag. Committee Meeting	4	4	3	3	2	6
01/22/2022	Community Distribution: Free Covid-19 Test Kits (Total 600 Kits)	150	135	135	6	2	12
01/22/2022	Community Distribution: Pots and 'Olena	2	2	2	0	0	0
01/26/2022	Pana'ewa Neighborhood Watch Meeting: 01/26/2022	9	9	8	1	2	2
01/28/2022	Volunteer Day	4	4	2	3	2	6
02/05/2022-2/26/2022	Pana'ewa Farmers Market (Every Saturday, 6 -10am x 4wks)	16	4	4	0	0	0
02/04/2022	Volunteer Day	6	6	4	5	2	10
02/05/2022	Community Distribution: Pots and Huli	2	2	2	0	0	0
02/05/2022	Donation Received: 60 Huli (3 varieties)	1	1	1	0	0	0
02/09/2022	Volunteer Day - Gather trash around site and in hot houses	2	2	1	1	1	2
02/11/2022	Volunteer Day - Truck trash to dump	4	4	2	3	2	6
02/12/2022	Community Distribution: Huli(30)	2	2	2	0	0	0
02/16/2022	Volunteer Day - Weeding of garden areas	5	5	3	4	1	4
02/18/2022	Volunteer Day - Ho'oma'ema'e Nursery tent	4	4	2	3	1	3
02/19/2022	Pana'ewa Community Nursery: Distribution Huli(20)	1	1	1	0	0	0
02/23/2022	Volunteer Day - Ho'oma'ema'e Nursery tent and construct nursery tables	4	4	2	3	2	6
02/25/2022	Volunteer Day - Huki Kalo	6	6	4	6	2	12
02/26/2022	KPFA General Membership + Community Meeting	60	60	60	6	2	12
02/26/2022	Community Distribution: Plants(30) and Produce(6)	25	25	25	3	3	6
03/02/2022	Volunteer Day: Weeding & Watering	1	1	1	1	2	2
03/04/2022	Volunteer Day: Harvested Lemongrass and replotting.	5	5	3	5	2	10
03/05-3/26/2022	Pana'ewa Farmers Market (Every Saturday, 6 -10am x 4wks)	16	4	4	0	0	0
03/05/2022	Community Nursery: Plant distribution - 40 (green onion, chives, 'uala, miniature pomegranate, peace lily, lemongrass, huli)	5	4	2	0	0	0

03/09/2022	Volunteer Day: Weeding & Watering	6	6	4	5	1.5	7.5
03/11/2022	Volunteer Day: Potting up plants for community nursery.	6	6	4	5	1.5	9
03/19/2022	Community Nursery: Plant distribution - 40 (green onion, culantro, 'uala, lemongrass, huli)	6	3	2	0	0	0
03/23/2022	Volunteer Day: Weeding & Watering	6	6	4	5	1.5	7.5
03/25/2022	Volunteer Day: Huki 'Uala. Made slips and cuttings to replant.	7	6	4	6	2	12
03/26/2022	Volunteer: Kanu 'olena(Hawaiian Sun & Black)	6	6	6	5	1	5
03/26/2022	Community Nursery: Plant Distribution - 10	4	1	1	0	0	0
03/30/2022	Volunteer Day: Weeding, watering & amending soil beds	4	2	2	3	1.5	4.5
04/01/2022	Volunteer Day: Weeding, harvesting and cleaning Ki	4	4	1	3	1.5	4.5
04/02/-							
04/30/2022	Pana'ewa Farmers Market(5 days)	20	5	4	1	5	5
04/02/2022	Community Nursery: 20 Plants	4	3	2	0	0	0
04/06/2022	Volunteer Day: Dump run	3	3	2	2	1.5	3
04/08/2022	Volunteer Day: Weeding and Watering	4	4	1	3	1.5	4.5
04/08-							
04/09/2022	Community Distribution: 300 at Home COVID Test Kits	75	50	30	0	0	0
04/08/2022	Community Nursery: 10 Plants	1	1	1	0	0	0
04/13/2022	Volunteer Day: Potting 'Uala	5	5	3	4	1.5	4.5
04/22/2022	Volunteer Day: Weeding, watering and harvesting lau Ki	5	5	3	4	1.5	4.5
04/23/2022	Community Distribution: 150 At Home COVID Test Kits	38	30	25	0	0	0
04/27/2022	Neighborhood Watch Meeting	13	9	9	1	1.5	1.5
04/29/2022	Volunteer Day: Potting 'Uala	5	5	3	4	1.5	4.5
04/30/2022	Community Distribution: 84 At Home COVID Test Kits	21	15	13	0	0	0
04/30/2022	Community Nursery: Green Onion(4 bunches, sold + 3 kupuna)	5	2	2	0	0	0
05/07-05/28/2022	Pana'ewa Farmers Market(4 days)	16	4	4	2	5	10
05/06/2022	Volunteer Day: Weeding and Watering	3	3	1	2	1.5	3
05/07/2022	Community Distribution: 64 At Home COVID Test Kits	16	13	5	0	0	0
05/13/2022	Volunteer Day: Dump run	3	3	1	2	1.5	3
05/14/2022	Community Nursery: Plant distribution	2	2	2	0	0	0
05/28/2022	Community Distribution: 126 At Home COVID Test Kits	30	24	6	0	0	0
06/04-06/25/2022	Pana'ewa Farmers Market(3 days)	11	3	3	2	5	10
06/03/2022	Volunteer Day: Clean front fence line	4	4	4	3	1.5	4.5
06/04/2022	Community Distribution: 300 At Home COVID Test Kits	50	26	15	0	0	0
06/10/2022	Volunteer Day: Weeding Māla La'au	4	4	4	3	1.5	4.5
06/11/2022	Community Nursery: Plant Distribution	2	2	0	0	0	0
06/17/2022	Volunteer Day: Weeding Garden beds(along Puna side)	4	4	4	3	1.5	4.5
07/02-07/30/2022	Pana'ewa Farmers Market(5 days)	19	5	5	2	5	10



07/22/2022	Volunteer Day: Repotting	4	4	4	4	3	1.5	4.5
07/29/2022	Volunteer Day: Weeding	4	4	4	4	3	1.5	4.5
08/13/2022	Community Nursery: Plant donation(Kou and Milo)	2	2	2	2	0	0	0
08/18/2022	Community Nursery: Plant donation(Malabar Chestnut)	2	2	2	2	1	1	1
08/20/2022	Volunteer Day: Maintenance on Hydroponic tents (weedwacking and organizing)	3	3	3	3	3	4	12
8/27/2022	Volunteer Day: Weeding and replanting front raised bed	2	2	2	1	2	2	4
8/24-9/17/2022	Community Distribution: 600 At Home COVID Test Kits	343	-	-	-	-	-	-
08/30/2022	Kea'ahuli O Pana'ewa Blessing with NOAA x KPFA	32	17	15	15	2	5	10
09/12/2022	PHI Hosted Sustainable Molokai	6	6	4	4	1	1	1
09/15/2022	Kupuna Produce Box Distribution	30	30	30	30	0	0	0
09/17/2022	Community Nursery: Donation (Pots, 200 and Trays, 100)	1	0	0	0	1	1	1
	<b>TOTAL</b>	<b>908</b>	<b>619</b>	<b>502</b>	<b>134</b>	<b>-</b>	<b>245</b>	

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Officers

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STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

January 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

Thru: Peter Kahana Albinio, Jr., Acting Administrator,  
Land Management Division **KA**

From: Kaipo Duncan, Land Agent  
Land Management Division **KD**

Subject: Approval to Issuance of License to Kanuikapono Public Charter School, Anahola,  
Island of Kaua'i, TMK No.: (4) 4-8-003:019 (por.)

**APPLICANT**

Kanuikapono Public Charter School

**RECOMMENDED MOTION/ACTION**

That the Hawaiian Homes Commission (HHC) approves the issuance of a license agreement to Kanuikapono Public Charter School (KPCS) for thirty (30) years, or until such time as Kanuikapono Public Charter School ceases to operate a charter school, whichever occurs sooner, for the right and privilege to enter and use a portion of land in Anahola, island of Kaua'i, Hawai'i, identified as Tax Map Key No. (4) 4-4-8-003:019 (por.) (See Exhibit "A"), consisting of approximately 10.5 acres (457,380 square feet) of land for the purpose of operating and maintaining a public charter school, subject to the following conditions:

1. The term of the license shall be for thirty (30) years, effectively commencing on February 1, 2023, and expire effectively as of January 31, 2053.
2. The purpose of this license and use of the site is strictly for LICENSEE to continue, maintain, and operate its Hawaii Public Charter School purpose and related services which directly benefits Hawaiian homestead beneficiaries and the broader native Hawaiian community.
3. LICENSEE shall pay to LICENSOR an annual license fee established at ONE THOUSAND FIVE HUNDRED SIXTY AND NO/100 DOLLARS (\$1,560.00) which, shall not in any event, during the term of this license be less than this established per annum fee. The annual fee as established shall be payable in monthly installments to LICENSOR.
4. NO RESIDENTIAL USE SHALL BE PERMITTED, including temporary, overnight occupancy of the premises.



**Appendix F**

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**Infrastructure Assessment Memo**







111 S. King Street  
Suite 170  
Honolulu, HI 96813  
808.523.5866  
www.g70.design

**Date:** October 28, 2021  
**Project:** Keaukaha Panaewa Farmers Association  
**Project No:** 220033-01  
**Subject:** Infrastructure Assessment Memo

## I. INTRODUCTION

### A. Project Location and Description

The project site is located at 363 Railroad Avenue in Hilo, Hawai'i on State of Hawaii Department of Hawaiian Home Lands property, Tax Map Key (3) 2-1-025:091. The property is approximately 10.63 acres (463,173 sf) in size and is located within the "Urban" State Land Use District (SLUD) and the "MG-1a General Industrial District" County of Hawaii Zoning District.

**(See Figure 1: Project Location Map)**

## II. EXISTING CONDITIONS

### A. Existing Site Access, Parking and Safety

The project site is generally bound by Railroad Ave to the west, and adjacent undeveloped industrial properties to the north, east, and south. Primary vehicular access to the site is through an approximately 25' wide gravel driveway along Railroad Ave. There is no secondary vehicular access point to the site.

Pedestrian access is limited with no surrounding public sidewalks serving the project site.

### B. Existing Water Infrastructure

The property is serviced by the County of Hawaii Department of Water Supply (DWS). The existing DWS water system provides both domestic and fire protection water through an existing 12-inch waterline within the east shoulder of Railroad Avenue. DWS records indicates that the property is currently served through a 5/8-inch domestic water meter (Meter No. 17223245) and 1.5-inch service lateral.

Fire Hydrants (FH) are located along Railroad Ave and appear to meet the 300-foot minimum spacing required by DWS. The nearest Fire Hydrant is fronting the property along Railroad Ave, approximately 92 ft north of the southwest corner of the property.

**(See Figure 2: Existing Water Main Locations Map)**

C. Existing Wastewater Infrastructure

Based on correspondence with the Department of Health Wastewater Branch, the site has no cesspool, septic tank, or approved/recognized wastewater system on file.

The County of Hawaii Wastewater Division has confirmed that they currently do not have service available to this property.

D. Existing Drainage Infrastructure

The project site is relatively flat with elevations ranging from approximately 83 to 89 feet above mean sea level (MSL). The site appears to gently slope from the southern property line towards the north side of the parcel, parallel to the fronting street.

There is no existing onsite drainage infrastructure onsite.

E. Existing Electrical/Telcom

The property does not currently appear to have electrical or telcom service. However, the existing overhead electrical and telcom lines along Railroad Ave seem to indicate that service could easily be obtained. If requested, the utilities could be consulted and a service request could be submitted at the appropriate time.

III. PROPOSED CONDITIONS

A. Proposed Site Access, Parking and Safety

The property will continue to be accessed off of Railroad Ave. Proposed improvements will include three new driveway aprons off of the public roadway including a driveway in and a driveway out of the proposed parking lot. A third driveway will be located across the intersection with Makaala Street, which will function more as a service entry to the farm. The proposed driveway access points and parking lot is shown on Figure X.

Pedestrian access is will continue to be limited with no surrounding public sidewalks serving the project site.

B. Proposed Water Infrastructure

The property is currently serviced by the County of Hawaii Department of Water Supply (DWS). The existing 5/8-inch domestic water meter and lateral would likely be replaced with a larger service to meet the needs of the facility. In addition, it is expected that the building may

need to have a fire sprinkler, which will require a new fire service lateral and backflow preventor to be installed off of the existing 12" public water main on Railroad Avenue. A possibly location for these services is shown on Figure X

C. Proposed Wastewater Infrastructure

Since municipal wastewater service is not available from the County, onsite wastewater treatment systems are required and will need to be design and constructed as required by State regulations.

Due to the anticipated amount of wastewater generated, it is likely that a wastewater treatment plant (WWTP) is required. It is likely that some form of aerobic treatment would be used along with disposal of effluent in a large absorption field to be located somewhere on the property. Due to the variable flow expected as well as redundancy requirements an equalization tank and emergency generator are recommended. Proposed wastewater improvements are show in concept on Figure X.

D. Proposed Drainage Infrastructure

The project site generally slopes from south to north and is heavily vegetated except in the area currently cleared for the 1.5 acre farmer's market. There are no existing onsite drainage infrastructure onsite.

The proposed drainage infrastructure for the project will be limited to swales, culverts, rain gardens and drainage sumps. Runoff will flow overland to swales and through culverts and into landscape areas or farm areas. Rain gardens and sumps will be created in these areas to manage the runoff allow runoff to evapotranspire and infiltrate into the ground. Improvements will be design and construction as required by County Standards. Possible locations for these improvements are shown on Figure X.

E. Proposed Electrical/Telcom

The property does not currently appear to have electrical or telcom service. However, at the appropriate time, a service request can be submitted to the utilities to bring in service to the proposed building and other facilities. The new service would likely come in off of the existing pole on the northwest corner of the property and run overhead to the building. Possible location of the overhead line and service to the building is shown on Figure X.

This PDEA is for the use and review by authorized members only  
and not intended for Public Distribution or Comment



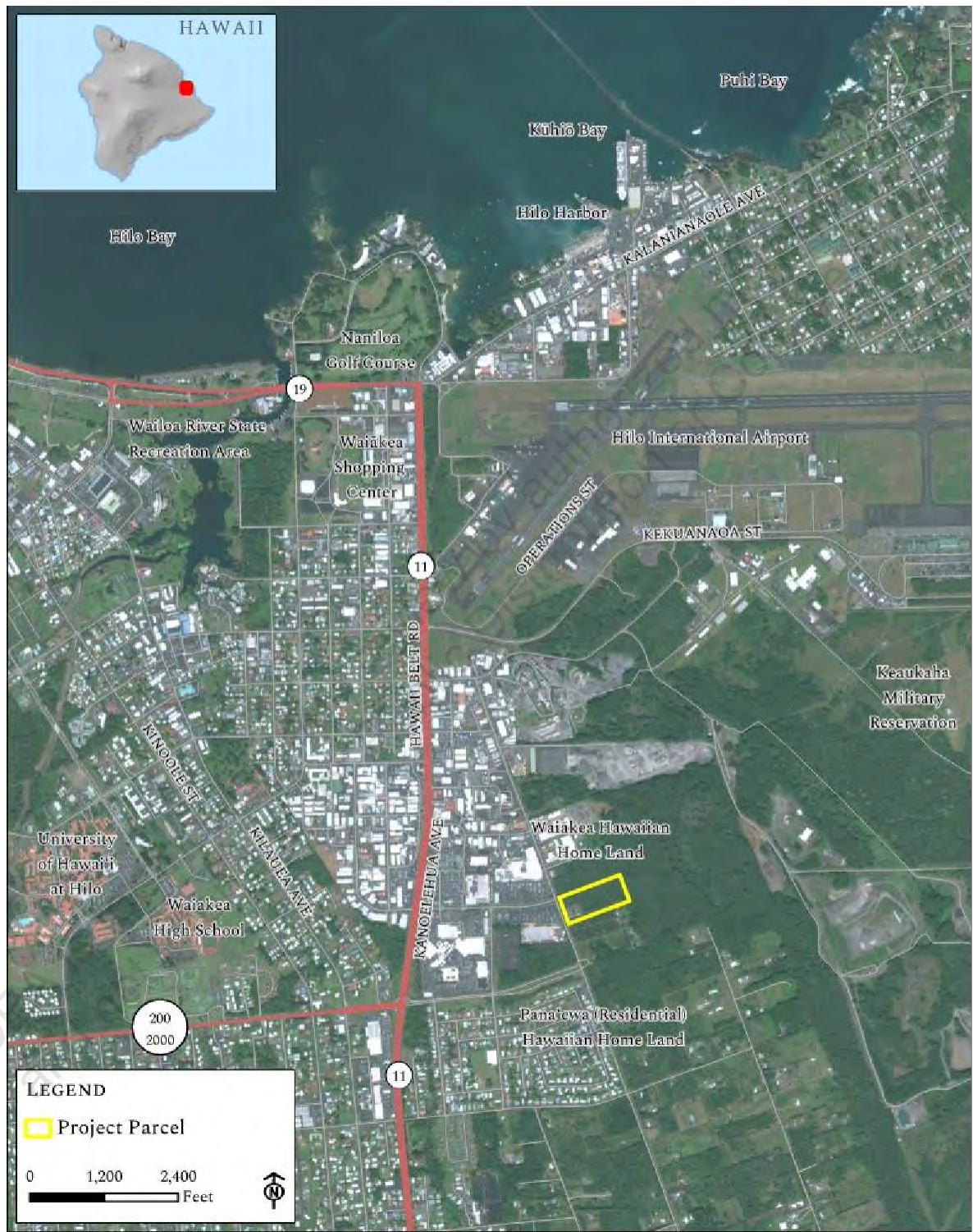


Figure 1: Project Location Map

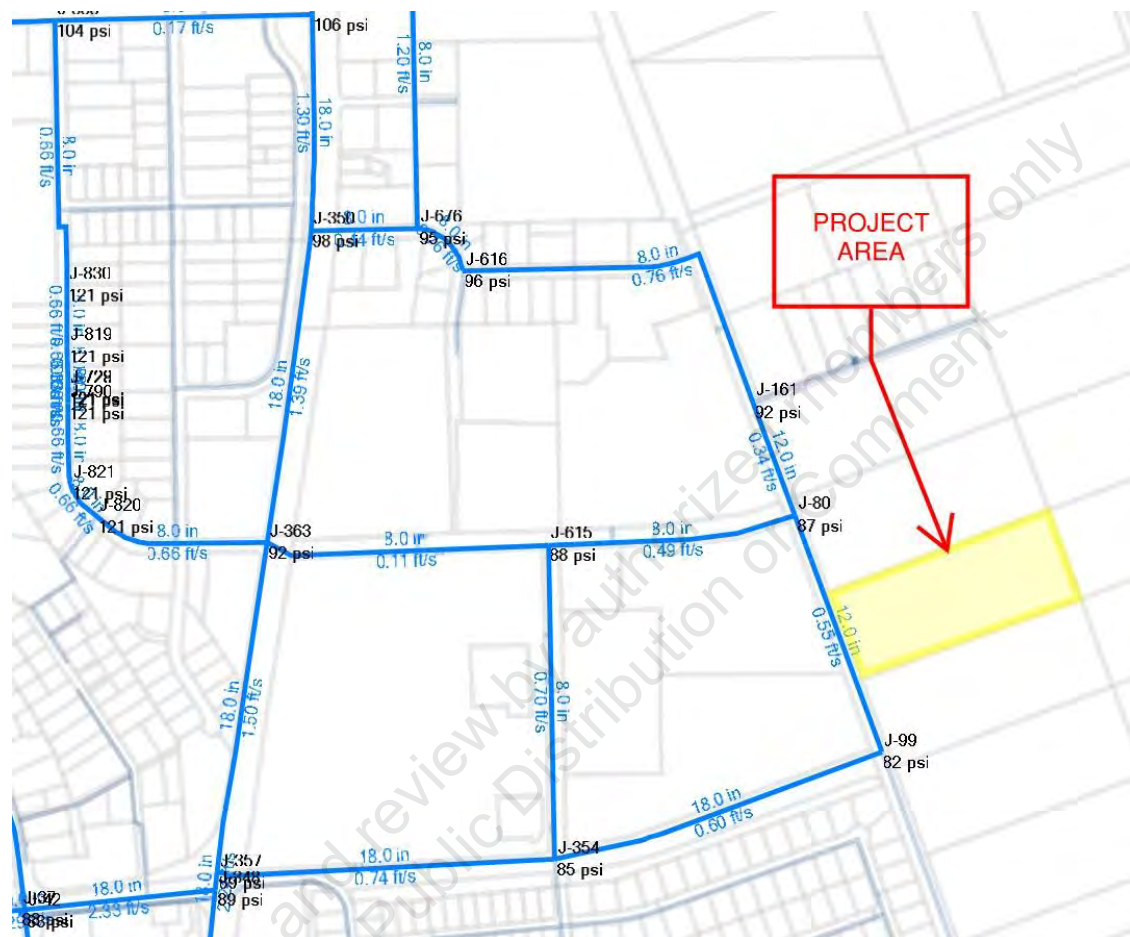


Figure 2: Existing Water Main Locations Map



**Appendix G**

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# **Preliminary Traffic Assessment Report**



**PRELIMINARY TRAFFIC ASSESSMENT REPORT**  
**FOR THE PROPOSED**  
**KEAUKAHA PANA`EWA MASTERPLAN**  
**PANA`EWA, HAWAI`I ISLAND**

**I. Introduction**

**A. Project Description**

The Keaukaha Pana`ewa Farmers Association (KPFA) is developing a preliminary masterplan for its property at 363 Railroad Avenue in Pana`ewa, Hawai`i Island. The project site is located on the east (makai) side of Railroad Avenue, across from The Home Depot. The project site is currently occupied by the Pana`ewa Farmers Market, which is sponsored by the KPFA. The Pana`ewa Farmers Market operates on Fridays from 11:00 AM to 1:00 PM and on Saturdays from 6:00 AM to 10:00 AM. Figure 1 depicts the location map and project vicinity.

The KPFA Masterplan will consist of an open-air amphitheater for music and hula performances, pavilions for farmers' workshops and educational programs, and an indoor/outdoor deck, which can be used for private and public functions for up to 300 attendees. Up to 100 parking stalls are planned. Access is proposed opposite The Home Depot Driveway on Railroad Avenue. The preliminary masterplan is depicted on Figure 2.

**B. Purpose and Scope of the Study**

The purpose of this preliminary traffic assessment is to analyze the existing peak hour traffic in vicinity of the project site.

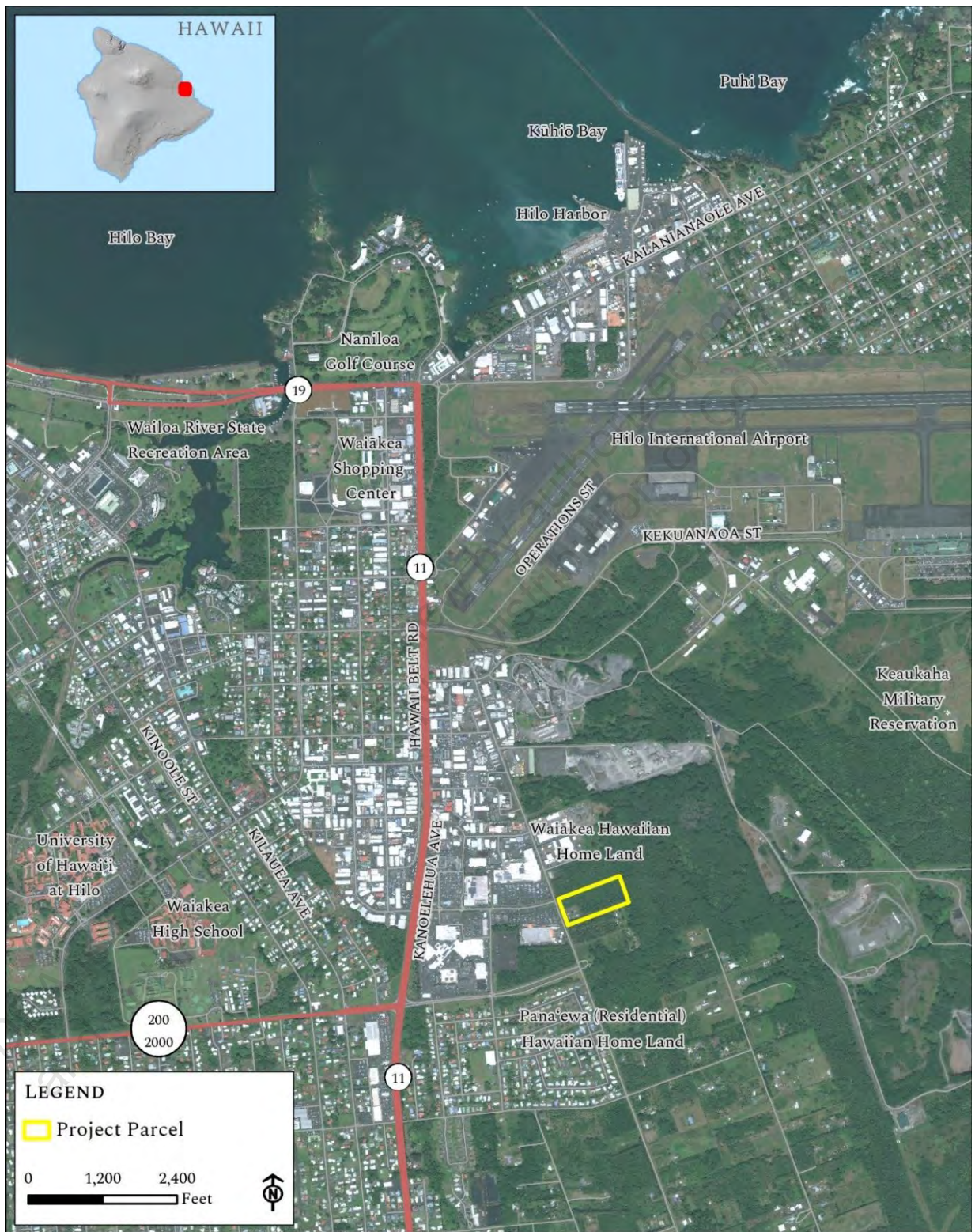
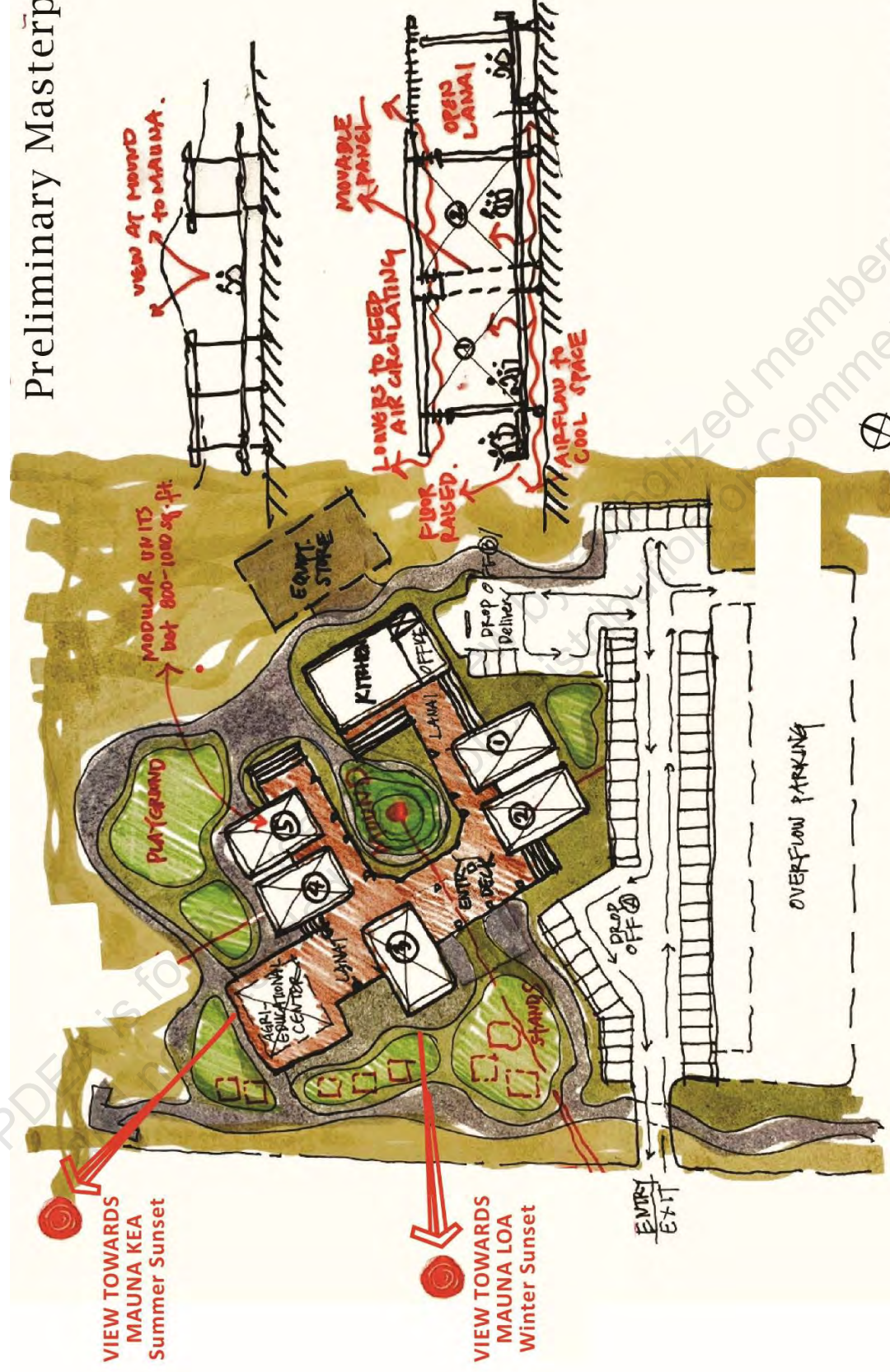


Figure 1. Location and Vicinity Map

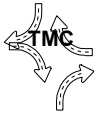


## Preliminary Masterplan



KEAUKAHA PANAEWA FARMERS ASSOCIATION  
DESIGN CHARRETTE . G70 . NOVEMBER 2020

Figure 3. Preliminary Masterplan



### C. Capacity Analysis Methodology

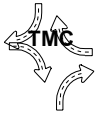
The highway capacity analysis, performed in this study, is based upon procedures presented in the Highway Capacity Manual, 6<sup>th</sup> Edition (HCM), published by the Transportation Research Board. HCM defines the Level of Service (LOS) as “a quantitative stratification of a performance measure or measures representing quality of service.” HCM defines the six (6) Levels of Service from the traveler’s perspective, ranging from the best LOS “A” to the worst LOS “F”. LOS translates the complex mathematical results of the highway capacity analysis into an A through F grading system for the purpose of simplifying the roadway performance for decision-makers.

LOS’s “A”, “B”, and “C” are generally considered to be satisfactory Levels of Service. The Hawai’i County Code “Concurrency Requirements” define LOS “D” as the minimum acceptable Level of Service. LOS’s “E” and “F” are considered to be worse than acceptable Levels of Service. The intersection LOS is primarily based upon average delay (d) in seconds per vehicle (sec/veh). The delays at unsignalized intersections, which include stop-controlled intersections and roundabouts, are measured in average seconds per vehicle (d). Table 2 summarizes the HCM LOS criteria.

Table 1. Intersection Level of Service Criteria (HCM)		
LOS	Delay	Description
A	$d \leq 10$	Control delay is minimal.
B	$10 < d \leq 15$	Control delay is not significant.
C	$15 < d \leq 25$	Stable operation. Queuing begins to occur.
D	$25 < d \leq 35$	Less stable condition. Increase in delays, decrease in travel speeds.
E	$35 < d \leq 50$	Unstable operation, significant delays.
F	$d > 50$	High delays, extensive queuing.

Synchro is a traffic analysis software that was developed by Trafficware. Synchro is an intersection analysis program that is based upon the HCM 6<sup>th</sup> Edition methodology. Synchro is used to calculate the Levels of Service for the intersections in the study area. Worksheets for the capacity analysis, performed throughout this report, are compiled in the Appendix.





## **II. Existing Conditions**

### **A. Roadways**

Railroad Avenue is a two-way, two-lane roadway, in the vicinity of the project site. The posted speed limit on Railroad Avenue is 35 miles per hour (mph). Exclusive left-turn lanes are not provided on Railroad Avenue.

Makaala Street is a two-way, four-lane divided roadway between Railroad Avenue and Kanoelehua Avenue. Makaala Street intersects Railroad Avenue at a stop-controlled Tee-intersection, with separate left-turn and right-turn lanes.

The Home Depot Driveway provides access to the parking lot from Railroad Avenue. Access to The Home Depot parking lot is also provided on Makaala Street. The Home Depot Driveway is stop-controlled at Railroad Avenue.

Puainako Street is a two-way, four-lane divided roadway between Railroad Avenue and Kanoelehua Avenue. Puainako Street intersects Railroad Avenue at a stop-controlled Tee-intersection, with separate left-turn and right-turn lanes.

### **B. Existing Peak Hour Traffic Volumes and Operating Conditions**

#### **1. Field Investigation and Data Collection**

Turning movement traffic count surveys were conducted on Wednesday, August 11, 2021 through Sunday, August 15, 2021 at the following intersections:

- a. Makaala Street and Railroad Avenue
- b. The Home Depot Driveway and Railroad Avenue
- c. Puainako Street and Railroad Avenue

A traffic count survey was conducted on Railroad Avenue on Thursday, August 12, 2021 and on Saturday, August 14, 2021 to determine the peak periods of traffic. The study area is depicted on Figure 3.

#### **2. Existing AM Peak Hour Weekday Traffic**

The existing AM peak hour of weekday traffic in the study area occurred from 7:15 AM to 8:15 AM. Railroad Avenue carried about 800 vehicles per hour (vph), total for both directions. Makaala Street carried about 300 vph, total for both directions, at Railroad Avenue. Puainako Street carried over 200 vph, total for both directions. The Home Depot Driveway carried less than 100 vph at Railroad Avenue.

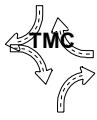
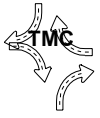


Figure 3. Study Area



During the existing AM peak hour of weekday traffic, Makaala Street operated at LOS “D” at Railroad Avenue. Puainako Street and The Home Depot Driveway operated at LOS “C” and “D”, respectively. Figure 4 depicts the existing weekday AM peak hour traffic data.

### **3. Existing PM Peak Hour Weekday Traffic**

The existing PM peak hour of weekday traffic in the study area generally occurred from 3:15 PM to 4:15 PM. During the existing PM peak hour of weekday traffic, Railroad Avenue carried about 900 vph, total for both directions. Makaala Street carried over 400 vph, total for both directions, while Puainako Street carried about 350 vph, total for both directions, at Railroad Avenue. The Home Depot Driveway carried about 150 vph at Railroad Avenue.

Makaala Street operated at LOS “D” at Railroad Avenue, during the existing PM peak hour of weekday traffic. Puainako Street and The Home Depot Driveway operated at LOS “C” at Railroad Avenue. The existing weekday PM peak hour traffic data are depicted on Figure 5.

### **4. Existing Saturday Peak Hour Traffic**

The weekend traffic on Railroad Avenue was higher on Saturday, during the field investigation. The existing peak hour of Saturday traffic in the study area occurred from 10:45 AM to 11:45 AM. Railroad Avenue carried about 750 vph, total for both directions. Both Makaala Street and Puainako Street carried about 400 vph, total for both directions, at Railroad Avenue. The Home Depot Driveway carried over 200 vph at Railroad Avenue.

During the existing peak hour of Saturday traffic, Makaala Street operated at LOS “C” at Railroad Avenue. Puainako Street and The Home Depot Driveway operated at LOS “C” and “B”, respectively. Figure 6 depicts the existing Saturday peak hour traffic data.

## **III. Conclusions**

Traffic volumes along Railroad Avenue were steady throughout the weekday between 7:00 AM and 6:00 PM. Saturday and Sunday traffic on Railroad Avenue were lower than the weekday traffic.

Makaala Street operated at LOS “D” at Railroad Avenue, during the AM and PM peak hours of weekday traffic. Puainako Street and The Home Depot Driveway operated at satisfactory Levels of Service, i.e., LOS “C” or better, during the peak hours of weekday traffic. All the intersections in the study area operated at satisfactory Levels of Service, during the weekends.

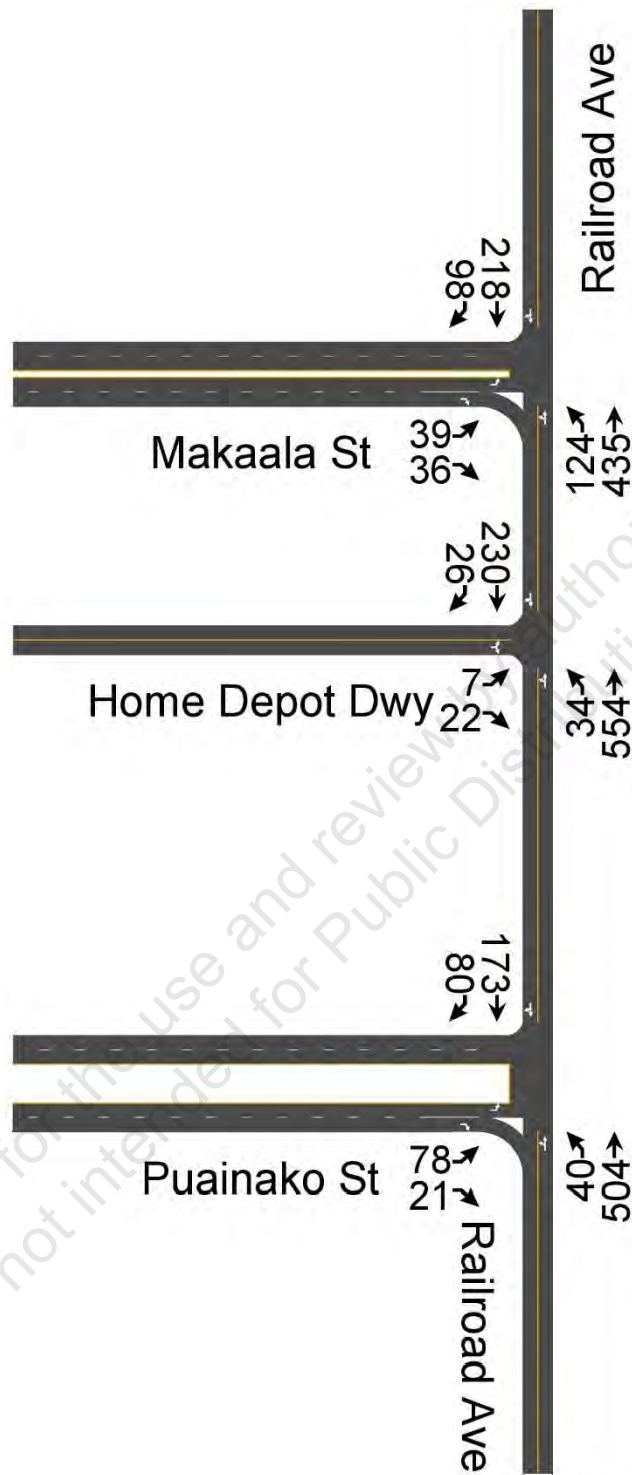
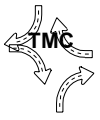


Figure 4. Existing Weekday AM Peak Hour Traffic

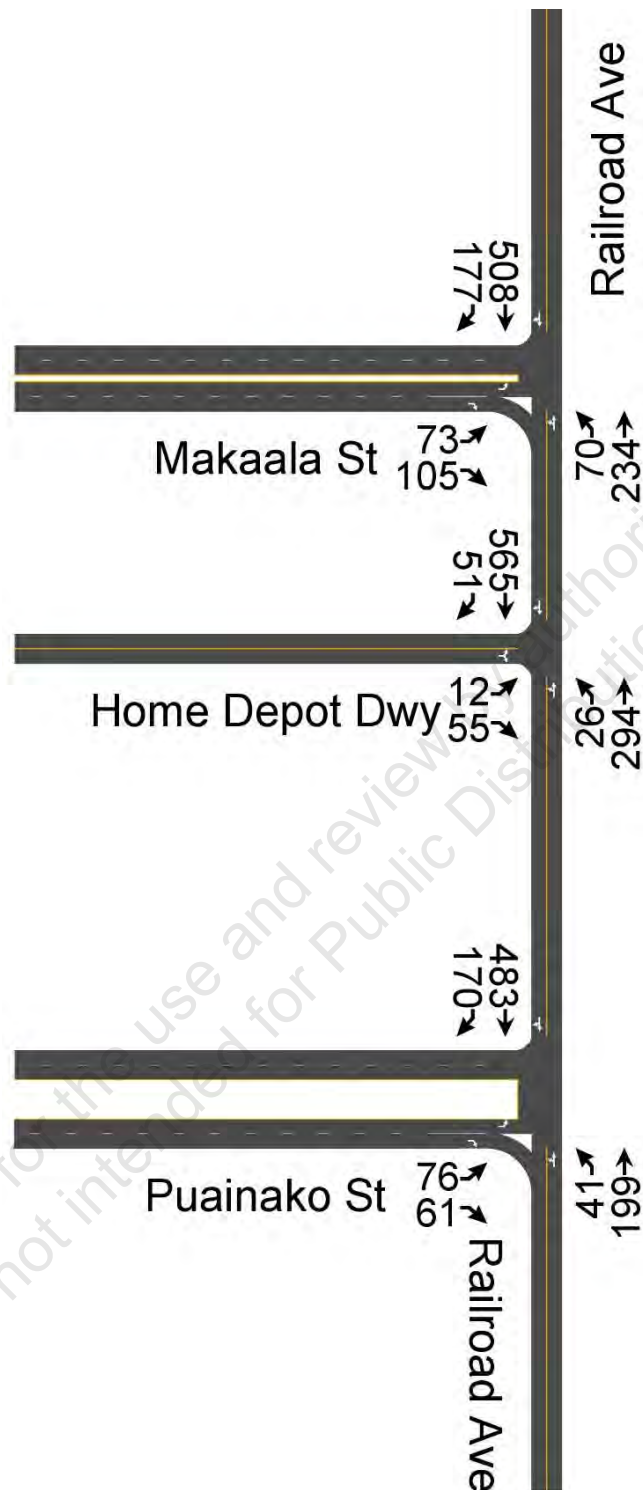
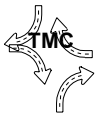


Figure 5. Existing Weekday PM Peak Hour Traffic



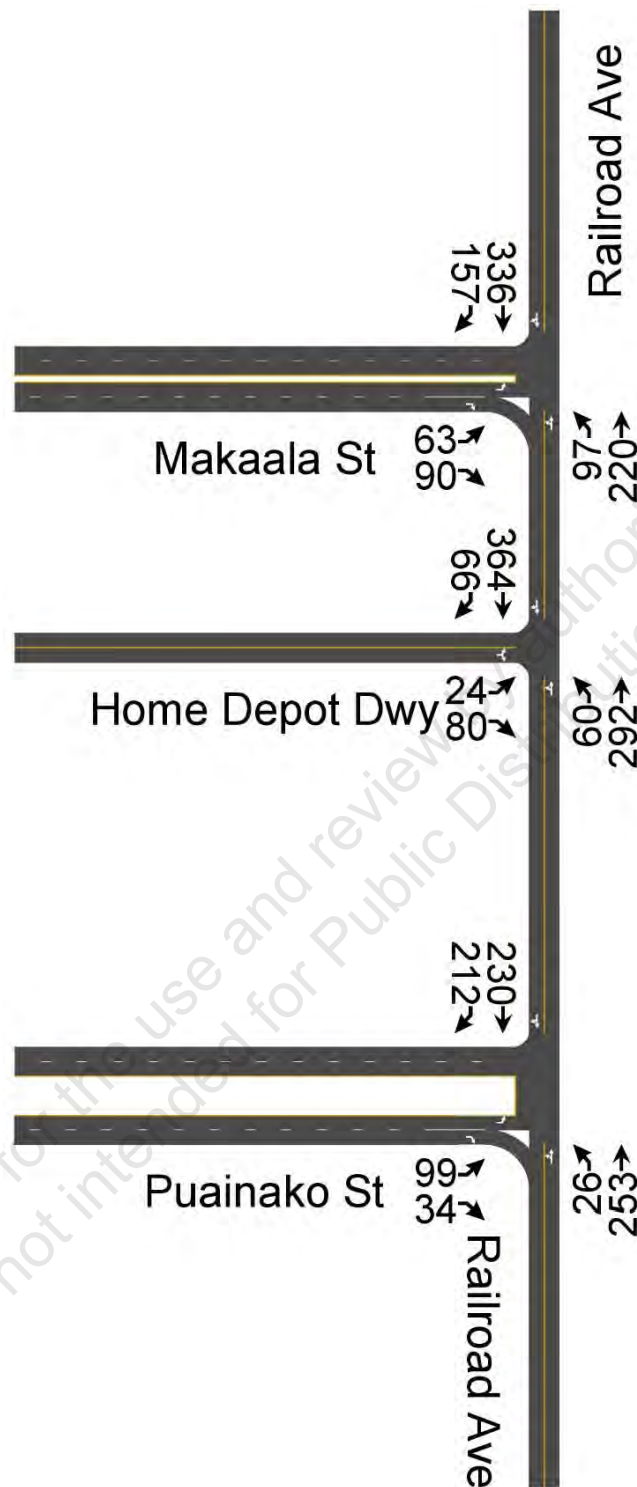
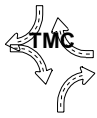


Figure 6. Existing Saturday Peak Hour Traffic



23STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 20 – 21, 2023

TO: Chairman Designate and Members, Hawaiian Homes Commission  
Thru: Andrew H. Choy, Planning Program Manager  
FROM: Gigi O. Cairel, Grants Specialist  
SUBJECT: For information only – Fiscal Year 2023 DHHL Grants Update

RECOMMENDED MOTION/ACTION

None; for information only.

BACKGROUND

The Hawaiian Homes Commission (HHC) approved twelve (12) grants in the amount of \$7.5 million, at the December 2022 meeting. See Exhibit A. The source of funding for these grants is typically DHHL trust funds; however, in the 2022 legislative session the Legislature appropriated general funds for this purpose. Accordingly, DHHL is required to make a request of release of funds to the Department of Budget and Finance (B&F) and to the Office of the Governor. See Exhibit B.

As of this writing, the allotment request has been approved by B&F and the Governor's Office. We are optimistic that the funding should be released within the next month.

RECOMMENDED MOTION/ACTION

None for information only.

The following is a list of the grant awardees. For further detail, refer to Exhibit D.

Table 1  
List of DHHL Grant Awardees  
Fiscal Year 2023

Grant Amount Awarded	Organization
Source: State General Funds	RFP-23-HHL-001 Improvements to existing facilities on Hawaiian Home Lands
TOTAL \$5,380,000	
\$1,000,000	Ka Waihona O Ka Na'auau, Public Charter School
\$1,000,000	Moloka'i Homestead Farmers Alliance
\$1,000,000	Princess Kahanu Estates Association
\$1,000,000	Waiohuli Hawaiian Homesteaders Association, Inc.
\$980,000	Nanakuli Hawaiian Homestead Community Association
\$400,000	Kalama'ula Homesteaders Association
Sources: State General Funds and NHRF	RFP-23-HHL-002 Existing programs and services in existing homesteads
TOTAL 2,348,344	
\$500,000	Habitat for Humanity International, Inc. (Maui)
\$500,000	Ke Kula Nui 'O Waimanalo
\$447,344	Kula No Na Po'e Hawai'i
\$400,000	Moloka'i Homestead Farmers Alliance
\$331,100	Aina Alliance
\$170,000	Waiohuli Hawaiian Homesteaders Association, Inc.
Source: NHRF	RFP-23-HHL-003 Project Implementation
TOTAL \$700,000	
\$100,000	Ho'opili Farmers Association
\$100,000	Kalama'ula Homesteaders Association
\$100,000	Kanehili Community Association
\$100,000	Ka 'Ohana O Kahikinui, Inc.
\$100,000	'O Maku'u Ke Kahua Community Center
\$100,000	Princess Kahanu Estates Association
\$100,000	Waiohuli Hawaiian Homesteaders Association, Inc.
Source: NHRF	RFP-23-HHL-004 Community Capacity Building
TOTAL \$60,000	
\$15,000	Ho'opili Farmers Association
\$15,000	'O Maku'u Ke Kahua Community Center
\$15,000	Princess Kahanu Estates Association
\$15,000	Waiohuli Hawaiian Homesteaders Association, Inc.
<b>\$8,488,444</b>	<b>GRAND TOTAL</b>

JOSH GREEN, M.D.  
GOVERNOR  
STATE OF HAWAII  
*Ke Kia'āina o ka Moku'āina 'o  
Hawaii*

SYLVIA J. LUKE  
LT. GOVERNOR  
STATE OF HAWAII  
*Ka Hope Kia'āina o ka Moku'āina  
'o Hawaii*



IKAIKA ANDERSON  
CHAIRMAN DESIGNATE, HHC  
*Ka Luna Ho'ākele*

KATIE L. DUCATT  
DEPUTY DESIGNATE TO THE  
CHAIRMAN  
*Ka Hope Luna Ho'ākele*

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
*Ka 'Oihana 'Āina Ho'opulapula Hawaii'i*

P. O. BOX 1879  
HONOLULU, HAWAII 96805

January 27, 2023

To: The Honorable Josh Green, M.D.  
Governor, State of Hawaii

Through: Luis Salaveria, Director of Finance  
Department of Budget and Finance

From: Ikaika Anderson, Chairman Designate  
Hawaiian Homes Commission

Subject: Request to Allot General Funds for Fiscal Year 2023,  
Authorized by Act 248, SLH 2022

The Department of Hawaiian Home Lands (DHHL) respectfully request to release \$10,000,000 in general funds to implement Act 248, SLH 2022, for Fiscal Year 2023.

On July 7, 2022, former Governor David Ige signed into law Act 248, SLH 2022 (formerly HB 1600 HD1 SD2 CD1). Act 248, SLH 2022, appropriates \$10 million in general funds for the HHL 602 Program (Planning and Development for Hawaiian Homesteads) to improve "homestead services" on Hawaiian home lands.

The Hawaiian Homes Commission (HHC) at its regular meeting on June 20 – 21, 2022, approved the department's budget for Fiscal Year 2023. The approval included allocating \$7.5 million from the \$10 million in general funds to the DHHL Native Hawaiian Development Program Plan (NHDPP) and \$1.5 million for Homestead Services Repair Improvements. The funds will be used as a funding source for the DHHL Community Development Grants program to provide "services to existing homesteads" and to repair existing facilities on Hawaiian home lands.

The department's goals for the FY 2023 Grants Program are as follows:

- Support improvements to existing community facilities located on Hawaiian home lands
- Support existing programs and services to lessees

EXHIBIT B  
EXHIBIT E

- Support homestead community capacity building in areas such as leadership development, succession planning, strategic planning, project planning and management, fund development/grant writing, community outreach, programs and services
- Support all other projects including:
  - New and emerging programs and services for beneficiaries
  - Planning, design, construction of new community facilities located on Hawaiian home lands
  - Support “Priority Projects” identified as a Priority Project in a DHHL Regional Plan
- Leverage the \$7.5 million general fund with a \$988,444 allocation from the Native Hawaiian Rehabilitation Fund (NHRF).

The department will deploy the \$7.5 million through the DHHL Community Grants program, procuring through “Request for Proposals” (RFPs). The department has issued multiple RFPs; see Attachment 1.

The HHC approval also included allocating \$1.5 million to repair and improve DHHL facilities including Paukukalo Community Center on Maui and Kalanianaʻole Hall in Kalamaula, Molokai. These existing facilities are integral in providing homestead services to our beneficiaries. These planned repairs are long-standing deferred maintenance issues that directly affect DHHL’s ability to provide homesteading services to our beneficiaries.

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EXHIBIT E

ACT 248 IMPLEMENTATION BUDGET for FY 2023 is summarized below:

ACT 248, SLH 2022 Grant Awards	\$7,500,000	3 <sup>rd</sup> Quarter
Homestead Services Repair Improvements	\$1,500,000	4 <sup>th</sup> Quarter
TOTAL	\$9,000,000	

We respectfully request your approval to allot general funds as authorized by Act 248, SLH 2022. Should there be any questions, please call me at (808) 620-9501, or your staff may call Alan Teixeira, Executive Assistant, at (808) 620-9506.

RECOMMEND:

☐ APPROVAL      ☐ DISAPPROVAL

\_\_\_\_\_  
Luis Salaveria  
Director of Finance

\_\_\_\_\_  
Date

☐ APPROVED      ☐ DISAPPROVED

\_\_\_\_\_  
Josh Green, M.D.  
Governor, State of Hawaii

\_\_\_\_\_  
Date

EXHIBIT E

ATTACHMENT 1

\$1,000,000	KA WAIHONA O KA NA'AUAO, PUBLIC CHARTER SCHOOL	Renovations to the school kitchen and cafeteria.
1,000,000	MOLOKAI HOMESTEAD FARMERS ALLIANCE	Improvements to Lanikeha Center. Funds will be used to continue renovations, including restroom and sewer improvements.
1,000,000	PRINCESS KAHANU ESTATES ASSOCIATION	Improvements to the community center and boatyard. Funds will be used for the planning, design and construction of a certified kitchen located on a portion of the boat yard.
1,000,000	WAIHOLI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.	Improvements to the WHHA community center - He Piko No Waiohuli. Funds will be used to construct an enclosed improvement for the existing community kitchen and for safety lighting in parking areas.
980,000	NANAKULI HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION	Improvements to the Nanakuli Village Center. Funds will be used for the interior build out of three units in the retail space to encourage local and Native Hawaiian-owned businesses to lease.
400,000	KALAMAULA HOMESTEADERS ASSOCIATION	Improvements to Kiowea Park. Proposed project is to address community safety concerns. Funds will be used for improvements to the parking lot to increase safety and accessibility.
500,000	HABITAT FOR HUMANITY INTERNATIONAL	To expand and support its 20-year old home repair program to specifically serve lessees. Funds will be used for home safety repairs for economically- disadvantaged lessees in the County of Maui - islands of Maui, Lana'i and Moloka'i.
500,000	KE KULA NUI 'O WAIMANALO	To expand and support its 13-year old Mini Ahupua'a for Lifestyle and Mea'ai through Aquaponics (MALAMA) program. Funds will be used to expand MALAMA to lessees in Kona and the island of Moloka'i. Funds will also be used to support lessees to maintain their existing aquaponics systems in Waimanalo, Maui and East Hawai'i homesteads. As part of MALAMA, KKNOW will continue to build homestead capacity to become trainers and local resources within their own homesteads.




ATTACHMENT 1

447,344	KULA NO NA PO'E HAWAI'I	To expand and support KULA's two-year old Ho'okele Program to lessees in the Papakolea region. Funds will be used to support 60 beneficiaries with housing placement, conduct 15 workshops and assist lessees to complete applications for additional wrap around services and programs.
400,000	MOLOKAI HOMESTEAD FARMERS ALLIANCE	To support its four-year old COVID Relief program. Funds will be used to distribute food, produce, hot meals, home care packages and certificates for drugstore/prescription purchases for lessees island-wide.
331,100	AINA ALLIANCE	To support the Makai Management project for land restoration and community enrichment through aina-based learning and perpetuating cultural principles in the Anahola homestead. Funds will be used to support ongoing efforts to clear and maintain over 400 acres of Hawaiian home lands to address concerns of homelessness, trash dumping and fire hazards.
170,000	WAIHOLE HAWAIIAN HOMESTEADERS ASSOCIATION, INC.	To support Waihole's five-year old Waihole Economic Development Opportunities Program (WE-DO). This is a training and mentoring program for lessees in Waihole and Keokea homesteads to build capacity related to general construction and supportive services during the development process of a master-planned community.

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

March 20, 2023

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew Choy, Planning Program Manager  Andrew Choy (Mar 10, 2023 16:15 HST)

From: Pearlyn Fukuba, Planner *Pearlyn Fukuba*

Subject: For Information Only - Status Update on Plan  
Implementation in the Waimānalo and Ko'olaupoko Region

Recommended Action

None; for information only.

Background

By request of the Chairman, the Planning Office provides the HHC with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For March 2023, the Planning Office will be providing an update on the DHHL plans related to Waimānalo and the Ko'olaupoko Region, O'ahu.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

*O'ahu Island Plan Policies Related to the Ko'olaupoko Moku:*

The purpose of each DHHL Island Plan is to:

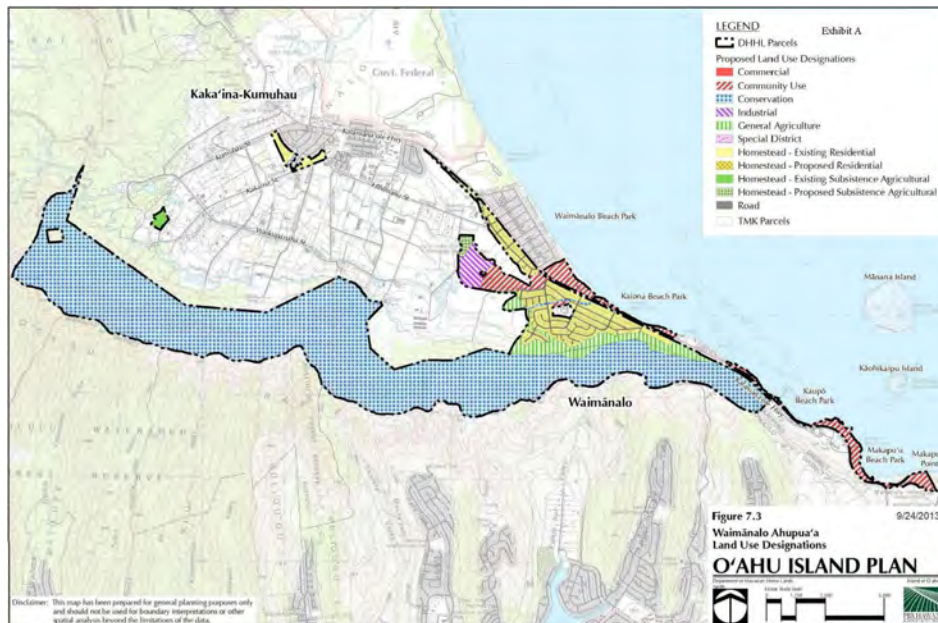
- (1) Provide a comprehensive resource for planning and land management purposes;
- (2) Establish Land Use Designations(LUD)for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

The O'ahu Island Plan (OIP) was adopted by the HHC in 2014. The Island Plan delineated four planning regions, or moku, for the island of O'ahu: Wai'anae, 'Ewa, Kona, and Ko'olaupoko. The OIP identifies seven land use designations (LUD) in the Ko'olaupoko Moku. In Table 1, columns two and three (colored green) report the amount of LUD acres in the Ko'olaupoko Moku and the percentage that these acres represent for the region. Column three (colored yellow) provides a comparison of Ko'olaupoko Moku LUD acres to the amount of LUDs acres on O'ahu for each category. Maps 1, 2 and 3 show the location of the LUDS in the region.

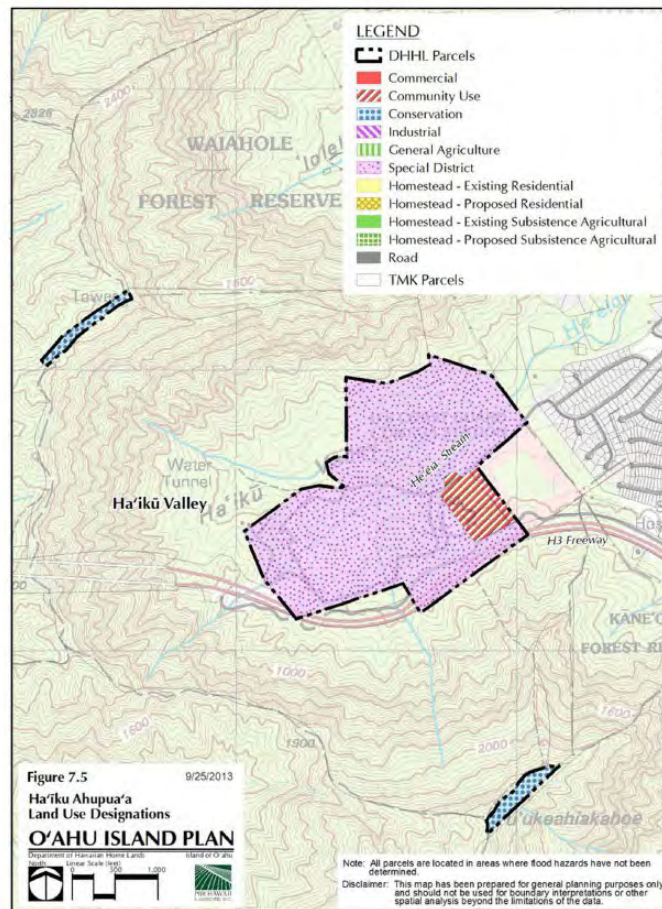
Table 1: Ko'olaupoko Moku LUD Acres

2014 O'ahu Island Plan Land Use Designation (LUD)	Ko'olaupoko Moku Acres	Percent of LUD in Ko'olaupoko Moku	Percent of LUD on O'ahu
Residential	210	10%	13%
Subsistence Agriculture	30	1%	14%
Industrial	35	2%	5%
General Agriculture	105	5%	11%
Community Use	130	6%	41%
Special District	130	6%	52%
Conservation	1,435	70%	55%
<b>TOTAL</b>	<b>2,075</b>	<b>100%</b>	<b>29%</b>

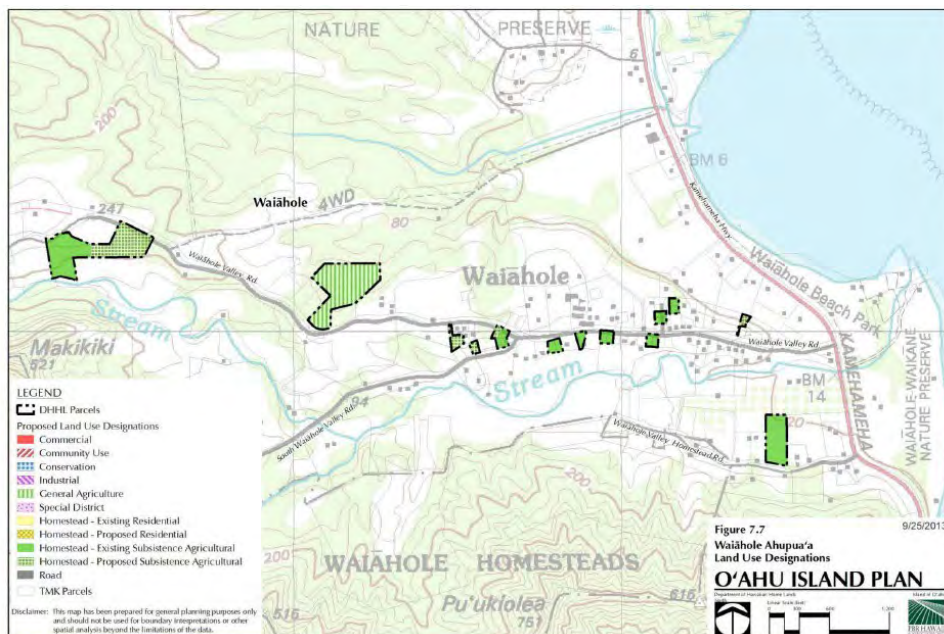
Map 1: Waimānalo LUD Map



Map 2: Ha'ikū LUD Map



Map 3: Waiāhole LUD Map



### *O'ahu Island Plan Implementation Status*

Since its adoption in July 2014, no suggested land use amendments or updates to the Ko'olaupoko Moku are being considered at this time in the OIP.

In 2018, DHHL completed the process to acquire a 50-acre parcel commonly known as "Wong Farm" from the Department of Land and Natural Resources. DHHL has contracted a consultant to conduct the planning and design to develop additional homestead opportunities for O'ahu Island waitlist applicants.

The Waikupanaha parcel, also commonly referred to as the "Char" property (TMK 4-1-008:095) was returned to DHHL's inventory. Per the OIP, the parcel is designated for subsistence agricultural homesteading. However, due to the findings of an Environmental Assessment (2020), the project was terminated due to poor soil conditions and high costs.

DHHL received an unsolicited request from the Ko'olau Foundation for the long-term use of approximately 68 acres in the Ko'olaupoko Moku. The foundation hopes to establish the Ha'ikū Valley Cultural Preserve. DHHL's plans to consult with beneficiaries about the request through a virtual Beneficiary Consultation Meeting which is **tentatively scheduled** in April or May 2023.

### *Waimānalo Regional Plan*

The Waimānalo Regional Plan Update was approved in November 2011. Outreach with Waimānalo beneficiaries through the planning process identified the following Priority Projects:

- (1) Emergency Evacuation Plan
- (2) Hawaiian Cultural Learning Center
- (3) Honolulu Police Department Satellite Office
- (4) Develop Affordable & Obtainable Homestead Alternatives in Waimānalo
- (5) Waimānalo Business Park (Industrial / Technology)

*Waimānalo Regional Plan Implementation Status*

Table 2 Priority Projects identifies the “project champion” as well as summarizes the status of each regional plan Priority Project.

Table 2: Priority Projects

PRIORITY PROJECTS	PROJECT CHAMPION	STATUS
Emergency Evacuation Plan	Hawaii Hazards Awareness and Resilience Program (HHARP)	HHARP, a program of the state Civil Defense Department, was created to help communities prepare to be self-reliant during and after natural hazard events. Waimānalo is one of the recognized communities that completed HHARP.
Hawaiian Cultural Learning Center	Halāu Nā Pualei O Likolehua	In 2016, DHHL completed a rock fall mitigation feasibility study for the same site that the halāu requested a long-term use agreement. The rock fall mitigation measures which were suggested in the study are exceedingly expensive, \$30M plus, making homestead use of the site not financially viable at this time. Any party proposing a non-homestead use for the site would need to cover cost of rock fall mitigation.
Honolulu Police Department (HPD) Satellite Office	Waimānalo Legislators and HPD  DHHL	Funding for the HPD project did not materialize. Project is no longer being pursued.  However, DHHL continues to pursue health and safety improvements for the homestead community. In 2020, the Hawaii State Legislature appropriated \$800,000 in Capital Improvement Funds for Nakini and Huli Streets traffic calming measures. DHHL formulated and presented improvement plans to



PRIORITY PROJECTS	PROJECT CHAMPION	STATUS
	DHHL	<p>the community in February 2022 and is implementing Phase I, which consists of installation of asphalt speed tables (raised crosswalks) on Nakini and Huli Streets.</p> <p>DHHL's Land Management Division initiated the Revocable Permit Pilot Program in November 2022. Two applications were received for the parcel that was previously identified as a possible site for this priority project but remains vacant. It is anticipated that an on-site lessee will help to improve the lot and deter unpermitted activities.</p>
Support & Develop Affordable & Obtainable Homestead Alternatives in Waimānalo	DHHL	<p>This issue continues to be a priority for beneficiaries. The DHHL has been analyzing various affordable housing alternatives, including rentals as well as providing financial literacy services via its HALE program.</p> <p>On August 10, 2019, DHHL offered 15 vacant lots within the Kaka`ina Subdivision to beneficiaries on the Waimānalo waitlist. The vacant lot awards provide future lessees an opportunity to build a home that meets the needs of their budget and family structure. Construction by beneficiary families are in various stages.</p> <p>Planning for homestead development on the Wong Farm parcel will begin (see above information regarding Wong Farm).</p>

PRIORITY PROJECTS	PROJECT CHAMPION	STATUS
Waimānalo Business Park (Industrial/Technology)	Waimānalo Hawaiian Homestead Association (WHHA)	WHHA completed construction of its Community Technology, Education and Employment Center (CTEEC). The CTEEC is Phase IV of the WHHA's Ka Ho'oilina Na Kūhiō Community Center.

#### Waimanalo Regional Plan Update

During the department's 2022 Waimānalo Community Meeting an attendee requested that DHHL update the 2011 Waimānalo Regional Plan. Funds for the project have been allocated and the procurement process is underway. DHHL anticipates initiating the planning process in Fall 2023.

#### Recommendation

None; for information only.

**H ITEMS**

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

MARCH 20, 2023

**TO:** Chair and Members, Hawaiian Homes Commission  
**FROM:** Brian K. Furuto, Acting Administrative Services Officer  
**SUBJECT:** Transfer of Hawaiian Home Receipts Money - End of 3<sup>rd</sup>  
Quarter, FY 2023

RECOMMENDED MOTION/ACTION:

Commission approval to transfer the entire receipts deposited in the Hawaiian Home Receipts Fund as of March 31, 2023, to the Hawaiian Home General Loan Fund.

DISCUSSION:

Section 213 (g) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part as follows:

"(3) Hawaiian home receipts fund. All interest moneys from loans or investments received by the department from any fund except as provided for in each respective fund, shall be deposited into this fund. At the end of each quarter, all moneys in this fund may be transferred to the Hawaiian home operating fund, the Hawaiian home administration account, the Hawaiian home trust fund, and any loan fund in accordance with rules adopted by the department."

Section 10-3-52(b) of the Title 10, DHHL Administrative rules, provides that:

"If the Commission fails to approve a plan for transfer, all moneys in the Hawaiian home receipts fund shall be transferred at the end of that respective quarter as follows:

- (1) Nine per cent to the operating fund; and,
- (2) Ninety-one per cent to the general loan fund."

On March 8, 2023, the balance of the Hawaiian Homes Receipt Fund was \$2,159,803. The March 30, 2023, projected balance is \$2,200,000. Based on the on-going loan requirements for fiscal year 2023, it is recommended that cash receipts in the Hawaiian Home Receipts Fund for the quarter ending March 31, 2023, be transferred to the Hawaiian Home General Loan Fund.

# **J ITEMS**

Hawaiian Homes Commission Meeting  
March 21, 2023  
J Agenda

- J-1 Bo Kahui -La‘i‘ōpua Community Development Corp.
- J-2 Malia Greaney – Hoolehua Water System Improvements
- J-3 Allen Cardines – Nanakuli Community Neighborhood Watch
- J-4 Na Koa Development – Home Lands Housing
- J-5 Danielle Alefosio – Lease Application Concern
- J-6 Gil Campbell – Lease Concern
- J-7 Kelly Keawe – Lease Application Concern
- J-8 Kauilani Almeida – Panaewa Hawaiian Home Lands Community Association
- J-9 Maxine Kahaulelio – Puukapu Farm Lot
- J-10 Donna Sterling – Kahikinui Hawaiian Homestead Association
- J-11 Sharmaine and Robert Taua – Nanakuli Lease Concern
- J-12 Kekoa Enomoto – Mokupuni Council, Paupena Community Dev Corp
- J-13 Faith Chase – Temporary Transitional Housing for Beneficiaries
- J-14 Harold Vidinha – Land Use Application
- J-15 Cindy Freitas – Kalaoa Solar Project Concerns



[Craig Bo Kahui](#)

[Burrows-Nuuanu, Leatrice W](#)

**J-1**

[EXTERNAL] Re: J Agenda Testimony - Hawaiian  
Homes Commission

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Aloha Lea,

As you are aware, I decided to defer my testimony on Wednesday because our Commissioner left the hearing and I ran out of time as I had another commitment.

Please place me on the March J agenda.

Please advise.

Mahalo

Bo

[Malia Greaney](#)

[Burrows-Nuuanu, Leatrice W](#)

[EXTERNAL] Fw: Follow up on Public Testimony on Agendized  
Items Monday, February 27, 2023 10:50:13 PM

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Aloha Leah,

Could you please add me to the March meeting J-Agenda? I  
believe the meeting is in Waimanalo.

Mahalo,

Malia

[EXTERNAL] J Agenda for March  
DHHL Commission Meeting  
Wednesday, February 22, 2023  
10:56:36 PM

Aloha Leah!

Hope this email finds you well!

Could I please get on the J Agenda for the March DHHL Commission Meeting?  
Sorry, I couldn't find the link and wanted to make sure I don't miss the deadline  
as I did for February.

Thanks again for your assistance and Aloha!

Mahalo,

Pastor Allen

[NA KOA DEVELOPMENT](#)  
[Burrows-Nuuanu, Leatrice W](#)

**J-4**

Re: [EXTERNAL] Aloha, We are Na Koa Development Monday,  
February 06, 2023 9:20:06 AM  
[image002.png](#)

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Aloha Leatrice,

Guyton and Kahanu will be out of office for a good chunk of mid february, may we reserve a spot to present to commissioners at your March meeting?

Mahalo,  
Susiele Koga Truong

**From:** [Danielle Alefosio](#)  
**To:** [Bell, Nicole F](#)  
**Cc:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] Re: Requests for J Agenda/Contested Case Hearing  
**Date:** Tuesday, December 13, 2022 11:25:59 AM

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**J-5**

Aloha Nicole and Leah,

J agenda Testimony

I hope all is well with you both, my father and I received a notarized letter from my great grandfather's eldest brother's only living child, MaryAnn Bender who is Nicholas Aki Akana's daughter. We hope that with her letter that states that Genevieve Aki is 100% pure Hawaiian from what her father Nicholas Aki Akana told her will help us. Also my father Michael has also a letter pleading for a contested case hearing regarding the matter or reinstating his grandfather's place on the waitlist and to show proof he is 50% Hawaiian himself . Is there anything else we need to do?

Mahalo,  
Danielle Alefosio

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**From:** Sari Lerat

**Sent:** Wednesday, March 1, 2023 10:09 AM

**To:** Yee Hoy, Louise K <[louise.k.yeehoy@hawaii.gov](mailto:louise.k.yeehoy@hawaii.gov)>

**Subject:** [EXTERNAL] Gil Campbell - Request to be on Agenda March 21st

**J-6**

Aloha Louise,

My name is Sari, and I am helping my Aunty with this email request.

This is a formal request for Gil Campbell to be on the agenda in March 21st 2023 to discuss matters of a home in your jurisdiction. If you need to speak with her or me please feel to contact us at anytime at (808) 392-9961



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Kelly Keawe about getting on the J Agenda for March and trying to schedule an appointment with someone from Applications to get a copy of their application. I have her on the J Agenda and told her I would forward the request for an appointment to your division. Can someone reach out?

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**From:** [Antoinette Almeida](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] J-agenda for March  
**Date:** Wednesday, March 01, 2023 1:25:40 PM

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**J-8**

For some reason no more form to be placed on J-agenda for March Commission meeting. Can you help me? March 7 is deadline.

**From:** [donna.sterling](#)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] Request for J Agenda for March 20-21 2023 Commission Meeting  
**Date:** Monday, March 06, 2023 10:21:19 AM

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Aloha Leah

I would like to be placed to testify on the J Agenda for March Commission Meeting.

I will be speaking as President of Kahikinui Hawaiian Homestead Association.

Mahalo

Donna Sterling  
President  
KHHA

Sent with [Proton Mail](#) secure email.

**From:** [dhl.icro1@hawaii.gov](mailto:dhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Monday, March 06, 2023 12:12:27 PM

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**Name**

Robert and Sharmaine Taua

**Email**

[Taua96792@gmail.com](mailto:Taua96792@gmail.com)

**Message**

We would like to be placed on the J agenda regarding updates to our testimony last month.

From: [Kekoa Enomoto](#)  
To: [B](#)  
Cc: [EXTERNAL] Reserve to advocate on 3/21/23 J Agenda  
Tuesday, February 28, 2023 6:08:46 PM  
Subject:  
Date:

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Aloha mai e Leah,

Ke 'olu'olu, may I RSVP to advocate on the J Agenda at the 3/21/23 Hawaiian Homes Commission meeting, w/testimony starting at/after 11 that Tuesday morning? On behalf of the SCHHA Maui/Lana'i Mokupuni Council, and Pa'upena Community Development Inc., I w/anticipate speaking re:, as follows:

- . DOI meeting via Zoom 2/25/23, when I (1) called for monthly meetings w/the DOI Department of Native Hawaiian Relations charged w/DHHL oversight, and (2) requested the waiver or increase of income ceilings for FSA/HUD-mortgage and other federal loan programs.

- . Support for prospective successor beneficiary Robin Lehuanani Keli'inohomoku to retain her waitlist status by date of application, even if transferring to another island's waitlist.

- . Water-meter update for Pa'upena's 127-acre Keokea/Waiohuli homelands tract.

- . Mahalo for the ROE extension for the aforementioned 127 tract.

Mahalo nui,

- 'Anake Kekoa Enomoto

Kekoa Enomoto  
Chairwoman of the board,  
Pa'upena Community Development Inc.  
(808) 276-2713

K

**From:** [dhhl.icro1@hawaii.gov](mailto:dhhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Monday, March 06, 2023 2:43:04 PM

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**J-13**

**Name**

Faith Chase

**Email**

[\\_\\_\\_\\_\\_](#)

**Message**

Temporary Transitional Housing for Beneficiaries



**From:** [dhl.icro1@hawaii.gov](mailto:dhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Tuesday, March 07, 2023 12:44:14 PM

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**Name**

harold vidinha

**Email**

[\\_\\_\\_\\_\\_](#)

**Message**

I would like to be added to the J Agenda for march 21 2023. I will be discussing Hawaiian Homeland property TMK; 1200200450000

[cindy Freitas](#)

Re: J Agenda Testimony - Hawaiian Homes Commission - Wednesday,  
February 22, 2023 Monday, March 06, 2023 4:29:35 PM

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Aloha Leatrice,

Can I go on March Agenda? I have concerns about NEXAMP Solar...Mahalo  
Cindy Freitas

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