



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**Pana`ewa**  
**Subsistence-Agricultural**  
**Lot Offering**  
**Orientation Meeting**  
**July 8, 2023**



# Welcome

- Pule – Michael Lowe
- Welcome – Paula Aila
- East Hawaii Commissioner - Michael Kaleikini
- Administrative Rules – Hokulei Lindsey
- Land Development Division – Kelbert Yoshida
- Planning – Julie Ann Cachola
  - Maile Lu`uwai – President- Keaukaha/Pana`ewa Farmers' Assoc. (KPFA)
  - Kiersten Akahoshi – Jr. Extension Agent, CTAHR-DHHL  
Agricultural Education Program, Hawaii County
- NAHASDA – Aloha Kaikaina
- East Hawaii District Office – Nina Fisher
- Lot Selection – Paula Aila
- Q&A – DHHL Team



# Prince Jonah Kuhio Kalaniana'ole





# **ADMINISTRATIVE RULES**



# SUBSISTENCE AG ADMINISTRATIVE RULES

## **OPTION: CULTIVATE**

- Within 3 years of signing the lease, you have to move to the Big Island.
- Within 3 years of signing the lease, you have to actively cultivate food crops or raise small animals, or both for subsistence agriculture purposes. Small animals may include goats, sheep, chickens, ducks and geese, but they must be contained in a cage or within a fence.

## **OPTION: CULTIVATE AND RESIDE**

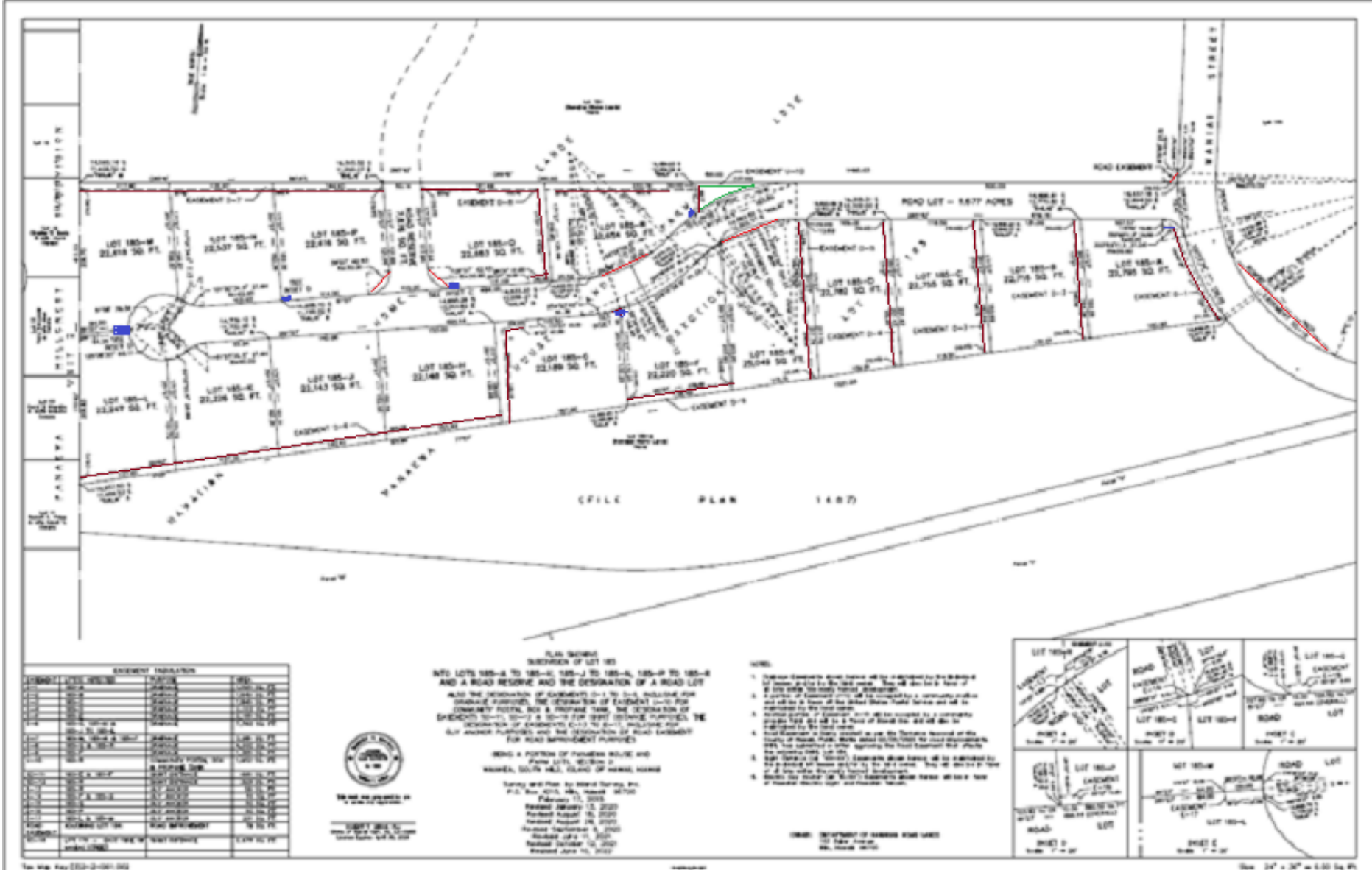
- Residential and additional dwelling units shall:
  - Be built to county code; OR
  - May be exempted from county code by DHHL if:
    - Plans for any non-conforming parts are subject to DHHL approval;
    - Non-conforming parts are certified as meeting industry standards for health and safety by a subject-matter appropriate State of Hawai'i licensed structural engineer or architect; and
    - The units are in compliance with applicable laws and regulations including but not limited to environmental compliance, water, clean water, wastewater, and catchment; and
    - DHHL shall not be held liable for any risk, loss, damage, or injury of any kind associated with undisclosed, unpermitted, or dwelling units exempted from county code.
  - NOTE: Non-conforming and unpermitted dwellings and improvements that have not been exempted from county code, shall not be appraised or included in the calculation of net proceeds.
- Additional dwelling units are subject to DHHL approval and infrastructure capacity.



# **LAND DEVELOPMENT DIVISION (LDD)**



LOT 185 was a 10 acre parcel on Mahiai Street subdivided into 16 half acre subsistence- ag lots on Kauakanilehua Place.



EASEMENT DESIGNATION			
EASEMENT	CLASS	DESCRIPTION	DATE
EASEMENT 1-1	ROAD	ROAD EASEMENT 1-1	12/15/2011
EASEMENT 1-2	ROAD	ROAD EASEMENT 1-2	12/15/2011
EASEMENT 1-3	ROAD	ROAD EASEMENT 1-3	12/15/2011
EASEMENT 1-4	ROAD	ROAD EASEMENT 1-4	12/15/2011
EASEMENT 1-5	ROAD	ROAD EASEMENT 1-5	12/15/2011
EASEMENT 1-6	ROAD	ROAD EASEMENT 1-6	12/15/2011
EASEMENT 1-7	ROAD	ROAD EASEMENT 1-7	12/15/2011
EASEMENT 1-8	ROAD	ROAD EASEMENT 1-8	12/15/2011
EASEMENT 1-9	ROAD	ROAD EASEMENT 1-9	12/15/2011
EASEMENT 1-10	ROAD	ROAD EASEMENT 1-10	12/15/2011



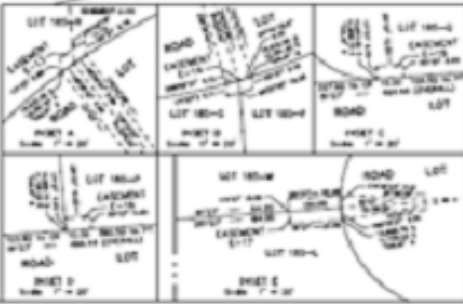
THESE MAPS WERE PREPARED BY  
**DAVID J. WILSON, JR.**  
 SURVEYOR GENERAL OF HAWAII  
 HONOLULU, HAWAII

**FILE PLAN 1407**  
 SUBDIVISION OF LOT 185  
 INTO LOTS 185-A TO 185-C, 185-J TO 185-L, 185-P TO 185-R  
 AND A ROAD RESERVE AND THE DESIGNATION OF A ROAD LOT  
 ALSO THE DESIGNATION OF EASEMENTS 1-1 TO 1-10, INCLUDING THE  
 PROPOSED EASEMENTS, THE DESIGNATION OF EASEMENT 1-10 FOR  
 COMMUNITY POSTAL BOX & PROPOSED TANK, THE DESIGNATION OF  
 EASEMENTS 10-1 TO 10-4 FOR GREAT BEHAVIOR PURPOSES, THE  
 DESIGNATION OF EASEMENTS 11-1 TO 11-4, INCLUDING THE  
 GREAT BEHAVIOR PURPOSES AND THE DESIGNATION OF ROAD EASEMENT  
 FOR ROAD IMPROVEMENT PURPOSES

BEING A PORTION OF THE LANDS OF THE  
 STATE OF HAWAII, COUNTY OF HONOLULU,  
 MAHOLE, SOUTH HILLS, ISLAND OF HAWAII, HAWAII  
 Surveyed and Placed by David J. Wilson, Inc.  
 P.O. Box 4014, 48th Avenue, #1000  
 Honolulu, HI 96814  
 Prepared January 15, 2012  
 Revised August 16, 2011  
 Reissued August 16, 2011  
 Revised September 8, 2011  
 Revised July 11, 2012  
 Revised January 10, 2013  
 Revised June 10, 2013

- NOTES:**
1. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.
  2. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.
  3. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.
  4. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.
  5. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.
  6. The above described maps herein are to be interpreted to the benefit of the State of Hawaii and the public.

DRAWN: DEPARTMENT OF LAND AND NATURAL RESOURCES  
 DATE: 12/15/2011  
 BY: DAVID J. WILSON, JR.



Scale: 1" = 20' = 6.09 Sq. Ft.





## PANA'EWA SUBSISTENCE AGRICULTURAL LOTS

TMK*	LOT NO.	STREET ADDRESS	LOT SIZE (\$Q.FT.)	NOTES
(3) 2-2-061-002	185-A	Kaunakulehna Pl.	22,795	Easement D-1 for Drainage Purposes
	185-B	Kaunakulehna Pl.	22,716	Easement D-2 for Drainage Purposes
	185-C	Kaunakulehna Pl.	22,755	Easement D-3 for Drainage Purposes
	185-D	Kaunakulehna Pl.	22,782	Easement D-4 for Drainage Purposes
	185-E	Kaunakulehna Pl.	25,049	Easement D-5 for Drainage Purposes Portion of Easement SD-11 for Sight Distance Purposes
	185-F	Kaunakulehna Pl.	22,220	Easement D-9 for Drainage Purposes Portion of Easement SD-11 for Sight Distance Purposes Portion of Easement E-14 for Guy Anchor Purposes
	185-G	Kaunakulehna Pl.	22,189	Portion of Easement E-14 for Guy Anchor Purposes
	185-H	Kaunakulehna Pl.	22,148	Portion of Easement D-6 for Drainage Purposes
	185-I	Kaunakulehna Pl.	22,143	Portion of Easement D-6 for Drainage Purposes
	185-K	Kaunakulehna Pl.	22,226	Portion of Easement D-6 for Drainage Purposes
	185-L	Kaunakulehna Pl.	22,247	Portion of Easement D-6 for Drainage Purposes Portion of Easement E-17 for Guy Anchor Purposes
	185-M	Kaunakulehna Pl.	22,618	Portion of Easement D-7 for Drainage Purposes Portion of Easement E-17 for Guy Anchor Purposes
	185-N	Kaunakulehna Pl.	22,537	Portion of Easement D-7 for Drainage Purposes
	185-P	Kaunakulehna Pl.	22,416	Portion of Easement D-7 for Drainage Purposes Easement E-16 for Guy Anchor Purposes
	185-Q	Kaunakulehna Pl.	22,663	Portion of Easement D-8 for Drainage Purposes Easement E-15 for Guy Anchor Purposes
	185-R	Kaunakulehna Pl.	22,654	Portion of Easement D-8 for Drainage Purposes Easement U-10 for Community Postal Box & Propane Tank Purposes Easement SD-12 for Sight Distance Purposes Portion Easement E -13 for Guy Anchor Purposes

**NOTE:**

\* To be issued by County of Hawaii after Final Subdivision Approval.

Lots with "Drainage Easement" must be maintained by the Lessee.

Lessee's responsibility when applying for a water meter must install their own backflow preventer.

Drainage and utility Easements shown on the map.

Grass swales within the lots are to be maintained as part of the Lease.

Utility easements are for HELCO pole anchors, Hawaii Gas propane tank and USPS postal boxes.



Future 6 Lots are being planned for development in the near future with waterline and road improvements to Kinai Street



# PLANNING DIVISION



**II. THE CONTEXT, OUR CONNECTION TO ‘ĀINA,  
PRINCE KŪHIŌ,  
AND THE  
HAWAIIAN HOMES COMMISSION ACT OF 1921**



# OUR CONNECTIONS TO 'ĀINA

## ***...INDIVIDUALLY...***

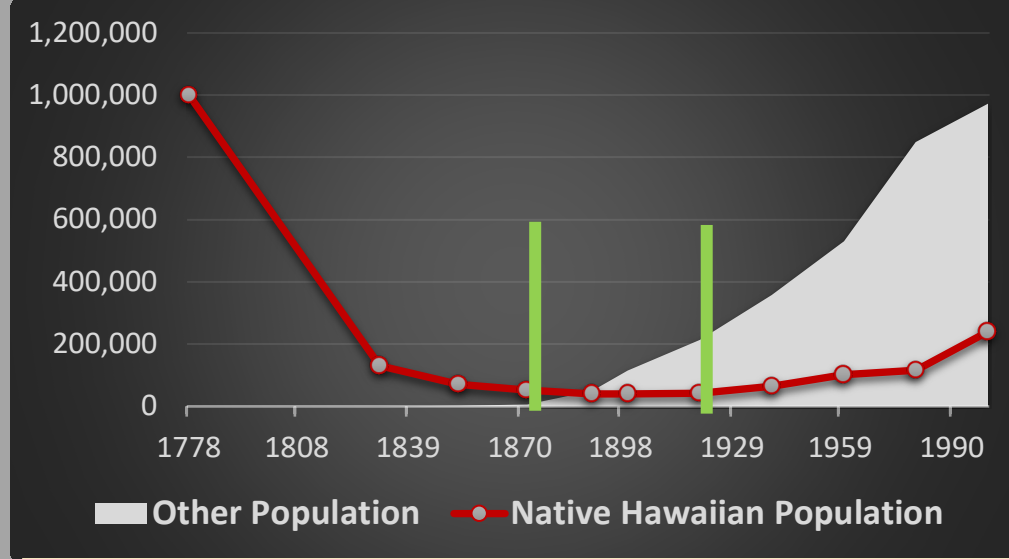
- Land was the center and basis of life; our relationship to land is directly related to the health and well-being of native Hawaiians
- Land gives us a sense of identify. Land is foundational, fundamental.
- Our 'ohana lived and worked on the land, they put their energy into the land and the land provided sustenance and life...and in the end, their spirits return to the land...generation after generation. Just as we aloha our 'ohana, we aloha 'āina.
- Aloha 'Āina is expressed by the work we put into the land, attitudes of respect, returning gifts to the land, beautifying it, and using it properly.
- 'Āina is that which feeds; it provides spiritual and material sustenance -- food, shelter over your head, and a place to plant your feet and stand firm.
- CARING FOR THE LAND RESTORES THE DEEP CONNECTION THAT NATIVE HAWAIIANS HAVE TO THEIR ANCESTRAL LANDS.

## ***...AS A HOMESTEAD COMMUNITY...***

- Our actions on the land connect the past and the present in place.
- Our actions on the land provide opportunities for us to work together, in the sprit of cooperation; our communities are strengthened through our interdependence.
- Our actions on the land provide opportunities to transmit cultural knowledge to future generations. It provides space where residents can adapt traditional modes of subsistence, organize action, and practice the arts, hone skills.

# Kūhiō's Life and Times

- Prince Kūhiō was born 100 years after Cook when the impacts on native Hawaiians were clear. Population declined to 20,000.
- Both of his parents were from ali'i lines. He was orphaned when he was 13 years old and hanai'd by his Aunty, Queen Kapi'olani and her husband, King Kalākaua. As one of the heirs to the throne, Kūhiō was sent to good schools in the mainland and abroad.
- He was 22 years old when the Kingdom was illegally overthrown.
- In his lifetime, he faced the urgency and despair of his people on the brink of extinction.



Prince Kūhiō (1871-1922) Congress (1902-1922)



TENEMENT AT PALAMA, HONOLULU.



# Kūhiō's Plan for the “Rehabilitation” of the Hawaiian People



## THE LOGIC OF THE ACT

- The Hawaiian race was facing extinction. The situation required intervention, or “rehabilitation.”
- Kūhiō rallied the Hawaiian leaders of the time around a “rehabilitation” plan. “After extensive investigation and survey...it was found that the only method in which to rehabilitate the race was to place them back upon the soil.”
- The Hawaiians didn’t belong in tenement housing—they were a seafaring and agricultural people—they thrived outdoors.
- Kūhiō believed that Hawaiians had a profound connection to the land; if that connection to the land was restored, it would restore the people.
- Hawaiians needed land, but they couldn’t own it because Hawaiians were too generous and naïve to the concept of private property. Lands needed to be inalienable.
- The HHCA created the Hawaiian Home Lands Trust (>200,000 acres) as a land base for Hawaiians in perpetuity.
- “By placing the Hawaiians upon the soil, it is certain that they will again retain their former vitality and in the course of years the race will increase and become a majority element in the land of their birth.”

# Against All Odds: the Hawaiian Homes Commission Act of 1921 (HHCA)



- The Act was passed by Congress and signed into law on July 9, 1921; Prince Kūhiō died 6 months later.
- The Act is a Gift from our Prince Kūhiō
- There were a lot of powerful interests against the Rehabilitation Bill; a lot of concessions had to be made, but he got it passed.
- The final hurdle was a 6-month pilot project at Kalamaʻula, Molokai—against all odds, they were successful.
- There are still a lot of issues.
- One thing is clear: as lessees, your kuleana is to utilize the land and as DHHL, our kuleana is to provide assistance to ensure your success.



# The Special Status of the Hawaiian Homes Commission Act



## The Admissions Act

- As a condition of statehood, the Admissions Act required the adoption of the HHCA as a provision of the State Constitution.








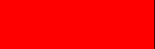
## State Constitution, Article XII (Hawn Affairs)

- Section 1: Adopts the HHCA as a law of the State (Legislature to provide “sufficient sums”)
- Section 2: The State and its people accept, as a compact with the United States:
  - That the HHCA was made a part of the State Constitution; and
  - The State and its people further agree and declare that the spirit of the HHCA—the continuance of Hawaiian Homes projects for the further rehabilitation of the Hawaiian race shall be faithfully carried out.

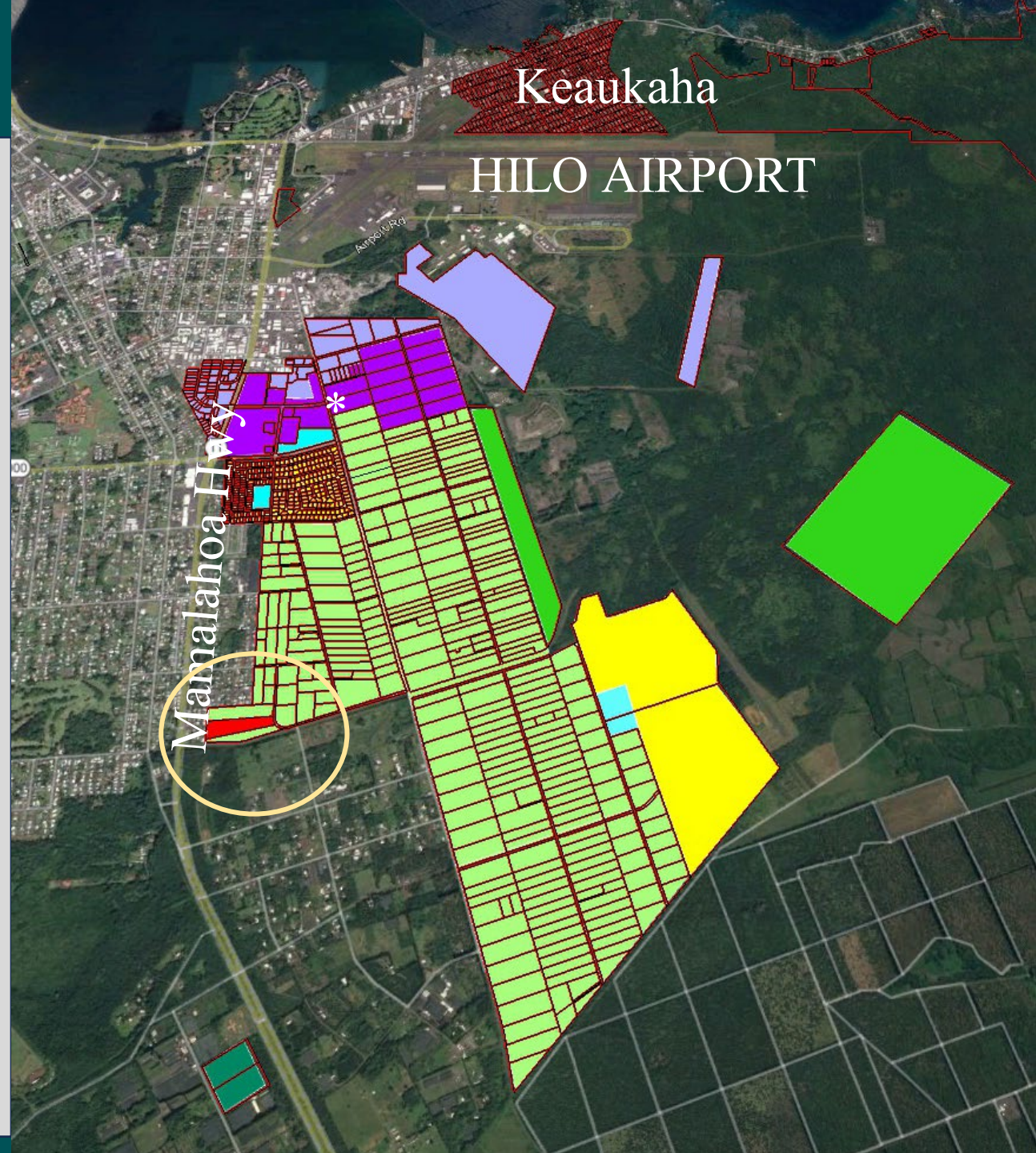


## **III. HOMESTEAD AREA**

# PANA‘EWA REGION

MAP	LAND USE	ACRES	LESSEES
	Industrial	365	
	Commercial	250	
	Community Facilities	40	
	Residential Homesteads	425	300
	Agricultural Homesteads*	1,570	284
	Subsistence Ag	450	
	General Ag	25	
<b>TOTALS</b>		<b>3,125</b>	<b>584</b>
	New Subsistence Ag Lots	11	16

\*The Keaukaha-Pana‘ewa Farmers Association (KPFA) represents Pana‘ewa Ag Lessees. They have created the Pana‘ewa Resilience and Agricultural Innovation Hub on 10-acres of DHHL land across Home Depot.





# Keaukaha Pana'ewa Farmers Association

## KPFA Represents Pana'ewa Agricultural Homestead Lessees & Their 'Ohana

- KPFA is a Hawaiian Homes Commission Act (HHCA) Beneficiary Association and Homestead Association controlled by beneficiaries (as defined by the Hawaiian Home Lands Recovery Act, 109 Stat. 537) and is registered with the U.S. Department of the Interior Office. 43 CFR §§ 47.10 and 48.6.
- For more info, checkout our website:  
**[keukahapanaewafarmersassociation.com](http://keukahapanaewafarmersassociation.com)**
- To receive email notices for community programs, events and meetings, please send an email to KPFA Board Secretary & Neighborhood Watch President Elizabeth Lee Loy Masaoka at **[lizmasaoka@yahoo.com](mailto:lizmasaoka@yahoo.com)**



# IV. WHAT IS SUBSISTENCE AGRICULTURE?

<b>PURPOSE/GOAL</b>	Small lot agriculture in areas close to existing infrastructure. Subsistence Agriculture homestead lots provide opportunities for beneficiaries to live on and farm their lots at a smaller scale (less than 3 acres) in order to grow food for home consumption or supplement their income with small-scale economic agricultural activity. It allows families to use limited food dollars for other essentials.
<b>AGRICULTURAL FOCUS</b>	What does my family like to eat?
<b>LAND AREA</b>	Small area (less than 3-acres)
<b>LAND USE DESIGN</b>	Aesthetics, your flow on your lot
<b>FARMING SYSTEM</b>	Mixed/integrated gardening system, using diverse crops and animals
<b>CAPITAL</b>	Minimal capital to start
<b>TOOLS AND EQUIPMENT</b>	Hand tools
<b>LABOR</b>	Family and friends kōkua
<b>TIME COMMITMENT</b>	Generally, a few hours per week
<b>SKILL LEVEL</b>	Does not require special skills to start
<b>COMMERCIAL-Income Generation</b>	You can farm commercially on your lot
<b>HOUSING TYPES</b>	Single-family, Supplemental dwelling units (‘ohana unit or accessory dwelling units), mobile/trailer dwelling
<b>SUPPLEMENTAL AGRICULTURE LOTS</b>	Large lot agriculture intended to provide opportunities for agricultural production for supplemental income and home use. Farm plan required.



# V. DHHL ASSISTANCE

## DHHL GOALS

- Successful native Hawaiian farmers; families of farmers
- Food for your families--Surplus food production
- Cultivation--good use of trust lands
- Identification and utilization of DHHL and other ag programs, services, and funding.
- Regenerative ag, sustainable ag, sustainability

# CTAHR-DHHL Agricultural Education Program

Kiersten Akahoshi

Jr. Extension Agent – DHHL, Hawai‘i County



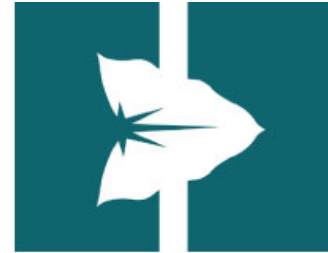
**COOPERATIVE EXTENSION**

UNIVERSITY OF HAWAII AT MĀNOA  
COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES

# CTAHR-DHHL Agricultural Education Program



COLLEGE OF TROPICAL AGRICULTURE  
AND HUMAN RESOURCES  
UNIVERSITY OF HAWAII AT MĀNOA



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS





# COOPERATIVE EXTENSION

UNIVERSITY OF HAWAI'I AT MANOA



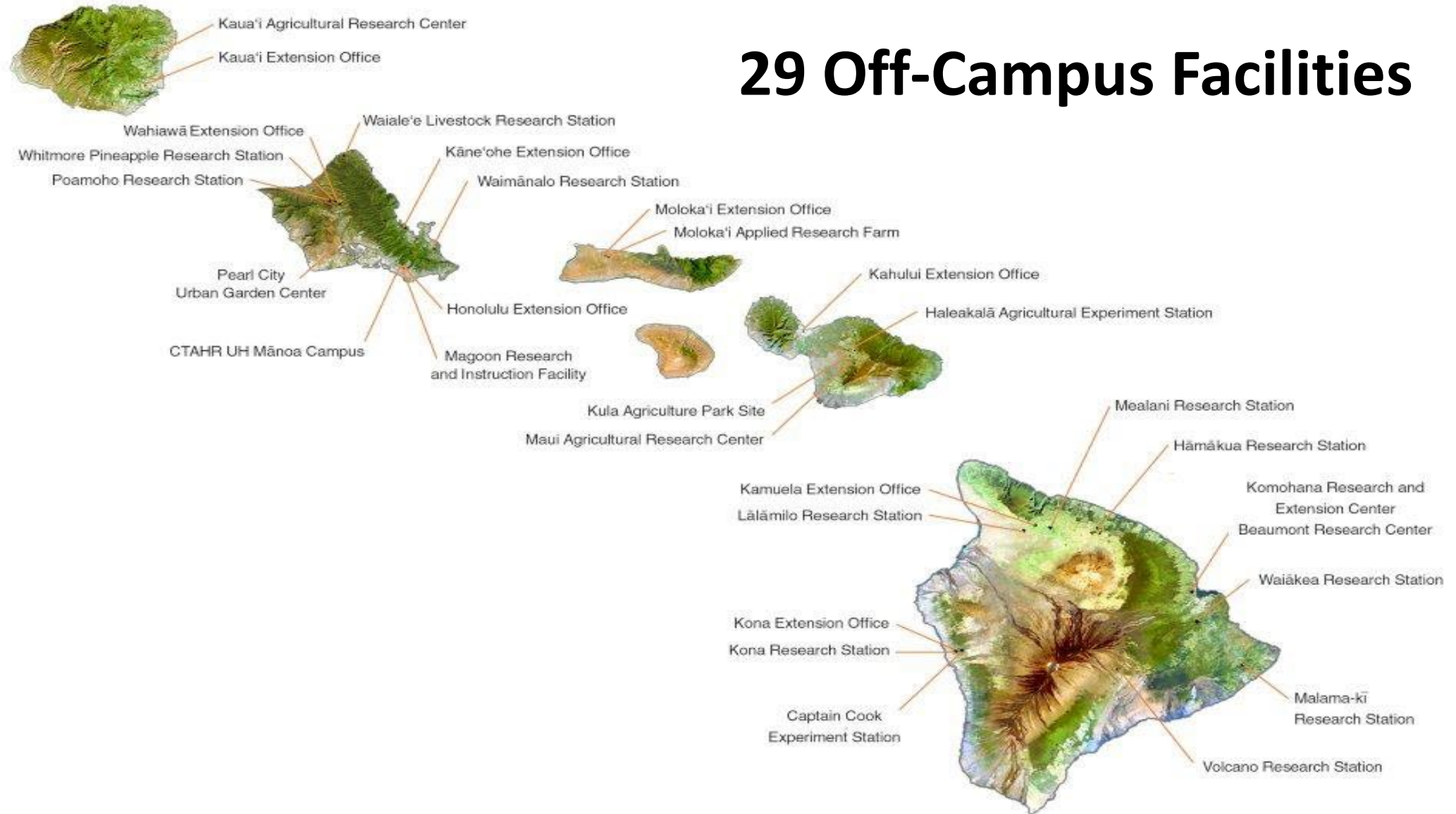
**COLLEGE OF TROPICAL AGRICULTURE  
AND HUMAN RESOURCES**

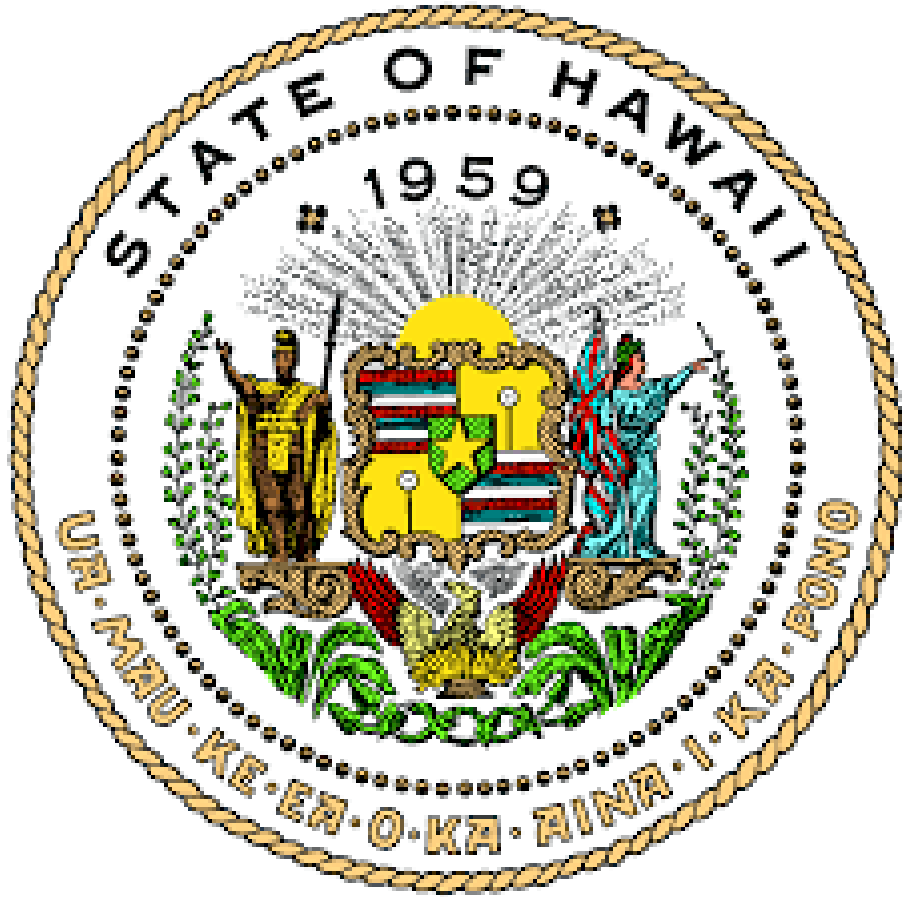
**UNIVERSITY OF HAWAI'I AT MĀNOA**





# 29 Off-Campus Facilities





**e**xtension

Issues • Innovation • Impact

A Part of the Cooperative Extension System

Welcome to the  
COUNTY OF HAWAI'I

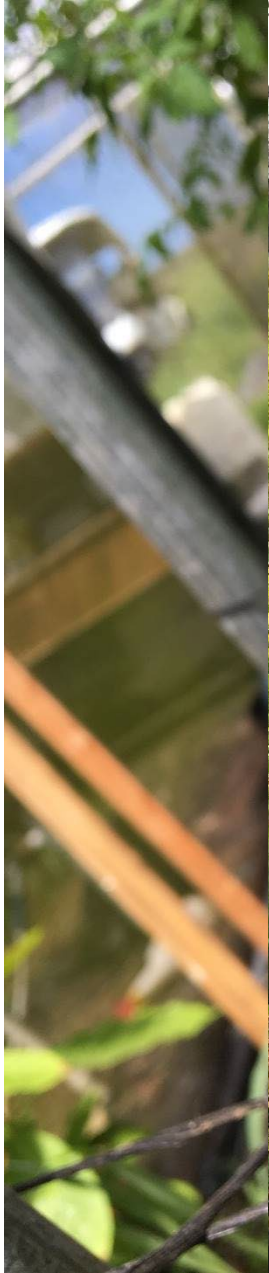


How I Can Assist you?











# V. DHHL ASSISTANCE

## **Subsistence Ag Training Workshops**

1. This is the first time that the Department is providing additional training and resources proactively to new agricultural lessees.
2. 2 weeks after Lot Selection/Lease Signing, we will conduct a series of 3 to 5 workshops with the 16 lessees and their families. If weekdays are OK, then we would start between August 8 – 11; if weekend, Aug. 12
3. Each workshop will be 1 to 1-1/2 hours.
4. We will poll lessees on best times for the workshops and if we need a virtual option.
5. At the end of each workshop, lessees will evaluate the workshop and we will get input on other workshop topics and determine if our methods of delivery need to be adjusted.



# V. DHHL ASSISTANCE

## Subsistence Ag Training Workshop Topics

- 1. INTRODUCTION TO PLANNING YOUR LOT—YOUR LOT PLAN:** (come with an idea of what you want to do)
  - a. Vision with house/storage structure
  - b. Water
  - c. Fencing, Living Fencing
  - d. Weather, soil, infrastructure
  - e. Easements
  - f. Neighbors
- 2. HOME GARDENING SYSTEMS**
  - a. Raised bed, container, hydroponics
  - b. Soil Health—nutrients, nutrient cycling, composting, ag system (if animals)
  - c. Orchard Crops
- 3. CONTENT BASED ON FEEDBACK/EVALUATION FORMS**
- 4. FURTHER CLASSES IF NEEDED**



# FUTURE HAWAI‘I ISLAND AGRICULTURE PROJECTS [subject to change]

AREA	# OF LOTS	SIZE OF LOTS	EST. TIMEFRAME
HONOMŪ, Phase 1	16	1-acre	Dec 2023
HONOMŪ, Phase 2	40	1 to 3 acres	2025
HONOMŪ, All Phases	375	1 to 3 acres	
Adjacent Pana‘ewa Lots	6	½ acre	
Returned Lots: Maku‘u, Pana‘ewa, Waimea	17		
Unawarded Ag Lots in Pana‘ewa	29		
Unawarded Ag lots in Maku‘u	23		



# NAHASDA FINANCING



# OVERVIEW

- The Native American Housing Assistance and Self-Determination Act (NAHASDA) was passed by Congress in 1996 and amended in 2000 to add Native Hawaiians.
- DHHL is the designated recipient of the Native Hawaiian Housing Block Grant (NHHBG) administered by HUD.
- Federal funds used for lot development, homeowner financing, housing counseling, and other housing services.



# BEST FINANCING TERMS

- No Down Payment Required
- No Closing Costs
- Interest Rate of Up to 1%
- Financing Up to Appraisal Amount
- Subsidy May Be Available

Important Note: In order to use NAHASDA funding, DHHL would have to complete an Environmental Review Report (ERR) for the project, which will take some time to complete.





# NAHASDA PROGRAM

- Total Household Income at or below 80% area median income

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Hawaii County	\$63,400	\$72,450	\$81,500	\$90,550	\$97,800	\$105,050	\$112,300	\$119,550

- House size dependent on household number
- Submit required documentation for loan review
- Labor requirements for contractor
- Adequate insurance coverage
- Housing counseling



# NAHASDA CONTACT

Aloha Kaikaina

NAHASDA Construction Specialist

(808) 620-9482 (Office)

(808) 284-9096 (Work cell)

[jerrean.a.kaikaina@hawaii.gov](mailto:jerrean.a.kaikaina@hawaii.gov)



# SUCCESSORSHIP

It is very important to designate a Successor to your 99-year lease.

If a Successor is not designated, the DHHL is required to conduct a public notice search to find a successor.

**July 29, 2023**

After you sign the 99-year lease, the EHDO staff will schedule appointments with you to process your successorship forms.

At your appointment, you need to bring the following items. If you fail to bring all of the requirement documents, you will need to reschedule the appointment.

1. Photo identification
2. Birth certificate
3. Social Security card (original)



# Lot Selection



# Lot Selection Ground Rules

Lot Selection meeting: July 29, 2023  
Time: 9:00 am – 2:00 pm  
Location: East Hawaii District Office

Rank Order: Relocatee list  
Panaewa Area list  
Hawaii Island Ag List (a portion of the list)

Names will be called based on the rank order until all sixteen (16) lots have been selected.

You must be present or have a notarized authorized proxy present to select a lot for you.

- Bring the notarized Proxy form to the lot selection meeting.
- **DO NOT MAIL PROXY FORM TO THE DEPARTMENT OR DISTRICT OFFICES**

Bring a current picture ID (state ID, military ID or driver's license) in order to select.

If you come in after your name is called, you may select *ONLY if lots are still available*



# Backup list

If all lots have been selected before your name is called, you may be placed on a back list and contacted based on your rank number if a lot becomes available. Or, you can defer this offering.

The backup list will expire when all sixteen (16) lots have been awarded.

You will remain on your respective list and will not go to the bottom of the list.



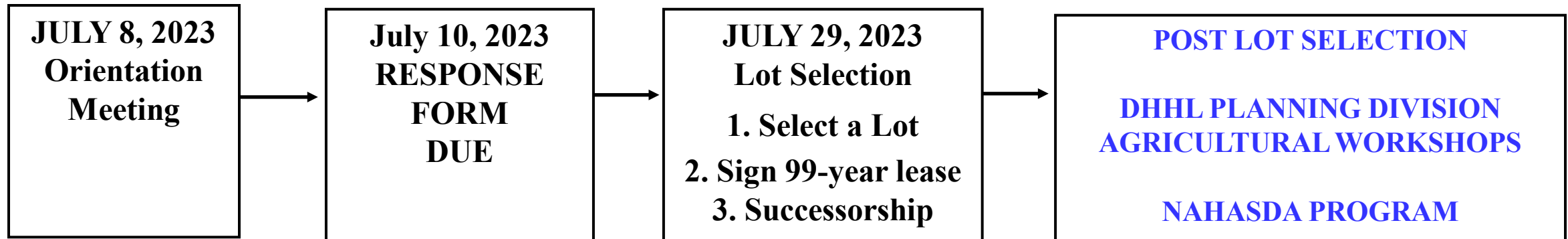
# Deferrals

If you are no longer interested, complete a Deferral Request Form.

You will remain on your respective list and will not go to the bottom of the list.



# SubAg Lot Process and Important Dates







# Important Dates

**Response Form Due: July 10, 2023**

**Lot Selection Mtg: July 29, 2023**

**\*By invitation only**



# Acknowledgements

## **Panaewa Awards Project Team**

Paula Aila, Michelle Hitzeman, Moana Freitas

## **DHHL Awards Support team:**

Darlene Kennison, Kalista Mitchell

## **DHHL Land Development Division:**

Stewart Matsunaga, Kelbert Yoshida

## **DHHL Planning Office**

Andrew Choy, Julie Cachola

## **DHHL Contact Center team:**

Deb Aliviado, Kauai Colon, Darlene Llacuna

## **East Hawaii District Office:**

Nina Fisher, Kristina Tolentino

## **Information & Community Relations Office**

Michael Lowe, Diamond Badajos, Kelly Yoshizaki

## **NAHASDA**

Aloha Kaikaina

## **Office of the Chairman**

Hokulei Lindsey



# Questions?



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

Contact Center: (808)-620-9500

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