

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

Hale Pono‘i, 91-5420 Kapolei Parkway, Kapolei, O‘ahu, 96707, and Zoom Meeting ID: 609 754 2925

Tuesday, February 20, 2024, at 9:30 a.m. to be continued, if necessary,  
on Wednesday, February 21, 2024, at 9:30 a.m.

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



*Scan for livestream*

*Note: Commission Meeting Packets will be available at [dhhl.hawaii.gov](http://dhhl.hawaii.gov) by Thursday, February 15, 2024.*

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes:
  - a. January 16 & 17, 2024 Regular Meeting
  - b. January 26, 2024 Special 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 when 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 Approval of Streamline Refinance of Loans (see exhibit)
- D-4 Ratification of Loan Approvals (see exhibit)
- D-5 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-6 Approval to Certify Applications of Qualified Applicants for the Month of January 2024 (see exhibit)
- D-7 Commission Designation of Successors to Application Rights – Public Notice 2022 (see exhibit)
- D-8 Approval of Assignment of Leasehold Interest (see exhibit)
- D-9 Approval of Amendment of Leasehold Interest (see exhibit)
- D-10 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-11 Request for Extension of Deadline to Sign Successorship Documents – **AUDREY C. L. M. T. LIMA**, Residential Lease No. 11418. Lot No. 17142, Kaupea, O‘ahu
- D-12 Request to Surrender Lease – **CHARLES M. KAAIAI**, Agricultural Lease No. 6625, Lot No. 69, Waiahole Subdivision, O‘ahu District, Hawaii

## B. REGULAR AGENDA

### Office of the Chairman

- C-1 Approval of Lease Award: Pi'ilani Mai Ke Kai Subdivision Phase II-Residential Vacant Lots, Anahola, Kaua'i; Wai'anae Valley Subdivision-Residential Vacant Lots, Wai'anae, O'ahu (see exhibit)
- C-2 Approval of Hawaiian Homes Commission Resolution No. 308, a Resolution of Consent for the National Telecommunications and Information Administration Tribal Connectivity Program

### Land Management Division

- F-1 Approval of Amendment to Right-of-Entry No. 687, Innergex Renewables USA, LLC., Kalaeloa, O'ahu Island, TMK Nos. (1) 9-1-013:038 &:040
- F-2 Approval to Issuance of License as Easement to City & County of Honolulu, Board of Water Supply, Heeia, Kaneohe, O'ahu Island, TMK No. (1) 4-6-015:014 (por.)
- F-3 Approval to Issuance of License Agreement to Hawaii Island Radio Corporation, Humuula, Hawaii Island, TMK No. (3) 3-8-001:007 (por.) & :015 (por.)
- F-4 Approval to Issuance of License Agreement to Hawaii Electric Company, Inc., Puukapu, Kamoku, Waikoloa, Waialeale and Kapulena, Hawaii Island, TMK Nos. (3)
- F-5 Approval to Accept a Promissory Note for Delinquent Permit Fees Under Cancelled ROE No. 616; and Approval to Issue New Right-of-Entry Permit to Pacific Isle Equipment Rental, Inc., Kalaeloa, O'ahu Island, TMK No. (1) 9-1-013:027 (por.)

### Planning Office

- G-1 Approval of Recommendations for Various Grant Awards Statewide (see exhibit)
- G-2 Approval to Acquire Water Tank, and Approval to Contract Limited Potable Water Deliveries, Kahikinui, Maui

## III. ITEMS FOR INFORMATION/DISCUSSION

### A. WORKSHOPS

#### Office of the Chairman

- C-3 For Information Only – National Telecommunications and Information Administration Tribal Broadband Connectivity Program Update
- C-4 For Information Only – Workshop on the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider, and recommend changes, if any, to the Act 279 strategic plan and budget.

### B. REGULAR ITEMS

#### Office of the Chairman

- C-5 For Information Only – Legislative Update 2024



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

D.-DHHL Guarantees for Hawaii Community Lending (HCL) Construction Loans

Land Development Division

E-1 For Information Only – Anticipated Finding of No Significant Impact Determination and Draft Environmental Assessment for the for the Wailuku Single Family Residential Subdivision Project, Waikapū & Wailuku, District of Wailuku, Maui Island, Hawai‘i TMK Nos. (2)3-5-002:003(por.)

E-2 For Information Only – Kapolei Projects Update

Planning Office

G-3 For Information Only –Draft Kawaihae Regional Plan Update, Island of Hawai‘i

G-4 For Information Only – Status Update on Plan Implementation in the ‘Ewa Moku Region

**IV. ANNOUNCEMENTS AND RECESS**

1. DHHL Community Meeting is on Tuesday, February 20, 2024, at 6:30 p.m. Kapolei Middle School, 91-5335 Kapolei Pkwy, Kapolei, HI 96707

STATE OF HAWAI‘I  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**

Hale Pono‘i, 91-5420 Kapolei Parkway, Kapolei, Oahu, 96707,  
and Zoom Meeting ID: 609 754 2925

Wednesday, February 20, 2024, 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

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 INFORMATION/DISCUSSION**

Office of the Chairman

- C-6 For Information Only – DHHL Enforcement Team and Honolulu Police Department District 8 Pilot Program Regarding Alleged Lease Violation Investigations.

**III. ITEMS FOR DECISION MAKING**

Office of the Chairman

- C-4 Approval of the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget.
- C-7 Approval of the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to Study, Evaluate, and Recommend Strategies Related to Geothermal Exploration, Feasibility, Extraction, and/or Use on Hawaiian Home Lands

**A. GENERAL AGENDA**

Requests to Address the Commission

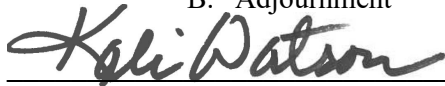
- J-1 Irene Ka‘ahanui and Judy Caparida – Molokai Concerns
- J-2 Ainaaloha Ioane – Wastewater
- J-3 Randy Akau – Various Concerns
- J-4 Lillian Kaeha -Panaewa Hawaiian Home Land Community Association
- J-5 Iwalani McBrayer – Kaupea Hawaiian Homestead Association
- J-6 Kainoa MacDonald -SCHHA Disaster Relief Team - Maui Wildfires Recovery Efforts Update
- J-7 Patty Teruya Kahanamoku – Various Concerns
- J-8 Germaine Meyers – Various Concerns
- J-9 Homelani Schaedel - Maluohai
- J-10 Sonny Del Toro – Kapolei Beneficiary Concerns

- J-11 Kekoa Enomoto – Pa‘upena Community Development Corporation
- J-12 Princeslehuanani Kumaewakainakaleomomona – Waitlist and Kahikinui
- J-13 De Mont Manaole – Various Concerns
- J-14 Lily Napoelon – Naiwa Agriculture Subdivision Alliance
- J-15 Al Hee – Telecommunications
- J-16 Bo Kahui - La‘i ‘Opuā
- J-17 Kauai Almeida – Panaewa Hawaiian Home Lands Community Association
- J-18 Allen Cardines – Nanakuli Neighborhood Watch
- J-19 Princess Makaahoa - DHHL Waitlist
- J-20 Jojo Tanimoto – Kawaihae Issues
- J-21 Liko Wallace – Hui Ho‘okahua Molokai -Malama Cultural Park
- J-22 Nakoolani Warrington – Beneficiary Concerns
- J-23 Donna Sterling – Kahikinui Concerns
- J-24 Guy Gasper, Debra Import, Larry Yamasaki – Beneficiary Concerns
- J-25 Maxine Kahualelio – Lease Concerns
- J-26 Robin Kealiinohomoku – Housing for Maui Beneficiaries
- J-27 Orrin Kupau – Experience as a Waitlister

**IV. ANNOUNCEMENTS AND ADJOURNMENT**

A. Next Regular HHC Meeting –March 18 & 19, 2024, Lahaina Civic Center, 1840 HI-30, Lahaina, HI 96761.

B. Adjournment



Kali Watson, Chairman  
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui  
Pauline N. Namu‘o, O‘ahu  
Michael L. Kaleikini, East Hawai‘i  
Sanoe Marfil, O‘ahu

Zachary Z. Helm, Moloka‘i  
Dennis L. Neves, Kaua‘i  
Makai Freitas, West Hawai‘i  
Walter Kaneakua, 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 February 16, 2024. If a response is received after that, 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 February 16, 2024, 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, a video camera, and a microphone to participate.

**Disruption of Interactive Technology** – If all participating Commissioners cannot maintain audiovisual communication and a quorum is lost, the meeting will automatically be recessed for 30 minutes. During that time, an attempt to restore audiovisual communication will be made. If such an attempt to restore is unsuccessful within 30 minutes, all Commissioners, public members, staff, and other interested individuals shall log on again to the Zoom link on this Notice, whereby audio communication will be established for all participants, and the meeting will continue. If reconvening the meeting is impossible because audio and visual communication cannot be re-established, the meeting will be terminated.

<b>ITEM C-3 EXHIBIT</b>				
APPROVAL OF LEASE AWARD PI'ILANI MAI KE KAI SUBDIVISION PHASE II-RESIDENTIAL VACANT LOTS-ANAHOLA, KAUA'I				
<b>NAME</b>	<b>APPL DATE</b>	<b>LOT NO.</b>	<b>TAX MAP KEY</b>	<b>LEASE NO.</b>
HARRIET M. SMITH	01/07/1987	33	(4)4-8-022-122	13009
MENDY TUNG LOONG-CANTERO	02/10/1986	49	(4)4-8-022-138	13001
<b>ITEM C-3 EXHIBIT</b>				
APPROVAL OF LEASE AWARD WAI'ANAE VALLEY SUBDIVISION-RESIDENTIAL VACANT LOTS-WAI'ANAE, OAHU				
<b>NAME</b>	<b>APPL DATE</b>	<b>LOT NO.</b>	<b>TAX MAP KEY</b>	<b>LEASE NO.</b>
FRANCIS K.P. PALEA	07/09/1963	4	(1)8-5-036-033	13080
KATIE KEKUA	04/18/1977	5	(1)8-5-036-033	13081

<b>ITEM D-2 EXHIBIT</b>		
APPROVAL OF CONSENT TO MORTGAGE		
<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
ALMEIDA, Chariss M. K.	7658	Waiohuli, Maui
ASUNCION, Ronald K.	12220	Waiehu 4, Maui
DEMELLO, Shaunte K.	3829	Paukukalo, Maui
ISHIKAWA, Melvin S.	8552	Princess Kahanu Estates , Oahu
KAMA-VALDEZ, Daviane K.	9447	Waiehu 2, Maui
MILLER, Sylvia A. K.	8531	Princess Kahanu Estates , Oahu
OTA, Paulette N.	6853	Waiakea, Hawaii
RAMOS, Maui J.	11179	Panaewa, Hawaii
SAAFIGA, Foster W., Jr.	7506	Waiohuli, Maui
SPILLNER, Wynnette A. B.	12430	Kauluokahai, Oahu
<b>ITEM D-3 EXHIBIT</b>		
APPROVAL OF STREAMLINE REFINANCE OF LOANS		

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
KAOPUIKI-HEEN, Wilam Gay N.	2007	Kewalo, Oahu

<b>ITEM D-4 EXHIBIT</b>		
RATIFICATION OF LOAN APPROVALS		
<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
CARDEJON, Gweneth	4657	Kekaha, Kauai
EVANGELISTA, Kainoa	12694	Kaupuni, Oahu
RICHARDSON, Anna K.O.	11257	Kumuhau, Oahu
ROSEHILL, Helen L.	9275	Kaniohale, Hawaii
VINCENT, Randy	2172	Kewalo, Oahu

**ITEM D-5 EXHIBIT**

**APPROVAL OF HOMESTEAD APPLICATION TRANSFER / CANCELLATIONS**

<b>APPLICANT</b>	<b>AREA</b>
AARONA, Christian A.K.	Maui IW Pas
AKANA, Stanton K.	Oahu IW Agr to Kauai IW Agr
AKI, Harvey K.	Waimea Area / Hawaii IW Agr
BROWN, Harriet E.R.L.	Maui IW Pas
CABATINGAN, Ernest K.	Maui IW Pas
CHING, Jarrett E.	Molokai IW Res to Oahu IW Res
COLLIER, Wanda S.P.	Maui IW Pas
DAVID, Jessie	Oahu IW Res
DEFRIES, Frank D.	Maui IW Pas
GASPAR, Henry K., Jr.	Oahu IW Agr to Hawaii IW Agr
GASPAR, Henry K., Jr.	Oahu IW Res to Hawaii IW Res
IOANE, Jonah K.	Maui IW Pas
KAHAHAWAI, Kenneth K.	Maui IW Pas
KAHALEAUKI, Gilbert N., Jr.	Maui IW Pas
KAIO-ALMONY, Louana P.	Waimanalo Area / Oahu IW Res
KAMAU, Kilakila D.A.	Maui IW Pas
KAMIBAYASHI, Napua L.K.	Hawaii IW Agr to Kauai IW Agr
KANIAUPIO, Joseph K., Jr.	Maui IW Pas
KEA, Christine L.	Oahu IW Res
KELII, Heather L.	Oahu IW Res
KILA, Glen M.	Maui IW Pas
KOA, Harriet K.	Maui IW Pas to Molokai IW Pas
KOA, Harriet K.	Maui IW Res to Molokai IW Res
LACAYANGA, Odetta M.	Maui IW Pas
LINO, Choye J.K.	Oahu IW Res
MCCABE, Regenal A.	Kauai IW Res
MEDINA, Talia A.	Kauai IW Res
NAMAUU, George K., Jr.	Maui IW Pas
NAUKA, Gregory H.K.	Maui IW Pas
NOBRIGA, Beatrice	Maui IW Pas
NORMAN, Theodore R., Jr.	Maui IW Pas
PAHIA, Norene N.	Maui IW Pas
PREM, Elizabeth K.	Kauai IW Res
PUAA, Ernest K.	Maui IW Pas
PUAA, William N., Jr.	Maui IW Pas
ROBINSON, Marcus N.	Maui IW Pas
RODRIGUES, Harold R.K.	Kula Area / Maui IW Pas
RODRIGUEZ, Sharon L.A.	Maui IW Pas
SWOPE, Robert F.	Oahu IW Res
TABALI, Peter K.	Hawaii IW Agr to Oahu IW Agr

TUNG-LOONG-CANTERO, Mendy U.	Hawaii IW Res
WAHILANI, Sarah K.	Maui IW Pas
YEE HOY, Charles III	Maui IW Pas
	* IW = Islandwide

**ITEM D-6 EXHIBIT**

APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS

APPLICANT	AREA
AIONA, Owen L.	Hawaii IW Pas
AIONA, Owen L.	Hawaii IW Res
GOINS, Everett H.K., III	Hawaii IW Res
GOINS, Everett H.K., III	Molokai IW Agr
HANOHANO, Koali M.N.K.	Oahu IW Agr
HANOHANO, Koali M.N.K.	Oahu IW Res
KAM, Kamrin K.	Hawaii IW Agr
KAM, Kamrin K.	Hawaii IW Res
KAMA, Christian K.	Oahu IW Res
KAMA, Christian K.	Maui IW Agr
KAMA, Javan K.	Oahu IW Res
KEALOHAPAUOLE, Jasmin W.	Oahu IW Res
NAGAOKA, Eliza K.	Maui IW Res
NITTA, Keniann K.	Hawaii IW Agr
NITTA, Keniann K.	Hawaii IW Res
SAVINI, Edith L.	Oahu IW Agr
SAVINI, Edith L.	Oahu IW Res
TOLEDO, Margaret P.	Hawaii IW Agr

**ITEM D-7 EXHIBIT**

COMMISSION DESIGNATION OF SUCCESSORS – PUBLIC NOTICE NOVEMBER 2022

WAHILANI, Sarah K.	Maui IW Pas
YEE HOY, Charles III	Maui IW Pas
	* IW = Islandwide

**ITEM D-8 EXHIBIT**

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
NAAUAO, Kailani R.	2968	Kewalo, Oahu
NAAUAO-KIPAPA, Kanoe K.	2968	Kewalo, Oahu
PAOLO, Maria N. K.	881	Nanakuli, Oahu
PELEKAI, Lurline K.	3591	Nanakuli, Oahu
ROSARIO, Sunny K.	12691	Kaupuni, Oahu
KAAINOA, Terry Ann K.	12691	Kaupuni, Oahu

**ITEM D-9 EXHIBIT**  
**APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST**

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
FLORES, Debra L.	11082	Anahola, Kauai
GOMES, Nadinn M. N.	3169	Nanakuli, Oahu
NAAUAO, Kailani R.	2968	Kewalo, Oahu
PELEKAI, Lurline K.	3591	Nanakuli, Oahu
RICHARDSON, Anna K.	11257	Waimanalo, Oahu
TIRRELL, Timothy U.	1253-A	Keaukaha, Hawaii
TIRRELL, Charles F., III	1253-A	Keaukaha, Hawaii

**ITEM D-10 EXHIBIT**  
**APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC SYSTEMS  
FOR CERTAIN LEASES**

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
AIONA, William T., Jr.	6228	Panaewa, Hawaii
ATISANOE, April K.	9879	Maluohai, Oahu
CHING, Kathleen M.	2483	Waimanalo, Oahu
DAMAS, Rodney K.	3850	Nanakuli, Oahu
DANA, Helen H.	11626	Kanehili, Oahu
FEJERAN, Nellie K.	5382	Waiakea, Hawaii
FERNANDEZ, Gloria K. A. O. H.	4599	Waianae, Oahu
GERARD, Donna Marie A.	12229	Waiehu 4, Maui
HEW LEN, Aaron T.	12908	Kanehili, Oahu
HONG, Kawika E.	8833	Waiehu, Maui
IESE, Cresencia	12779	Maluohai, Oahu
JUDD, Norrie L. K.	11187	Waiakea, Hawaii
KAANHUE-KEKOA, Kamaka P. K. A.	2176	Kewalo, Oahu
KAHAKELII, Faith K.	8933	Waianae, Oahu
KALEIOHI, Jason K.	12679	Anahola, Kauai
KELA, Samson I., Jr.	4067	Waiakea, Hawaii
LAURENSEN, Lori-Ann L. S.	12853	Kauluokahai, Oahu
MCDERMOTT, Leona SA	10161	Anahola, Kauai
MEDEIROS, Leland C., Jr.	6549	Nanakuli, Oahu
MIURA, Myra K.	8266	Nanakuli, Oahu
NAAUAO, Kailani R.	2968	Kewalo, Oahu
NAAUAO-KIPAPA, Kanoe K.	2968	Kewalo, Oahu
PAAHANA, Luana D.	11916	Kauepa, Oahu
SANTIAGO, Shangri-La K.	3937	Waimanalo, Oahu
SIMAO, Jamie K. W.	11275	Kumuhau, Oahu
THOMAS, Kimberly K.	9909	Anahola, Kauai
TUPA, Robin L.	9689	Nanakuli, Oahu

ITEM G-1  
EXHIBIT A  
RFP-24-002

<b>Applicant</b>	<b>Recommended Grant Award Amount</b>
Aina Alliance	\$500,000
Kipuka o Ke Ola	\$456,180
Molokai Homestead Farmers Alliance	\$500,000
Kapolei Community Development Association	\$215,200
Waimanalo Hawaiian Homestead Association	\$210,063
Keokea Homestead Farm Lots Association	\$96,542
Keaukaha Panaewa Community Alliance	\$59,589



EXHIBIT B  
RFP-24-003

<b>Applicant</b>	<b>Recommended Grant Award Amount</b>
Hui Aloha Puukapu	\$200,000
Kapolei Community Development Corporation	\$200,000
Ke Kula Nui O Waimanalo	\$200,000
Kipuka o Ke Ola	\$200,000

ITEM G-1  
EXHIBIT C  
RFP-24-004

<b>Applicant</b>	<b>Recommended Grant Award Amount</b>
Hui Aloha Puukapu	\$20,000
Kapolei Community Development Corporation	\$20,000
Keaukaha-Panaewa Community Alliance	\$20,000
Kipuka o Ke Ola	\$20,000
Laiopua 2020	\$20,000
Princess Kahanu Estates	\$20,000
Waimea Hawaiian Homestead Association	\$20,000
Waiohuli Hawaiian Homestead Association	\$17,200

**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**C – ITEMS**

**OFFICE OF THE CHAIRMAN**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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  
Contact & Awards Division

SUBJECT: Approval of Lease Award

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands 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>
HARRIET M. SMITH	01/07/1987	33	(4) 4-8-022-122	13009
MENDY TUNG LOONG-CANTERO	02/10/1986	49	(4) 4-8-022-138	13001

Waianae Valley Subdivision – Residential Vacant Lots – Waianae, Oahu

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
FRANCIS K.P. PALEA	07/09/1963	4	(1) 8-5-036-033	13080
KATIE KEKUA	04/18/1977	5	(1) 8-5-036-033	13081

**JOSH GREEN, M.D.**  
GOVERNOR  
STATE OF HAWAII  
*Ka Kū'āina o ka Mōhaka'āina o  
Hawaii*

**SYLVIA J. LUKE**  
LT GOVERNOR  
STATE OF HAWAII  
*Ka Hope Kū'āina o ka Mōhaka'āina  
o Hawaii*



**KALI WATSON**  
CHAIRMAN, HBC  
*Ka Luma Ho'ohāke*

**KATE L. DUCATT**  
DEPUTY TO THE CHAIRMAN  
*Ka Hope Luma Ho'ohāke*

**STATE OF HAWAII**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**  
*Ka 'Oihana 'Āina Ho'opulapula Hawaii'i*  
P. O. BOX 1879  
HONOLULU, HAWAII 96805

January 19, 2024

Subject: Support on Tribal Broadband Connectivity Application

Aloha,

I hope this letter finds you well. I am writing on behalf of The Department of Hawaiian Home lands to express our sincere appreciation for your ongoing support for Hawaiian Home Lands and your commitment to ensuring that Native Hawaiians have access to high-speed internet.

As you may be aware, we are in the process of preparing our Tribal Broadband Connectivity application. The timing for this application is crucial, and we are working diligently to meet all the requirements. Recognizing the importance of your support, we are in the process of formulating a resolution to present to the commission at our February commission meeting, stating our status of having unserved Native Hawaiian households across our home lands.

Access to high-speed internet is a critical need for the State of Hawaii, especially for our community members who reside on Hawaiian Home Lands. This infrastructure is not just about connectivity; it's about providing opportunities, education, and access to essential services that can significantly impact the lives of Native Hawaiians.

Your continued support has been instrumental in advancing our goals, and we are grateful for the partnership we've built. The upcoming resolution is a testament to the collaborative efforts of our community members, and we believe that with your support, we can further enhance the digital landscape for Native Hawaiians.

We understand the demands on your time, and we genuinely appreciate your consideration of our request. We are confident that together we can make a significant impact on the digital accessibility and well-being of our community.

Thank you once again for your unwavering support. We look forward to continuing our work together for the betterment of Hawaiian Home Lands and the broader Native Hawaiian community.

Mahalo,

Kali Watson  
Chairman  
Department of Hawaiian Home Lands



# HAWAIIAN HOMES COMMISSION

## RESOLUTION NUMBER 308

### RESOLUTION OF CONSENT FOR THE NATIONAL TELECOMMUNICATIONS AND INFORMATION ADMINISTRATION TRIBAL CONNECTIVITY PROGRAM

WHEREAS, the U.S. Congress passed the Consolidated Appropriations Act (CAA) in December 2020, authorizing the creation of the Tribal Broadband Connectivity Program under the National Telecommunications and Information Administration (NTIA); and,

WHEREAS, the CAA provided new federal funding to expand access to broadband service on Tribal Lands; specifically, increasing broadband infrastructure to provide high speed internet to Hawaiian Home Lands; and

WHEREAS, Section 905(a)(8)(iii) of the CAA identified the Department of Hawaiian Home Lands on behalf of the Native Hawaiian Community, including Native Hawaiian Education Programs, as the only applicant; and,

WHEREAS, the CAA set aside no less than \$30 million to the Department of Hawaiian Home Lands; and,

WHEREAS, on August 16, 2021, the Hawaiian Homes Commission, approved Resolution Number 305, giving its consent to submit an application to the Tribal Broadband Connectivity Program; and

WHEREAS, in November 2021 the U.S. Congress passed the Investment, Infrastructure & Jobs Act (IIJA), amending the Tribal Broadband Connectivity Program to include an additional \$60 million set aside to the Department of Hawaiian Home Lands; and

WHEREAS, in December 2022 the NTIA awarded to the Department of Hawaiian Home Lands \$17,284,762.85 under the Tribal Broadband Connectivity Program's first Notice of Funding Opportunity; and,

WHEREAS, the balance of the \$30 million set aside from the CAA, together with the \$60 million set aside under the IIA totals \$72,715,237.00, is available to the Department of Hawaiian Home Lands under a second Notice of Funding Opportunity that was published on or about July 27, 2023;

WHEREAS, the Department of Hawaiian Home Lands recently submitted an application in response to the second Notice of Funding Opportunity;

NOW, THEREFORE, BE IT RESOLVED, the undersigned, duly recognized as the chairman and members of the Hawaiian Homes Commission, on this 20th day of February 2024, affirms its consent for the Department of Hawaiian Home Lands to apply for additions funds under the Tribal Broadband Connectivity Program.

ADOPTED THIS 20<sup>th</sup> day of February 2024, at Hale Pono'i, Kapolei, Hawai'i, by the Hawaiian Home Commission in Regular Meeting assembled.



# HAWAIIAN HOMES COMMISSION

OFFERED BY:

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Kali Watson, Chairman

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Randy Kalei Awo, Member

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Dennis Neves, Member

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Pauline Namuo, Member

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Zachary Helm, Member

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Michael Kaleikini, Member

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Makai Freitas, Member

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Walter Kaneakua, Member

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Sanoë Marfil, Member

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2023

To: Chairman and Members, Hawaiian Homes Commission  
Thru: Katie L. Ducatt, Deputy to the Chairman  
From: Keith Adams, TBCP Award Program Staff  
Subject: For Information Only - National Telecommunications and  
Information Administration Tribal Broadband Connectivity  
Program Update

RECOMMENDED MOTION

None; for information only

DISCUSSION

This informational briefing is to provide an update on the Department of Hawaiian Homes Lands (the Department or DHHL) Tribal Broadband Connectivity Program (TBCP) award. The last submittal update was provided at the November 2023 Hawaiian Homes Commission (HHC) meeting.

BACKGROUND

The Consolidated Appropriations Act (CAA), which became law in December 2020, authorized the creation of the Tribal Broadband Connectivity Program under the National Telecommunications and Information Administration (NTIA) of the U.S. Department of Commerce. Section 905(a)(8)(III) set aside no less than \$30 million to the Department of Hawaiian Homelands (DHHL) on behalf of the Native Hawaiian community, including Native Hawaiian education programs. In November 2021, the Investment, Infrastructure & Jobs Act (IIJA) became law and Section 602.11 amended the TBCP to include an additional \$60 million set aside to the DHHL. Thus, there was a \$90 million total set aside under the TBCP for DHHL.

On June 3, 2021, the NTIA released its Notice of Funding Opportunity (NOFO 1). In consultation with the NTIA, DHHL amended its original August 31, 2021 TBCP application and submitted its final application on September 30, 2022. NTIA awarded



\$17,284,762.85 in December of 2022, with the remaining balance of the \$90 million available to DHHL when it applies for the second TBCP NOFO (NOFO 2), which was published on or about July 27, 2023.

DHHL's TBCP NOFO 1 application was structured into two parts: 1) Use and Adoption; and 2) a Feasibility and Assessment Study for broadband infrastructure. Use and adoption projects as well as infrastructure projects from NOFO 1 are in various stages of implementation.

DHHL's application for TBCP NOFO 2 was submitted on January 22, 2024. At the time, NTIA's original due date for the second round of applications was January 23, 2024 (it has since been extended to March 22, 2024).

With estimated project costs of \$72,683,948.00, DHHL's TBCP NOFO 2 application focuses on infrastructure needs and was structured by prioritizing each island based on historical access to broadband services with areas of historically low access prioritized: 1) Molokai, 2) Kauai, 3) West Hawaii Island, 4) East Hawaii Island, 5) Maui, 6) Lanai, and 7) Oahu. The priority was determined by identifying Broadband Serviceable Locations (BSLs) using the Broadband Data Collection Fabric Map. Using that information on underserved or unserved areas on Hawaiian home lands, 4 objectives were identified to comprehensively address the broadband needs of the Beneficiary community. These objectives are described in more detail in the TBCP NOFO 2 project update below.

We provide an overview of each in turn below:

## PROJECT UPDATES

### TBCP NOFO 1

#### Use and Adoption Projects

DHHL's TBCP application, as amended, was strongly influenced by the impact of the COVID-19 pandemic, which brought to the forefront the lack of access to sufficient internet bandwidth for telehealth, distance learning and teleworking for Native Hawaiian households. Thus, DHHL's Use and Adoption Projects reflect the need observed in its Native Hawaiian communities statewide during the pandemic.

DHHL's Use and Adoption Projects are: 1) Charter Schools; 2) Broadband Digital Mapping; 3) Nānākuli Library; and 4) Telehealth (to include Maternal and Native Hawaiian Telehealth).

**1. Community Anchor Institutions \$4,003,913.00**

Formerly the "Charter Schools" project, the original goal of this project was to increase the capacity of Hawaiian-focused public charter schools (HFCS) for distance learning, digital education access, and hybrid learning. The Department plans to rescope and expand this project to include other community anchor institutions, for example: community support organizations.

After the completion of the rescope, this grant will help provide computers (MacBooks), printers, modems, routers, and/or interactive white boards to community anchor institutions on or near Hawaiian home lands. Access to broadband services and technology within the community extends beyond educational institutions. Broadening the project's scope to encompass these additional locations will enhance overall community access and mitigate the digital divide.

**STATUS:** The Department is currently working to rescope this project and expand its potential benefits to the Native Hawaiian community. We are in consultation with DHHL's district offices to identify more community anchor institutions located on or near Hawaiian home lands.

**2. Broadband Digital Mapping \$315,530.00**

This project has evolved into a digital mapping project for the whole state. The Department is starting work with a data service called Ookla. Ookla is a data service company specializing in broadband and internet performance analysis. By leveraging Ookla's expertise in broadband and internet performance analysis, DHHL can gain valuable insights into the current state of connectivity on Hawaiian home lands. This data can inform targeted infrastructure improvements and investments, ensuring that DHHL lessees have access to reliable and high-speed internet services.

**STATUS:** On January 30, 2024, the State Procurement Office approved the method of sole procurement for Ookla. DHHL is working on the contract with Ookla. Work to create an outreach/education strategy that utilizes this service will begin soon.

**3. Nānākuli Public Library \$745,392.00**

Funding is allocated for the buildout of a telehealth and digital literacy tech innovation hub at the Nānākuli Public Library, which serves the largest DHHL homestead in Waianae. This project serves to provide device access, digital literacy training, and assistance with the establishment of a digital recording studio. The recording studio will be utilized by Native Hawaiian language specialists for oral history, storytelling, and cultural information in Hawaiian. Additionally, solar powered charging stations for personal devices are projected to be set in Kapolei, Nanakuli, and Waianae.

**STATUS:** DHHL and State of Hawaii Library staff are working with the Department of the Attorney General to determine the best method to deploy TBCP NOFO 1 funds to the Library system.

**4. Telehealth (Maternal and Native Hawaiian Telehealth)  
\$5,832,565.45**

This project will support the access and adoption of telehealth through two subprojects: 1) maternal telehealth services, and 2) Native Hawaiian Telehealth. These initiatives seek to improve health outcomes by increasing access to remote health care services including remote patient monitoring devices and services that enable a patient's health care team to intervene quickly if conditions are indicated.

**STATUS:** The Maternal Telehealth Memorandum of Agreement (MOA) between DHHL and the John A. Burns School of Medicine (JABSOM) has been signed with a term expiring on June 30, 2025. Under the MOA, \$2,803,065.45 will go to the Hawaii Maternal Telehealth Access Program (HMTAP) for Native Hawaiian expectant mothers. The Native Hawaiian Telehealth MOA is being negotiated with UH.

## Telecommunications Infrastructure Assessment and Feasibility Study

The second component of DHHL's award is for a telecommunications infrastructure assessment and feasibility study (Feasibility Study). This portion of the award totals **\$6,387,362.40 million.**

The Feasibility Study's findings will be used to inform the construction and maintenance of a modern, reliable telecommunications network on Hawaiian home lands. The study aims to identify existing infrastructure, assess barriers, and make recommendations for a design and infrastructure strategy.

On March 29, 2023, DHHL released a Request for Proposals for the Feasibility Study in accordance with the Hawaii State Procurement Code. On April 26, 2023, DHHL awarded the Feasibility Study contract to Hawaiian Telcom. On December 20, 2023, the contract was officially closed and all terms within the Scope of Work were satisfied. Costs for the Study total \$87,716.82.

Other costs associated with this source of funding are: contract for design, planning and engineering services of \$3,885,163.00, which is currently under legal review as of the date of this writing; Broadband Program staff salary for 3 years inclusive of fringe totaling \$837,675.00; administrative costs totaling \$125,242.40. Remainder after all expenditures totals \$1,066,885.78.

**STATUS:** DHHL is currently assessing the best use for the remainder of Feasibility Study funds, which may include re-allocating the funds to the Use and Adoption projects described above.

### **TBCP NOFO 2**

Focusing on infrastructure, DHHL's NOFO 2 application identified 4 priority objectives:

1. Connect unserved(DHHL) households to current middle mile fiber routes that will provide service of at least 1000 Mbps symmetrical;
2. Connect those extremely rural DHHL households with Low Earth Orbit (LEO)satellite connections of at least 100 Mbps downstream and 20 Mbps upstream;

3. Construct conduit and fill it with middle mile fiber to DHHL homestead communities that are currently being constructed;
4. Construct community digital innovation centers to be used for digital workforce development training and digital literacy training courses in order to build the capacity and knowledge base of our local population.

Not all objectives listed above were identified to be deployed on each island. Not all priority objectives will be deployed in each area since historic and present service needs vary by area. There are also different funding sources that may be available for building out broadband infrastructure in new developments. The objectives are anticipated to be deployed in each area as follows:

**Molokai - \$718,655.00**

- 1) Connect 30 households within the Hoolehua and Kalamaula Homesteads to current middle mile fiber routes.
- 2) Connect 5 extremely rural households to LEO satellite service within the Hoolehua Homestead and Kalaupapa area.

**Kauai - \$14,638,813.00**

- 1) Connect 63 households within the Anahola-Residential and Molooa Homesteads to current middle mile fiber routes.
- 3) Construct and fill new conduit with middle mile fiber that will service the soon-to-be developed Hanapepe subdivision.
- 4) Construct a new community innovation lab in partnership with Kulukulu Kumuhana O Anahola to be used for digital workforce development and digital literacy training courses.

**Hawaii Island - \$13,214,275.00**

- 1) Connect 478 households within the Panaewa, Makuu, Kamooa-Puueo, Humuula, Waiakea, Kealakehe, Puukapu, Kawaihae, Nienie, Honokaia, and Keoniki Homesteads to current middle mile fiber routes.
- 2) Connect 8 extremely rural households to LEO satellite service within the Kealakehe, Puukapu, and Nienie Homesteads.
- 3) Construct and fill new conduit with middle mile fiber that will service the soon-to-be developed Honomu subdivision and Waimea Nui Health Clinic.
- 4) Construct a new community innovation lab in partnership with O Makuu Ke Kahua and Keaukaha-Pana'ewa Community Alliance to be used for digital workforce development and digital literacy training courses.

**Maui - \$6,423,886.00**

- 1) Connect 390 households within the Waiolhuli, Keokea, Pulehunui, and South Maui Homesteads to current middle mile fiber routes.
- 2) Connect 101 extremely rural households to LEO satellite service with the Kahikinui Homestead.
- 3) Construct and fill new conduit with middle mile fiber that will service the soon-to-be developed Leialii and Puuhona subdivisions.
- 4) Construct a new community innovation lab in partnership with the Waiohuli Hawaiian Homesteaders Association to be used for digital workforce development and digital literacy training courses.

**Oahu - \$15,154,440.00**

- 1) Connect 5 households within the Waimanalo Homestead to current middle mile fiber routes.
- 2) Construct and fill new conduit with middle mile fiber that will service the soon-to-be developed Kaupea and Kauluokahai

DHHL has allocated \$1,240,000.00 in TBCP NOFO 2 funds to extend the contract mentioned above (for design, planning, and engineering) to assist in construction project management, developments of long-term broadband strategy, community outreach, and post construction services.

Additionally, DHHL has allocated \$127,000 in TBCP NOFO 2 funds to extend the data mapping service contract with Ookla. This service will be key in assessing the effectiveness of our project deployment.

**NEXT STEPS:**

The Hawaiian Homes Commission previously approved Resolution 305 at its August 16, 2021, regular meeting, giving its consent to the Department to apply for the funds under CAA (i.e., NOFO 1). Subsequently, the IIJA provided additional funds to the TBCP, which became available when the NOFO 2 application window opened. In order to clarify the authority of the Department to apply for the additional funding under NOFO 2, Broadband staff is asking that the Commission affirm its consent to the Department to apply for any and all funds provided to it by the TBCP, and presents Resolution 308 concurrently with this information-only submittal for this reason.

In anticipation of the NOFO 2 award, DHHL Broadband staff have finalized our Initial Program Outreach travel schedule. Broadband staff will be visiting each Homestead to discuss our TBCP NOFO 2 and other digital equity plans. We are reaching out to our State and County broadband partners to see if they might be able to join. Travel will begin in mid-March and end in mid-May. Our schedule will be posted onto the DHHL website and events will be communicated through ICRO as well as community leaders.

Further, DHHL ICRO and Broadband staff have worked together to develop a Broadband webpage within the DHHL website that will host an "Application" page with the current and any future version of the TBCP NOFO 2 application, a "Broadband FAQs" page developed with DHHL CAD staff as well as local Internet Service Providers, a "Meetings - Dates and Times" page for all future community engagement events, a "Broadband Partners" page referring Beneficiaries to State and County Broadband Programs, and finally a "Contact Us" page which will give Beneficiaries information for the DHHL Call Center.



# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## Broadband Update

February 20-21, 2024





# Agenda

- **TBCP Award Summaries**
- **Timeline**
- **Tribal Broadband Connectivity Program 1 (TBCP 1)**
  - Use and Adoption Projects
  - Infrastructure Planning and Feasibility
- **Tribal Broadband Connectivity Program 2 (TBCP 2)**
- **Questions**



# TBCP 1 AWARD SUMMARY

<b>Infrastructure Projects</b>	<b>\$6,387,362.00</b>
<b>Feasibility Study/Assessment of Infrastructure</b>	\$6,387,362.00
<b>Use and Adoption Projects</b>	<b>\$10,897,400.45</b>
<b>Computers for Community Anchor Institutes</b>	\$4,003,913.00
<b>Digital Mapping</b>	\$315,530.00
<b>Nanakuli Library</b>	\$745,392.00
<b>Maternal Telehealth</b>	\$5,832,565.45
<b>Total Award:</b>	<b>\$17,264,762.45</b>



# TBCP 2 AWARD SUMMARY

Island	Total Funding by Island
Molokai	\$606,379.00
Kauai	\$6,658,097.00
Hawaii Island	\$23,550,297.00
Maui	\$14,143,902.00
Oahu	\$14,342,360.00

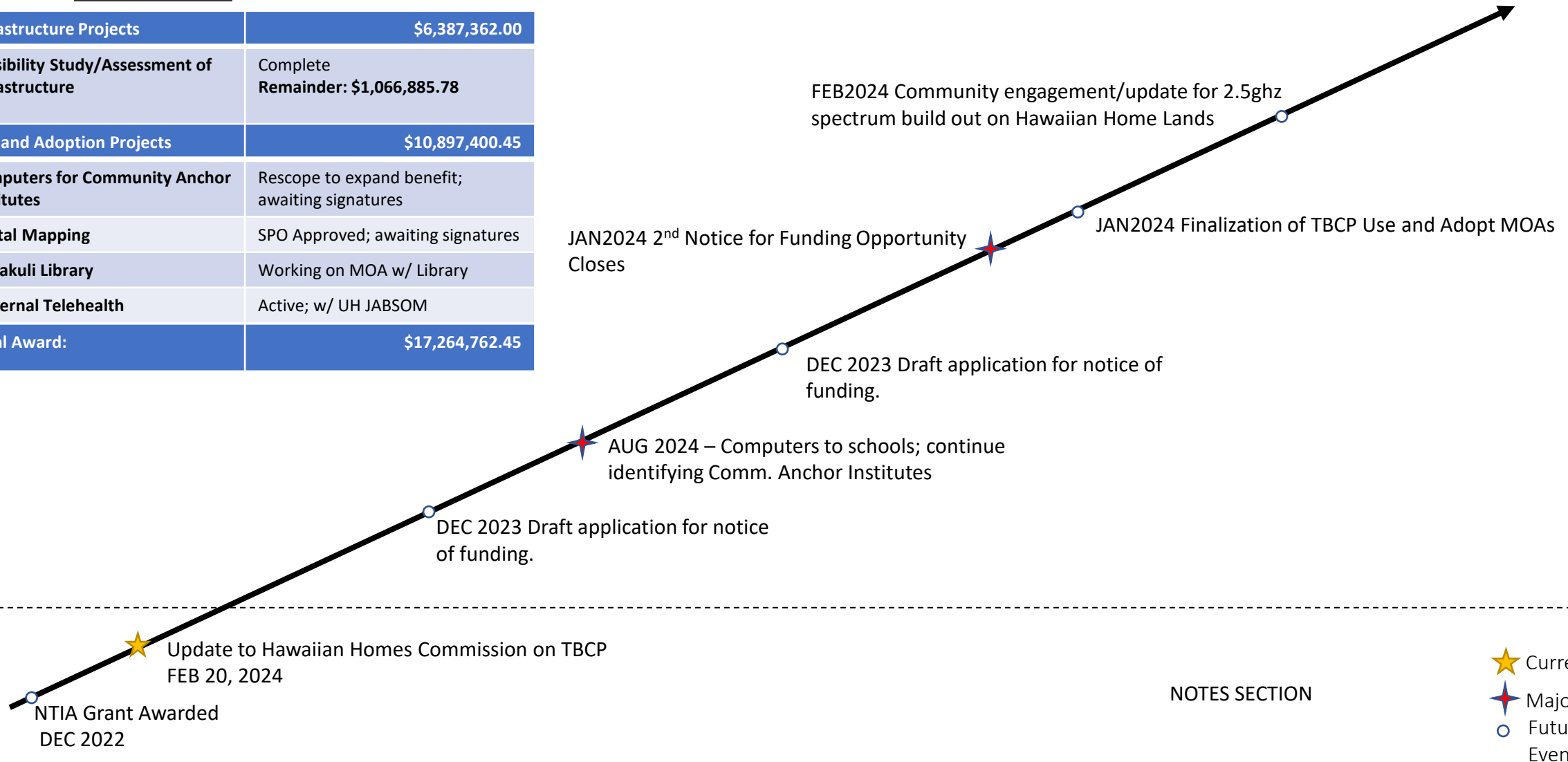
Total Funding by Category	Dollar Amount
Administrative	\$1,425,175.00
Construction	\$62,941,204.00
Equipment	\$82,592.00
Miscellaneous	\$1,982,598.00
Contingency	\$6,252,379.00






# TBCP 1 Timeline

## TBCP 1 PROJECTS

<b>Infrastructure Projects</b>	<b>\$6,387,362.00</b>
<b>Feasibility Study/Assessment of Infrastructure</b>	Complete <b>Remainder: \$1,066,885.78</b>
<b>Use and Adoption Projects</b>	<b>\$10,897,400.45</b>
<b>Computers for Community Anchor Institutes</b>	Rescope to expand benefit; awaiting signatures
<b>Digital Mapping</b>	SPO Approved; awaiting signatures
<b>Nanakuli Library</b>	Working on MOA w/ Library
<b>Maternal Telehealth</b>	Active; w/ UH JABSOM
<b>Total Award:</b>	<b>\$17,264,762.45</b>



NOTES SECTION

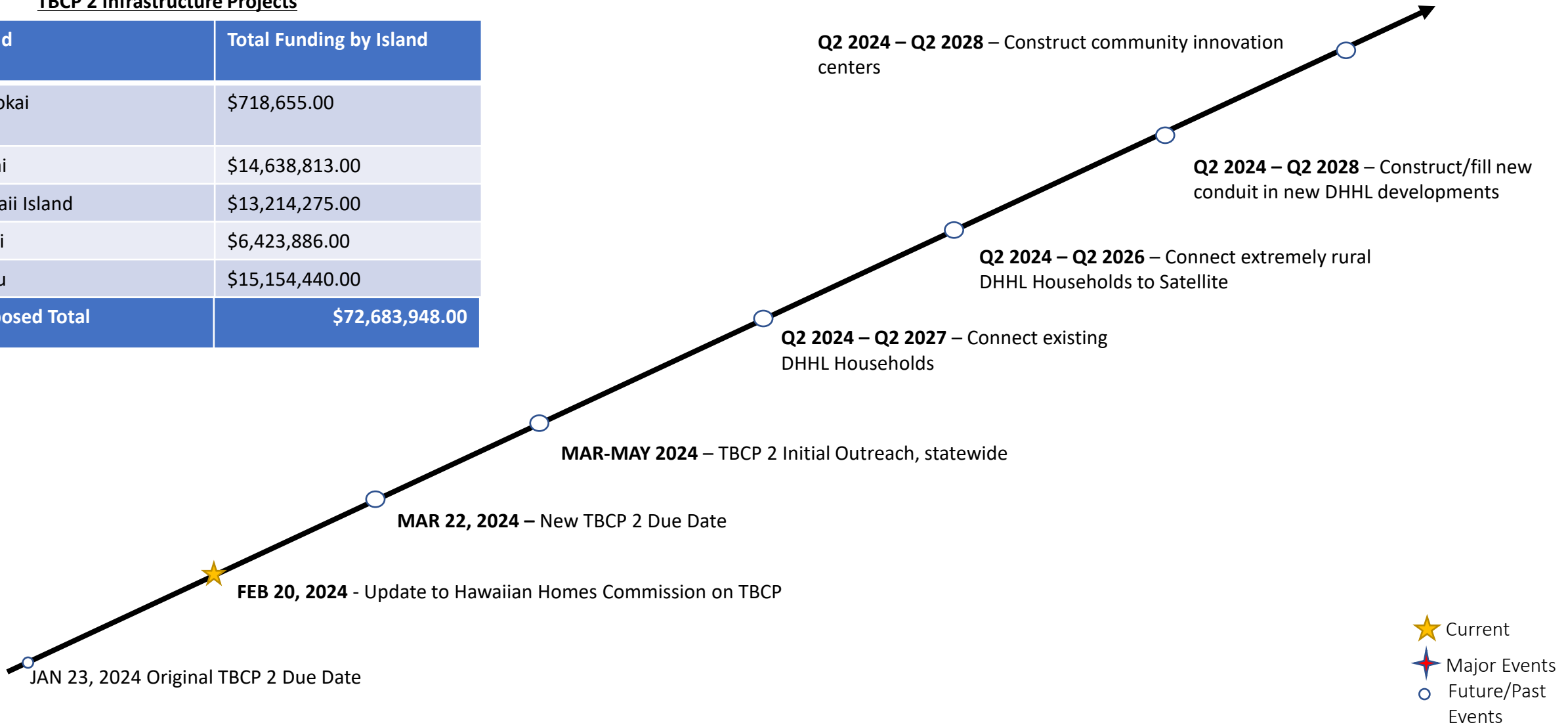
-  Current
-  Major Events
-  Future/Past Events



# TBCP 2 Timeline

## TBCP 2 Infrastructure Projects

Island	Total Funding by Island
Molokai	\$718,655.00
Kauai	\$14,638,813.00
Hawaii Island	\$13,214,275.00
Maui	\$6,423,886.00
Oahu	\$15,154,440.00
<b>Proposed Total</b>	<b>\$72,683,948.00</b>





# **TRIBAL BROADBAND CONNECTIVITY PROGRAM 1**



# Use and Adoption Projects

## Community Anchor Institutes

**Summary:** Formerly the “Charter Schools” project, the project's primary goal is to increase opportunities for remote and digital education, telehealth, and community access to broadband services.

**Status:** DHHL is currently working to rescope this project and expand its benefits.

## Broadband Mapping

**Summary:** DHHL has rescoped this project to bring on a data mapping service called Ookla. Ookla specializes in digital mapping for telecommunications connections. Their data sets will help guide the Department in planning broadband infrastructure on Hawaiian Home Lands.

**Status:** Sole source approved by the State Procurement Office. DHHL creating strategy to utilize this service across the Home Lands.

## Nanakuli Public Library

**Summary:** Buildout of a telehealth and digital literacy tech innovation hub. To provide device access, digital literacy training, and assistance with the establishment of a digital recording studio

**Status:** DHHL is working with the Hawaii State Public Library System on a Memorandum of Agreement to help facilitate this project.

## Telehealth (Maternal and Native Hawaiian)

**Summary:** Initiative seeks to improve health outcomes by increasing access to remote health care services including remote patient monitoring devices and services that enable a patient’s health care team to intervene quickly if conditions are indicated

**Status:** Maternal telehealth project with UH JABSOM, active. Native Hawaiian Telehealth MOA is being negotiated with UH.



# BROADBAND PLANNING AND FEASIBILITY

This study is to identify existing infrastructure, assess barriers, and make recommendations for a design and infrastructure strategy on Hawaiian home lands.

Partnership with:



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

Office of the Chairman



Information Technology  
Department

RFP Awardee:



Status: Contract officially closed (12/20/23); all terms within the Scope of Work were satisfied.





# **TRIBAL BROADBAND CONNECTIVITY PROGRAM 2**

“Kāko‘o I Ka Lāhui: Supporting a Nation Through Connectivity”



# List of Proposed Projects

Island	Objectives
Molokai	1, 2
Kauai	1, 3, 4
Hawaii Island	1, 2, 3, 4
Maui	1, 2, 3, 4
Oahu	1, 2

## Objectives:

1. Connect unserved(DHHL) households to current middle mile fiber routes that will provide service of at least 1000 Mbps symmetrical;
2. Connect those extremely rural DHHL households with Low Earth Orbit (LEO)satellite connections of at least 100 Mbps downstream and 20 Mbps upstream;
3. Construct conduit and fill it with middle mile fiber to DHHL homestead communities that are currently being constructed;
4. Construct community digital innovation centers to be used for digital workforce development training and digital literacy training courses in order to build the capacity and knowledge base of our local population.



# Connecting Existing Broadband Serviceable Locations with Fiber

- Unserved households are proposed to be connected to middle mile fiber.
  - Numbers are pending FCC challenge approval.



# Connecting Extremely Rural Broadband Serviceable Locations with a Low Earth Orbit Satellite Solutions

- 116 extremely rural households to receive LEO solution
  - 101 in Kahikinui
  - 4 in Hoolehua
  - 3 in Kalaupapa
  - 4 in Puukapu
  - 1 in Kealakehe
  - 3 in Nienie



# Building and Pulling Fiber in Preplanned New Developments Across Hawaiian Home Lands.

- 7 areas where new conduit and fiber will be deployed
  - 6 DHHL housing developments
    - Honomu
    - Lealii
    - Puuhona
    - Kaupea
    - East Kapolei
    - Hanapepe
  - 1 non-housing development
    - Infrastructure to Waimea Nui Health Clinic



# Creating Community Anchor Institutions

- 4 Community Anchor Institutions on 3 Islands
  - Kukukulu Kumuhana O Anahola
  - O Makuu Ke Kahua Community Center
  - Keaukaha-Panaewa Community Center
  - Waiohuli Digital Innovation Center



# Confirmed Outreach Dates

- Molokai
  - Kalamaula, Kapaakea, Kamiloloa, Ualapue @ Kulana Oihi Halau, March 27, 5-7pm
  - Hoolehua @ Lanikeha, March 28, 430-630pm
- Kauai
  - Kekaha, Hanapepe @ Kekaha Elementary, March 11, 530-830pm
  - Anahola @ Kanuikapono, March 12, 530-830pm
- East Hawaii Island
  - Ka'u Homesteads @ Naalehu Community Center, April 16, 530-830pm
  - Hilo Homesteads @ Keaukaha Community Meeting (Cafeteria), April 17, 630-9pm
  - Maku'u @ Makuu Farmers Market, April 18, 530-8pm



# Confirmed Outreach Dates

- West Hawaii Island
  - Kawaihae @ Kailapa Pavilion, April 24, 6-8pm
  - Kamuela and Honoka'a Homesteads @ Waimea Nui Association Meeting, April 25, 530-830pm
- Maui
  - Kahikinui @ Kahikinui Community Meeting, May 12, 10am-12pm
- Oahu
  - Kapolei Homesteads @ Hale Pono'i, March 6, 5-830pm
- Working to confirming dates for all other Homesteads





# Broadband Webpage

- <https://dhhl.hawaii.gov/connectivity>
- Application
  - In full
  - By Island
- Frequently Asked Questions (FAQs)
- Meeting Dates
- Partner Webpages
  - State Broadband Equity, Access, and Deployment (BEAD)
  - County Broadband Offices
- Contacts



# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## Questions

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
February 20, 2024

To: Members, Hawaiian Homes Commission (“HHC”)

From: Members of the Permitted Interaction Group

Subject: Approval of the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget.

**RECOMMENDED MOTION/ACTION**

Motion to approve of the Report and Recommendations of the Permitted Interaction Group Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget.

**BACKGROUND INFORMATION/SUMMARY**

The purpose of this informational item is to brief the Hawaiian Homes Commission (HHC) on the proposed changes to the Act 279 budget, list of projects, both for development and land acquisition. The opportunities for acquisition of various projects received through a third request for proposal issued last year.

**DISCUSSION**

On November 20, 2023, Chairman Kali Watson established a Permitted Interaction Group pursuant to HRS Section 92-2.5 and HAR Section 10-2-16(b)(1) to “investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget after given due consideration to evolving opportunities as the Department moves forward in executing on the intent of Act 279, which is to reduce the number of applicants on DHHL’s waitlist.” The appointed members of the Committee include Chairman Watson and Commissioners Makai Freitas, Walter Kaneakua, and Sanoë Marfil. HHC Kaneakua served as Chair of the Committee.

The Committee was established to evaluate the changing landscape of identified projects with newly developed opportunities previously not available. Phasing planned projects allows staff to creatively identify projects that could further expedite and reduce the number of applicants on DHHL’s waitlist. These recommendations optimize and leverage Act 279 Departmental funding. DHHL staff issued three Requests for Proposals (RFPs) to explore opportunities for innovative development blended with existing DHHL property.

The Committee focused on the following criteria in examining the various projects that will expedite beneficiary awards:

1. Benefits of increased economy of scale in larger unit concentration that reduces beneficiary costs of building a home.
2. Benefits of available increased, suitable infrastructure (Water, Sewer, Drainage and Electrical).
3. Benefits of lowered cost-per-unit for infrastructure.
4. Beneficiary access to ready social infrastructure, including health care, schools, community centers, and jobs.

5. Sufficient beneficiary interest to acquire/develop the homes.
6. Benefits by selecting locations minimizing adverse costs of flood zones and areas with more challenging construction costs (i.e. excessive rock and/or soil conditions.)

The Committee considered opportunities which could produce more expeditious beneficiary awards and homes, compared with approved projects identified in the current Strategic Plan. Projects facing major cost impediments that would cause substantial delays in the delivery of homes were deferred or divided into phases in favor of projects that could provide faster delivery at reduced per unit cost. The Committee's careful deliberation results in an *updated* Strategic Plan providing an additional 6,000 lots for beneficiary awards. Select projects were divided into two phases where in the first phase, Act 279 was used to acquire new lands and develop lot infrastructure allowing expedited lease awards. The remaining balance of lots would be completed in Phase 2, subject to obtaining additional funding from the legislature supplemented by other sources. The entire funding under Act 279 is or will be encumbered within the deadline imposed by the legislature. To complete Phase 2 will require additional funding of over \$600 million.

DEPARTMENT OF HAWAIIAN HOME LANDS													
ACT 279 IMPLEMENTATION													
Project Status as of: January 8, 2024 4:15pm													
							Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023				Status
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding		
<b>HAWAII COUNTY</b>													
1	Hawaii	Laiopua Villages 1 and 2, 4, and N. Kona Water Development (doesn't include Village 4 infrastructure, which should be done by Feb 2024)	580	380	200	Acq/ Dev Agrmt	\$ 4,000,000	\$ 63,000,000			\$ 42,000,000	\$ 25,000,000	Chair directs RFP/RFQ development agreement to include Villages 1 and 2, house construction in Village 4 Hema. Village 5 vacant lots (55) handled under separate RFQ. Revisit Leg appropriation Act 88, SLH 2021; proviso for \$12.2M for water development and subdivision improvements "Encumbered" Well site appraisal in progress. LDD preparing RFQ for November posting. Request release of funds in 3rd Quarter FY24. **Do Village 1 as future phase. Need to adjust \$67m. Keep water, but infrastructure for Village 2 (4 already covered elsewhere). Move Village 1 infrastructure to FY25. Phase 1 Villages 2&4=325 units. Phase 2 (Village 1) is 200 units
2	Hawaii	Honolulu Subsistence Ag Lots, Phase 2	40		40	Site Design/ Construction		\$ 6,000,000				\$ 6,000,000	Designs in process (paid for with Trust Funds); IFB scheduled for 2nd Quarter 2024
3	Hawaii	Kaunala (Avalon Development)	168		168	Acq			\$ 2,000,000				Proposal acceptable for acquisition only. Sale closed 3/31/23; transaction completed. Act 279 funds encumbered.
	Hawaii	Honokaa Homesteads/Lehua Villages Land Acquisition (~296 SF units)								\$ 8,750,000			RFP#2 Honokaa Homesteads (mauka of Hawaii Belt Road) and adjacent Lehua Villages (makai of Hawaii Belt Road). 296 units to be built when additional funding is obtained. Potential future phases providing additional ~700 units on adjacent parcels pending additional funding. \$8,750,000 for land acquisition.
4	Hawaii	Honokaa Homesteads/Lehua Villages EIS/AIS/Infrastructure/Phase 1 (150 of 296 SF units)	296		296	Dev Agrmt				\$ 1,258,000	\$ 59,113,200		EIS/AIS required. Will concurrently seek Planned Unit Development to allow 5,000sf lots. Push all development costs to FY25 pending additional funding. Note: DHHL lands located close proximity. Adjacent to HPHA lot next to hospital which could develop Kupuna Hsg. Also adjacent to Kamehameha Schools lands which could be part of a DHHL/KS land exchange.
5	Hawaii	Kuu Papaikou	220							\$ 1,000,000			RFP#2 Providing \$1m Act 279 funds for due diligence investigation. Acquisition: \$10.5m. Conceptual plan calls for 220 units (84 LIHTC SF homes 60% AMI or below, 40 kupuna housing units, 136 SF homes, 5 buildings 4,000sf each commercial center, 80 glamping sites and cultural center). Use NAHASDA for kupuna housing and commercial and cultural components.
6	Hawaii	Palamanui (Nan Inc. Master Development)	40	40						\$ 7,000,000			RFP#3 Nan Inc. donated 18 acres of 725-acre entitled mixed use-development across Kona Airport to DHHL. Also developing 26 kupuna housing and 64 multi-family transitional rental units for DHHL using LIHTC and \$15.75 million in NAHASDA funding. \$10 million water system installed with 50% of capacity going to DHHL portion. EIS, AIS, TIAR completed. Master plan community also includes more residential units, business park, open space, Dry Forest Preserve, "University Village Town Center" with retail shopping and commercial amenities and a regional park. Infrastructure cost is \$175k per unit
7	Hawaii	Panaewa Residential Lots - Elama Road (DHHL owns land)	600		600					\$ 1,000,000	\$ 147,000,000		DHHL already owns land. Ph1 150units, Ph2 150units, Ph3 150units, Ph4 150units all 10,000sf lots. Costs based on Rough Order of Magnitude estimate from Kelbert dated 12/15/2023. Seeking federal funding for sewer improvements. Budget initial phase 1 only for first 150 units and backbone infrastructure for FY24. Budget \$90m for remaining 450 units in FY25. Funding for soft costs.
<b>MAUI COUNTY</b>													
8	Lanai	Lanai Residence Lots Offsite Infrastructure	75		75	Planning and Design	\$ 2,000,000		\$ 2,000,000				Contract with Bowers+Kubota executed. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Contract in process for certification. Considering partnering with Maui County - adjacent project
9	Molokai	Hoolehua Scattered Lots	20		20	Site Construction		\$ 3,500,000				\$ 3,500,000	Draft EA in process for 1st Quarter 2024 (paid for wih CIP funds)
10	Molokai	Naiwa Ag Subdivision	16			Site Construction		\$ 6,000,000				\$ 6,000,000	FONSI and Final EA October 2023. Designs in process; bid scheduled for 1st Quarter 2024. FONSI and Final EA scheduled HHC approval November 2023. Construction requires approximately \$20M for 50 awarded Naiwa Ag lots \$20m will lapse June 30, 2024. 16 lots to be awarded, scattered amongst awarded lots.
11	Maui	Pu'uhona Homestead Subdivision	161	161		Site Construction	\$ 17,500,000		\$ 17,171,944				Construction Contract Awarded to Maui Kupono Builders; \$17,171,944. Notice to proceed effective May 15, 2023. Groundbreaking May 24, 2023. Chair directing developer to provide LITHC financed single-family rentals with optn to purchase, turnkey lots, Habitat, owner/builder lots. Community initiative to amend name of subdivision from Pu'unani Homestead to Pu'uhona Homestead. Anticipate developer requesting interim home construction financing. Processing archaeological monitoring since found old drainage ditch, which may increase costs.
	Maui	Pu'uhona Homestead Subdivision (Offsite Water Tank)				Design/ Site Construction			\$ 5,509,000				Developer preparing plans and specifications for IFB in Fall 2023, subject to County DWS approval of construction plans and storage agreements. Proposed change from concrete tank to stainless steel tank will save construction cost.Expect savings from this project.
12	Maui	Honokowai Subsistence Ag Ph. 1	50		50	Design/Site Construction		\$ 5,000,000	\$ 1,470,000			\$ 3,530,000	Survey and design in process. Continuing design work on R-1 water easements and engineering. Amending scope of work to include access from Honoapiilani Highway, and establishment of sewer manholes at Honokowai makai boundary.

DEPARTMENT OF HAWAIIAN HOME LANDS							ACT 279 IMPLEMENTATION				Project Status as of: January 8, 2024 4:15pm	
							Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023			Status
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding	
Maui	Leialii 1B Offsite Water				Site Construction	\$ 15,000,000			\$ 15,000,000			Offsite water tank, booster pump and transmission needed to provide potable water and fire protection to Leialii 1B Increment 2; 95 single family lots. Cost is exclusive of \$9,000,000 CIP appropriation for highway improvements and HHFDC DURF funding \$10,000,000 for Honokowai Water Well development. RFQ went out Dec 2023, responses due next month. <b>**Andrew to submit application to CWRM**</b>
13	Maui Leialii 1B - Subdivision	181	181		Dev Agrmt		\$ 68,000,000		\$ 68,000,000			181 single family lots in lieu of 86 single family and 167 multi-family units. LDD proposes to prepare RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision. Initial focus on construction of 86 single family lots in Leialii 1B, Increment 1. FONSI and Final EA approved by HHC on October 16, 2023. Request release of funds in 4th Quarter FY24.
14	Maui Wailuku (DDC2 LLC)	207	207		Acq/ Dev Agrmt			\$ 45,038,800				Acquisition: \$5,200,000 Source: Act 279 Development: \$39,838,800 Source: Act 279
15	Maui Waiehu Mauka (DDC3 LLC)	311	161	150	Acq/ Dev Agrmt			\$ 93,868,417				Acquisition: \$12,240,000 Source: Act 279 Development: \$81,628,417 Source: Act 279
	Maui Kamalani Land Acquisition (~400 SF units)									\$ 10,500,000		RFP#2 Kamalani 2/3.
16	Maui Kamalani Infrastructure/Phase 1 (150 of 400 SF units)	400	150	250	Dev Agrmt					\$ 35,122,129	\$ 33,972,696	Kamalani Predevelopment, grading, fill, water tank/transmission, roadway and utilities. Homes to be built in two phases. 150 units in Ph1, 250 units in Ph2. Backbone infrastructure to be built in Phase 1. Initial 150 single-family units (60 LIHTC units). Remaining 250 units (60 LIHTC) to be built in future pending funding.
CITY AND COUNTY OF HONOLULU												
Oahu	Kaupea, Phase 2				Acq	\$ 8,250,000		\$ 8,250,000				Acquisition completed.
17	Oahu Kaupea, Phase 2	60	60		Dev Agrmt		\$ 14,750,000			\$ 13,691,321		Development Agreement awarded to Mark Development. Negotiations in progress; amount subject to change. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Anticipate developer requesting interim home construction financing from Act 279 funds. Final DA = \$13,691,221 (includes traffic signal and small playground/open space community requested). <b>** Change to \$5m, adjust DA to be 100% LIHTC Rent to Own HHFDC award to cover infrastructure costs. Give Mark Dev site control. May substitute \$5m with NAHASDA funds.</b>
18	Oahu East Kapolei IIA	300		300	Dev Agrmt	\$ 14,000,000				\$ 1,000,000		<b>**Do conceptual planning for site. Plans Pacific had done conceptual plans previously. Multi-family homesteads, potentially LIHTC, kupuna/transitional housing to be run by Lunalilo. Issuance of Request for Proposals (RFP) planned.</b>
19	Oahu East Kapolei II Master-planned Community (Backbone Infrastructure)	700	450	250	Design offsite imp, IID, IIE, IIF onsite, II-C house construction	\$ 24,000,000	\$ 88,000,000	\$ 33,080		\$ 144,513,000	\$ 60,000,000	RFQ issued 8/7/23 incorporating backbone infrastructure, East Kapolei II-C, II-D, II-E, and II-F. Responses due 9/8/23. Responses received; undergoing internal review for recommendation to Chair. Request to release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Anticipate developer requesting interim home construction financing from Act 279 funds. <b>New Developed lots increase from 421 to 573. II-C house construction on 127 lots. Final DA = \$204,513,000. Defer infrastructure construction for IIF (~250 units to be designed/phased) estimated at \$60m**</b>
20	Oahu Maili Development	280		280	Dev Agrmt		\$ 60,000,000				\$ 60,000,000	FONSI and Final EA October 2023. Designs in process; bid scheduled for 1st Quarter 2024. Need to elevate site for sewer/drainage-those increased site costs made development prohibitive.
21	Oahu Ewa Beach (former NOAA site)	600		600	Dev Agrmt		\$ 48,000,000				\$ 48,000,000	RFQ. Access, sewer, drainage and traffic issues. Addressing Sea Level Rise and other issues will increase construction costs significantly from original estimate and significantly reduce useable area.
22	Oahu Ewa Villages (Haseko) Pilina Homes (142 units)				Acq/ Dev Agrmt							Acquisition: \$17,646,772 Source: NAHASDA Development: \$26,504,000 Source: Act 279
23	Oahu Waialua (Mill Camp Development Group, LLC)	108	108		Acq/ Dev Agrmt					\$ 24,240,700		Acquisition: \$1,990,000 Source: Act 279 Development: \$12,368,633 Source: Act 279
24	Oahu KS Marina Lot 10A Land Acquisition	25		25						\$ 2,500,000		RFP#3 2.88 acres. Potential for 20-25 SF condo homes. (\$1.5m acquisition, \$1m for grading). Check sewer capacity. <b>Requesting release of \$1million funds which lapse June 30, 2024.</b>
KAUAI COUNTY												

DEPARTMENT OF HAWAIIAN HOME LANDS														
ACT 279 IMPLEMENTATION														
Project Status as of: January 8, 2024 4:15pm														
							Act 279 Implementation Budget (Strategic)				Encumbrance Status as of Nov. 30, 2023			Status
	Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding		
25	Kauai	Hanapepe Residence Lots, Phase 2	82	82		Site Construction	\$ 23,000,000		\$ 17,800,126				Bids open on 12/21/22. Contract awarded to Hawaiian Dredging on 12/29/22. Groundbreaking August 23. Supply chain issues; start in 1st Quarter 2024. Issue RFP for design, construction, financing and marketing of 82 houses. RFQ let on October 6, 2023. Pre-submittal conference on October 13, 2023. Submittal of Qualifications due Nov. 3, 2023. Reviewed developer qualifications. Awarded developer Mark Development in December 2023. Act 279 funds used for \$17,800,126 site work for 82 lots. LIHTC Rent to Own Project. May provide \$5 million in NAHASDA funds to increase viability of HHFDC application.	
26	Kauai	Anahola Kuleana Phase 1 Pastoral	115		115	Site Construction		\$ 5,000,000				\$ 5,000,000	Designs in process. Preliminary road and drainage network by end of 2024.	
	Kauai	Grove Farm Isenberg parcel Land Acquisition									\$ 20,684,160		RFP#3 295.488 Acres with 1000 SF units and 200 SA planned in 5 phases	
27	Kauai	Grove Farm Isenberg parcel Phase 1 Development (200 Sf & 40 SA of 1200 units)	240		240	Dev Agrmt						\$ 71,042,400	RFP#3 Predevelopment/backbone infrastructure and Phase 2 of 200 SF units and 40 SA lots. Phase 3 will be 800 SF units and 160 SA units. This will be built based on available infrastructure completion and additional funding. Expand existing water plant, transmission lines and tank. Package sewer sytem for 1st phase of housing.	
	Statewide	Land/Project Acquisition				Professional Services			\$ 1,500,000				Project management contract with Bowers+Kubota.	
28	Statewide	Scattered Lots	200	200							\$ 2,000,000		Scattered unawarded lots in various existing homesteads for award. Dev Agrmt being processed.	
	Statewide	Land/Project Acquisition				Acq/ Dev Agrmt	\$ 35,000,000						RFP let in November 2022. Eight offers received. Details of five accepted offers below, subject to DA negotiation.	
	Statewide	Project Contingencies				various				\$ 5,000,000			Project contingency amounts for encumbered projects in FY 23.Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov.8, 2023	
	Statewide	Project Financing/Partnerships (Public/Public; Public/Private)				Vertical construction	\$ 30,000,000					\$ 100,000,000	Interim house construction financing in order to reduce house pricing. Developers are in process of submitting requests for interim house construction financing. NAHASDA funds may be used to support LIHTC funded Rent with Option to Purchase programs.	
	Statewide	Individual Assistance				Applicant financing					\$ 2,000,000		Leveraging funds with CDFIs funding awards to help individual leasees with loans.	
		<b>TOTAL</b>	<b>6,075</b>	<b>2,180</b>	<b>3,659</b>		<b>\$ 172,750,000</b>	<b>\$ 367,250,000</b>	<b>\$ 192,641,367</b>	<b>\$ 90,000,000</b>	<b>\$ 317,259,310</b>	<b>\$ 628,158,296</b>	11/17/22 \$172.75M Allotment released by Governor. 6/27/23 \$21.0M Allotment released by Governor.	
		<b>Total Estimated Running Encumbrances</b>							<b>\$ 192,641,367</b>	<b>\$ 282,641,367</b>	<b>\$ 599,900,677</b>	<b>\$ 1,228,058,973</b>		
											<b>\$ (99,323)</b>	<b>\$ 628,058,973</b>	<b>Budget Shortfall if all projects encumbered beyond FY24</b>	
											<b>FY24 balance</b>			



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# **HHC Act 279 Strategic Plan Update**

## **Permitted Interaction Group Mtg#2**

January 8, 2024





# Implementation Budget

						Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023			
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding
<b>HAWAII COUNTY</b>											
1	Hawaii Laiopua Villages 1 and 2, 4, and N. Kona Water Development (doesn't include Village 4 infrastructure, which should be done by Feb 2024)	580	380	200	Acq/ Dev Agrmt	\$ 4,000,000	\$ 63,000,000			\$ 42,000,000	\$ 25,000,000
2	Hawaii Honolulu Subsistence Ag Lots, Phase 2	40		40	Site Design/ Construction		\$ 6,000,000				\$ 6,000,000
3	Hawaii Kaumana (Avalon Development)	168		168	Acq			\$ 2,000,000			
	Hawaii Honokaa Homesteads/Lehua Villages Land Acquisition (~296 SF units)									\$ 8,750,000	
4	Hawaii Honokaa Homesteads/Lehua Villages EIS/AIS/Infrastructure/Phase 1 (150 of 296 SF units)	296		296	Dev Agrmt					\$ 1,258,000	\$ 59,113,200
5	Hawaii Kuu Papaikou	220								\$ 1,000,000	
6	Hawaii Palamanui (Nan Inc. Master Development)	40	40							\$ 7,000,000	
7	Hawaii Panaewa Residential Lots - Elama Road (DHHL owns land)	600		600						\$ 1,000,000	\$ 147,000,000
<b>MAUI COUNTY</b>											
8	Lanai Lanai Residence Lots Offsite Infrastructure	75		75	Planning and Design	\$ 2,000,000			\$ 2,000,000		
9	Molokai Hoolehua Scattered Lots	20		20	Site Construction		\$ 3,500,000				\$ 3,500,000
10	Molokai Naiwa Ag Subdivision	16			Site Construction		\$ 6,000,000				\$ 6,000,000



# Implementation Budget

						Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023			
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding
11	Maui	Pu'uuhona Homestead Subdivision	161	161		Site Construction	\$ 17,500,000		\$ 17,171,944		
	Maui	Pu'uuhona Homestead Subdivision (Offsite Water Tank)				Design/ Site Construction			\$ 5,509,000		
12	Maui	Honokowai Subsistence Ag Ph. 1	50		50	Design/Site Construction		\$ 5,000,000	\$ 1,470,000		\$ 3,530,000
	Maui	Leialii 1B Offsite Water				Site Construction	\$ 15,000,000		\$ 15,000,000		
13	Maui	Leialii 1B - Subdivision	181	181		Dev Agrmt		\$ 68,000,000	\$ 68,000,000		
14	Maui	Wailuku (DDC2 LLC)	207	207		Acq/ Dev Agrmt		\$ 45,038,800			
15	Maui	Waiehu Mauka (DDC3 LLC)	311	161	150	Acq/ Dev Agrmt		\$ 93,868,417			
	Maui	Kamalani Land Acquisition (~400 SF units)								\$ 10,500,000	
16	Maui	Kamalani Infrastructure/Phase 1 (150 of 400 SF units)	400	150	250	Dev Agrmt				\$ 35,122,129	\$ 33,972,696
		<b>CITY AND COUNTY OF HONOLULU</b>									
	Oahu	Kaupea, Phase 2				Acq	\$ 8,250,000		\$ 8,250,000		
17	Oahu	Kaupea, Phase 2	60	60		Dev Agrmt		\$ 14,750,000		\$ 13,691,321	
18	Oahu	East Kapolei IIA	300		300	Dev Agrmt	\$ 14,000,000			\$ 1,000,000	
19	Oahu	East Kapolei II Master-planned Community (Backbone Infrastructure)	700	450	250	Design offsite imp, IID, IIE, IIF onsite, II-C house construction	\$ 24,000,000	\$ 88,000,000	\$ 33,080	\$ 144,513,000	\$ 60,000,000



# Implementation Budget

						Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023			
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding
20	Oahu	Mailli Development	280		280	Dev Agrmt	\$ 60,000,000				\$ 60,000,000
21	Oahu	Ewa Beach (former NOAA site)	600		600	Dev Agrmt	\$ 48,000,000				\$ 48,000,000
22	Oahu	Ewa Villages (Haseko) Pilina Homes (142 units)				Acq/ Dev Agrmt					
23	Oahu	Waialua (Mill Camp Development Group, LLC)	108	108		Acq/ Dev Agrmt				\$ 24,240,700	
24	Oahu	KS Marina Lot 10A Land Acquisition	25		25					\$ 2,500,000	
<b>KAUAI COUNTY</b>											
25	Kauai	Hanapepe Residence Lots, Phase 2	82	82		Site Construction	\$ 23,000,000	\$ 17,800,126			
26	Kauai	Anahola Kuleana Phase 1 Pastoral	115		115	Site Construction		\$ 5,000,000			\$ 5,000,000
	Kauai	Grove Farm Isenberg parcel Land Acquisition								\$ 20,684,160	
27	Kauai	Grove Farm Isenberg parcel Phase 1 Development (200 Sf & 40 SA of 1200 units)	240		240	Dev Agrmt					\$ 71,042,400
	Statewide	Land/Project Acquisition				Professional Services		\$ 1,500,000			
28	Statewide	Scattered Lots	200	200						\$ 2,000,000	
	Statewide	Land/Project Acquisition				Acq/ Dev Agrmt	\$ 35,000,000				
	Statewide	Project Contingencies				various			\$ 5,000,000		
	Statewide	Project Financing/Partnerships (Public/Public; Public/Private)				Vertical construction	\$ 30,000,000				\$ 100,000,000



# Implementation Budget

						Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023			
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding
Statewide	Individual Assistance				Applicant financing					\$ 2,000,000	
	<b>TOTAL</b>	6,075	2,180	3,659		\$ 172,750,000	\$ 367,250,000	\$ 192,641,367	\$ 90,000,000	\$ 317,259,310	\$ 628,158,296
	<b>Total Estimated Running Encumbrances</b>							\$ 192,641,367	\$ 282,641,367	\$ 599,900,677	\$ 1,228,058,973
										\$ (99,323)	\$ 628,058,973
										<b>FY24 balance</b>	<b>Budget Shortfall if all projects encumbered</b>





# La'i 'Ōpua, Hawai'i Island

## La'i 'Ōpua

### 580 Single Family Homes

#### Phase 1 (Villages 2, 4 & 5)

- 380 lots
- \$42,000,000

#### Phase 2 (Village 1)\*

- 200 lots
- \$25,000,000

\*Subject to Leg funding











# Honoka'a, Hawai'i Island

## Honoka'a Homesteads/Lehua Villages

**~296 Single Family Homes**

Acquisition: \$8,750,000

Phase 1




- Pre-development Work
- \$1,258,000

Phase 2\*

- 296 lots
- \$57,113,200



**LEGEND**

-  Lehua Village Partners LLC  
RS-15
-  Honoka'a Plantation Cottages LLC  
RS-10
-  Walter J. Larson  
RS-10

\*Subject to Leg funding



# Ku'u Pāpa'ikou, Hawai'i Island

## Ku'u Pāpa'ikou

**220 Single Family Homes**

**Due Diligence: \$1,000,000**

- 84 LIHTC Single Family Homes (60% AMI)
- 136 Single Family Homes
- 40 Kupuna Housing
- Commercial Center
- Cultural Center

Figure 1-1 Regional Location Map



### Project Details







# Palamanui, Hawai'i Island

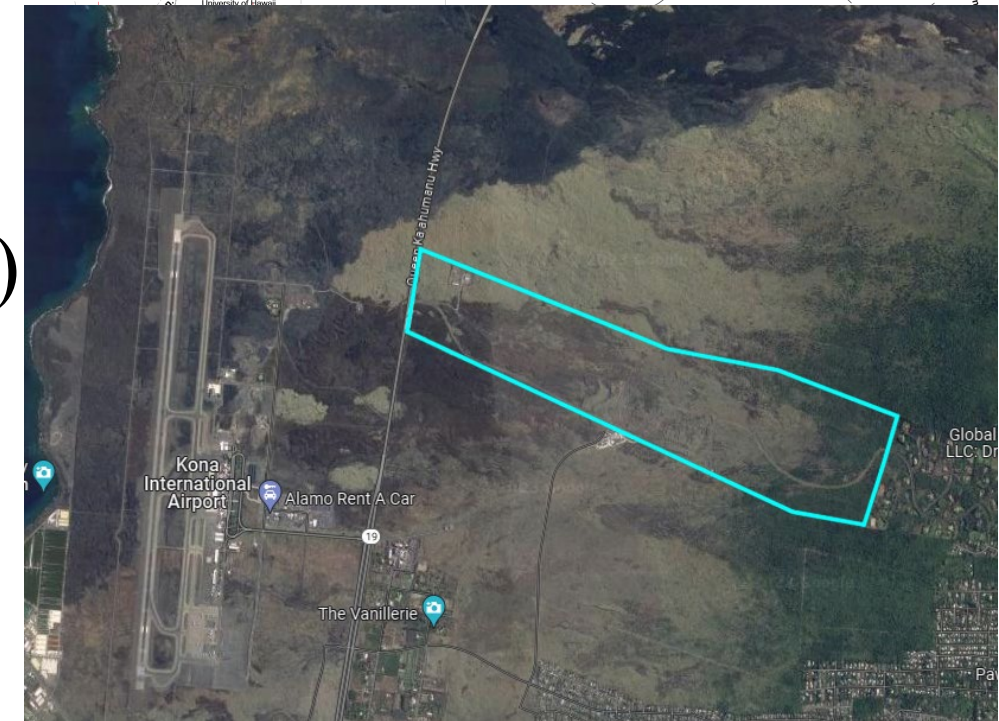
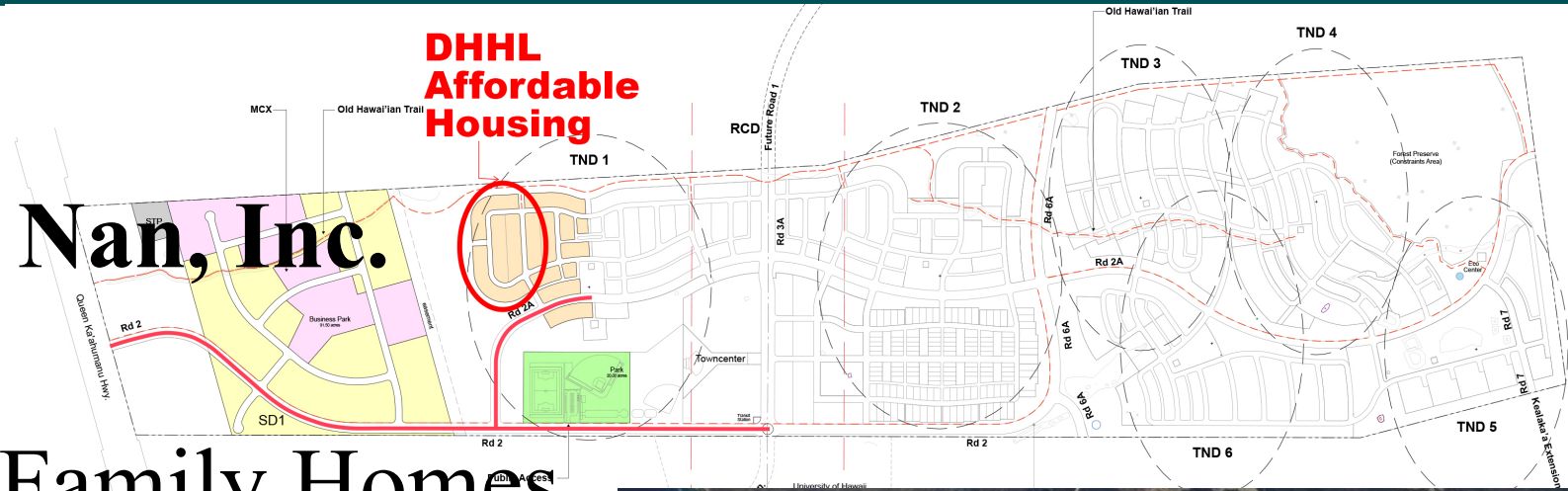
## Palamanui

### 18-Acre Donation by Nan, Inc.

#### Phase 1

- 40 LIHTC Single Family Homes
- 26 Kupuna Housing (60% AMI)
- 64 Multi-Family rentals (60% AMI)
- \$7,000,000

18 acres of 720-acre Master Plan Development off Queen Ka'ahumanu Hwy. mauka of Kona International Airport. Next to planned Hawai'i Community College-Palamanui.





# Pana'ewa–Elama Road, Hawai'i Island

## Pana'ewa Residential Lots

### ~600 Single Family Homes

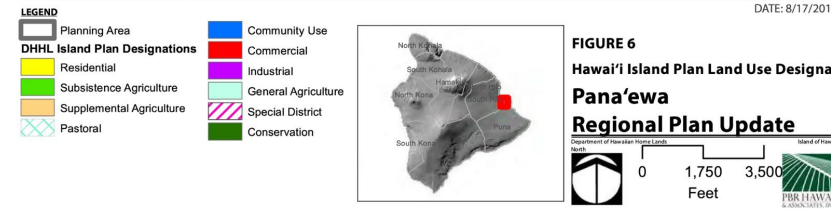
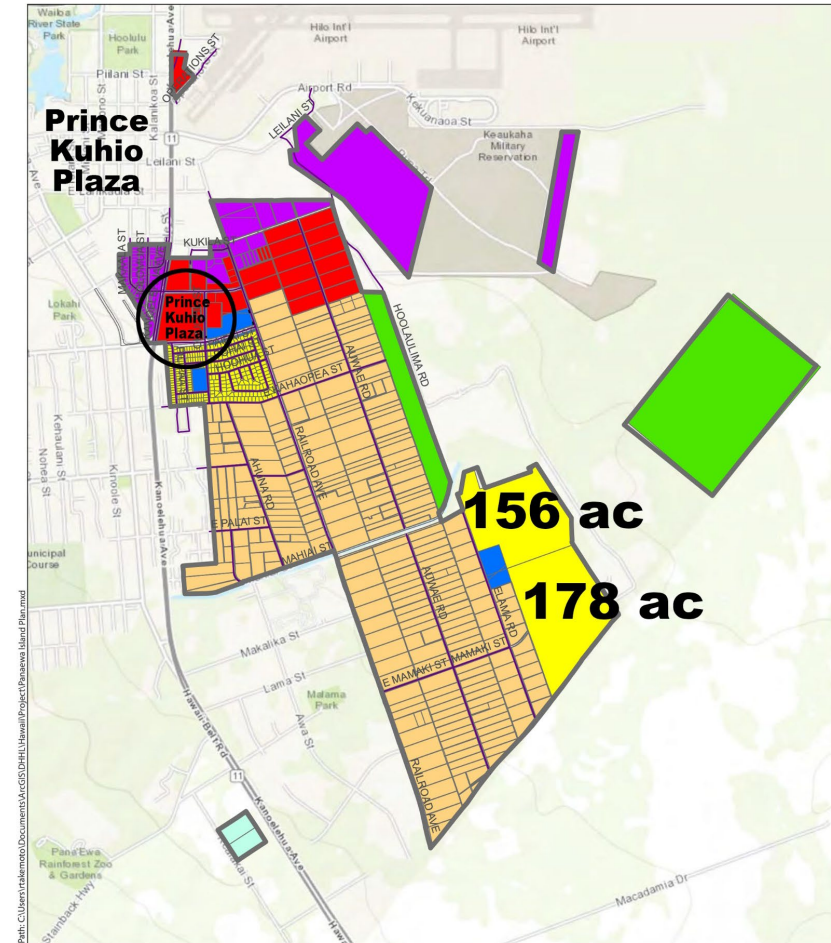
#### Phase 1

- Entitlements
- \$1,000,000

#### Phase 2\*

- 600 lots
- \$147,000,000

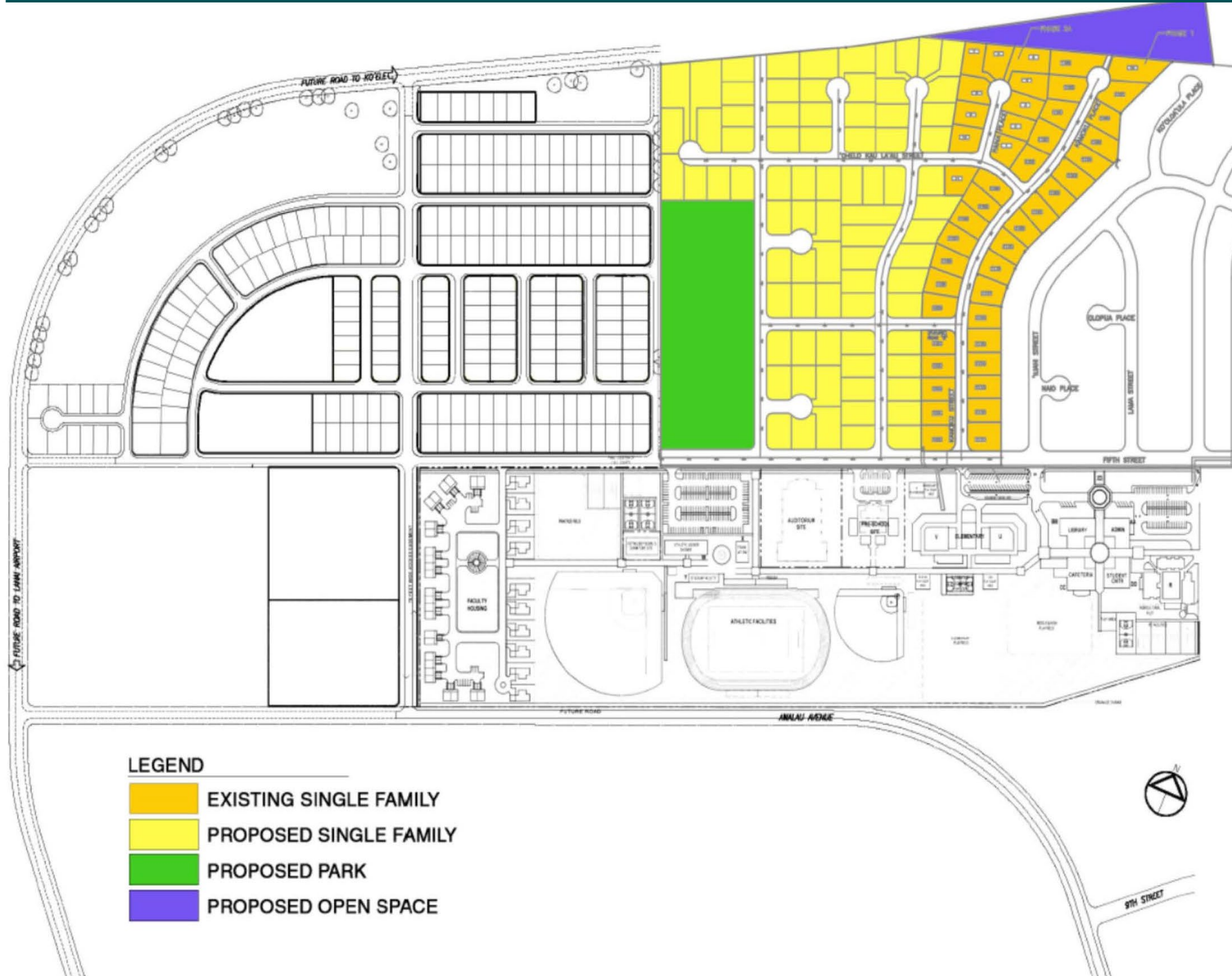
\*Subject to Leg funding



Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



# Lānaʻi Residence Lots, Maui County



Offsite infrastructure planning and design for 75 new Single Family Homes

Design: \$2,000,000

Potential Joint-Venture with County Developer





# Pu'uhona Homestead Subdivision, Maui

## Pu'uhona

### 161 Single Family Homes

- Construction Contract Awarded to Maui Kupono Builders
- \$17,171,944







# Honokowai, Maui

## Honokowai

### 50 Sub Ag Lots

#### Phase 1

- Survey and Design

- \$1,470,000

#### Phase 2\*

- \$3,530,000

\*Subject to Leg funding

### Honokōwai Beneficiary Community Master Plan



#### Legend

- Homestead Residential: Single Fa
- Homestead Sub-Ag: 1 to 2 acre lot
- Homestead Residential: Multi-Farr
- Homestead Supplemental Agricult
- Community Use: Agriculture
- Community Use: Parks
- Community Use: Commercial
- Conservation: Gulches and Buffers
- Industrial
- DOT's Proposed Lahaina Bypass
- County Facilities
- Walking Pathways
- Future Access Easement
- ★ Cultural Sites
- Non-DHHL Lands
- Roadways
- Access Point



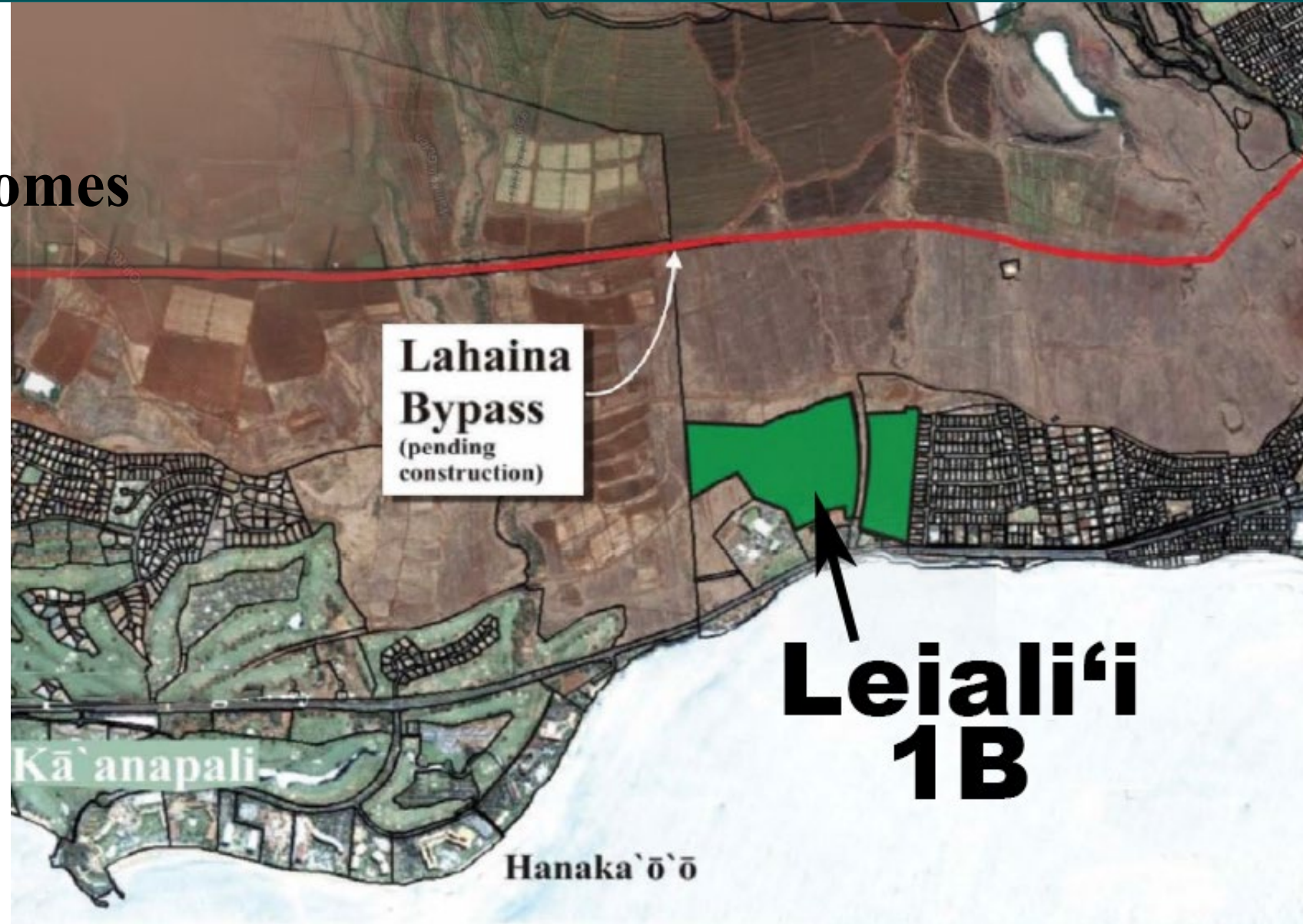


# Villages of Leiali'i 1B, Maui

## Leiali'i 1B

181 Single Family Homes

FY24: \$68,000,000





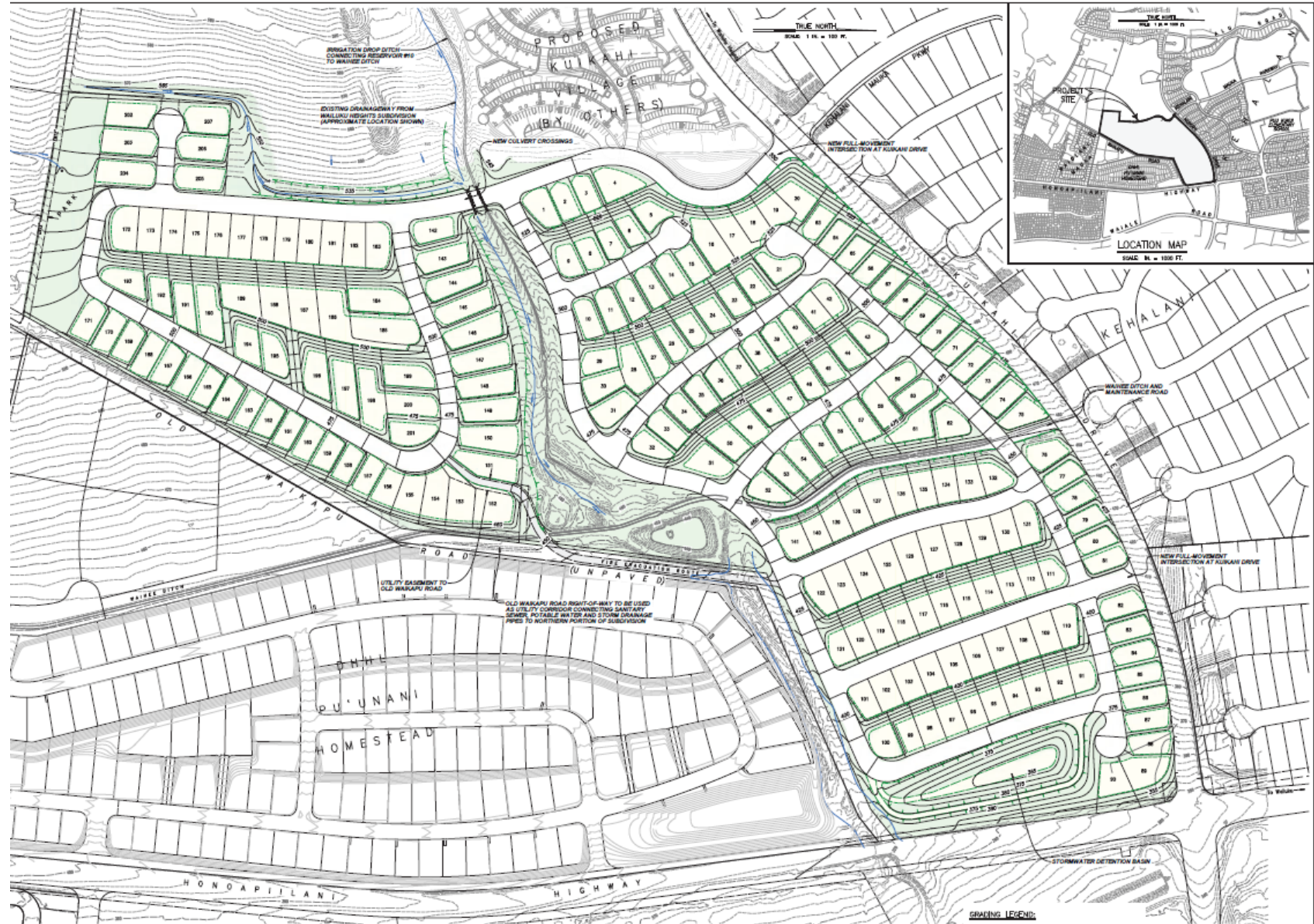


# Wailuku Single Family Residential, Maui

## Wailuku Single Family Residential

**207 Total Lots**

- 176 SFH
- 31 Vacant Lots
- \$45,038,800







# Waiehu Mauka, Maui

## Waiehu Mauka

### 311 Single Family Homes

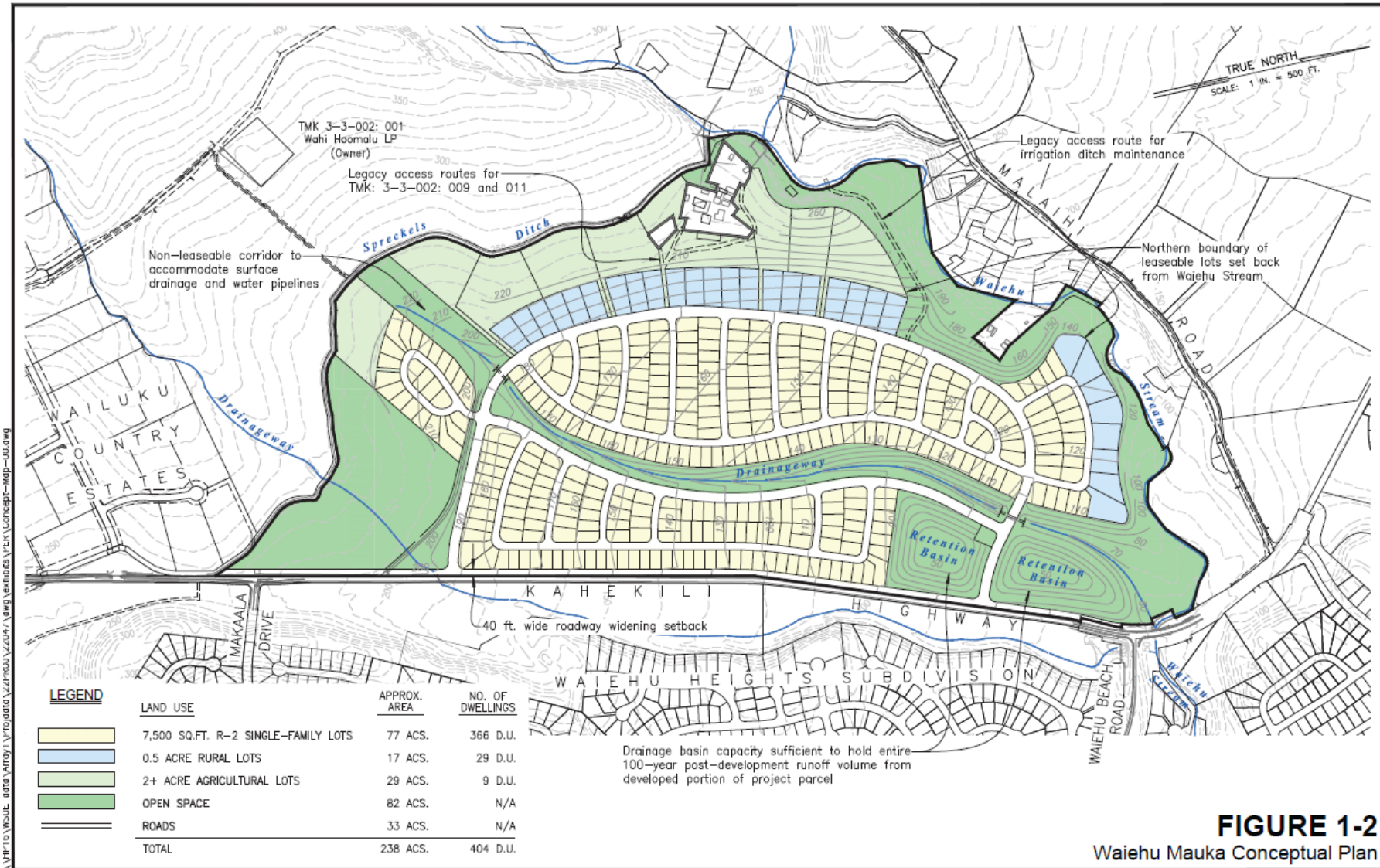
#### Phase 1

- 161 lots

#### Phase 2

- 150 lots
- FY23

\$93,868,417



**FIGURE 1-2**  
Waiehu Mauka Conceptual Plan





# Kamalani Increment 2 & 3, Maui

## Kamalani

**400 Single Family Homes**

Acquisition: \$10,500,000

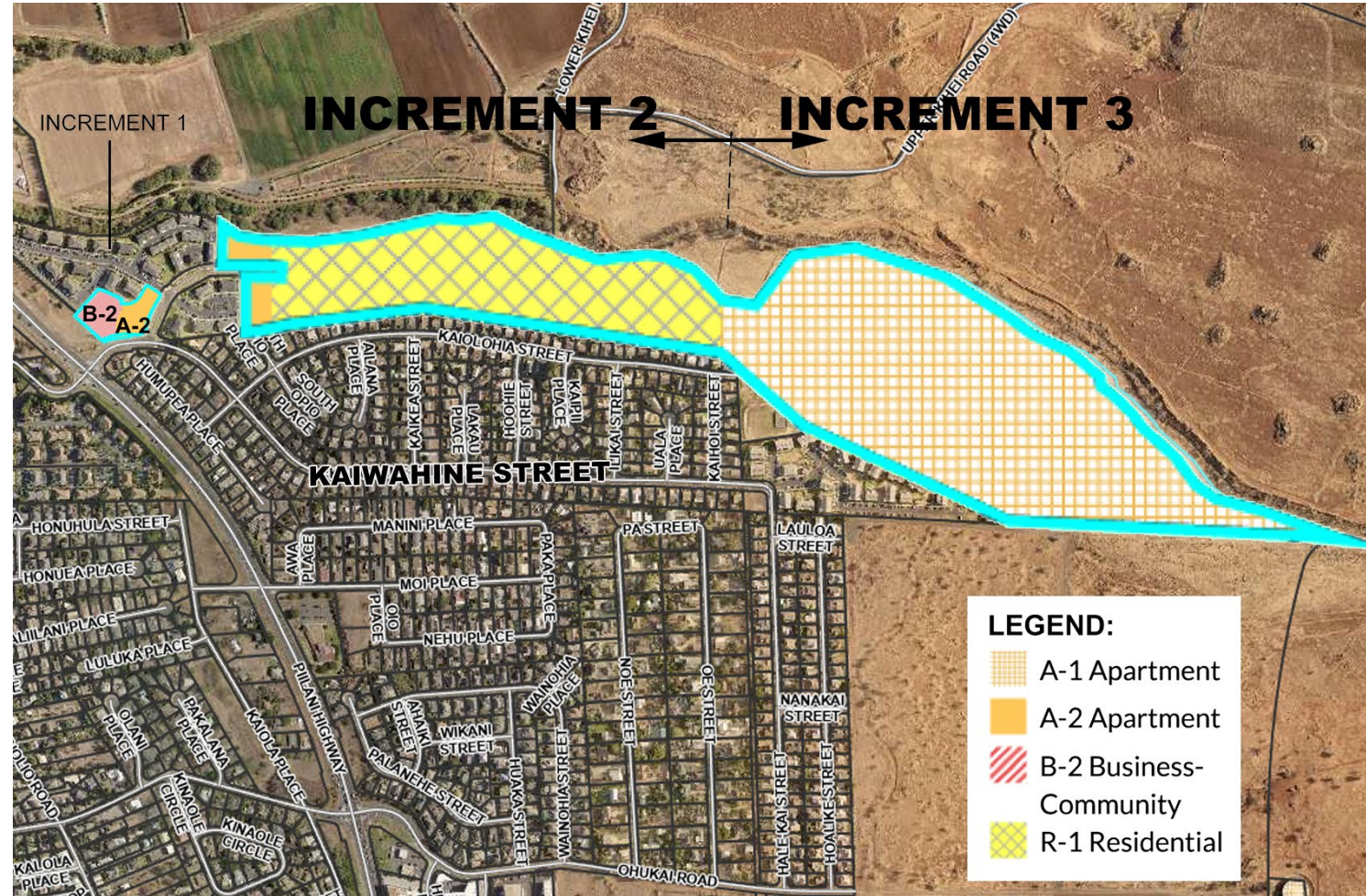
Phase 1

- 150 lots
- \$35,122,129

Phase 2\*

- 250 lots
- \$33,972,696

\*Subject to Leg funding





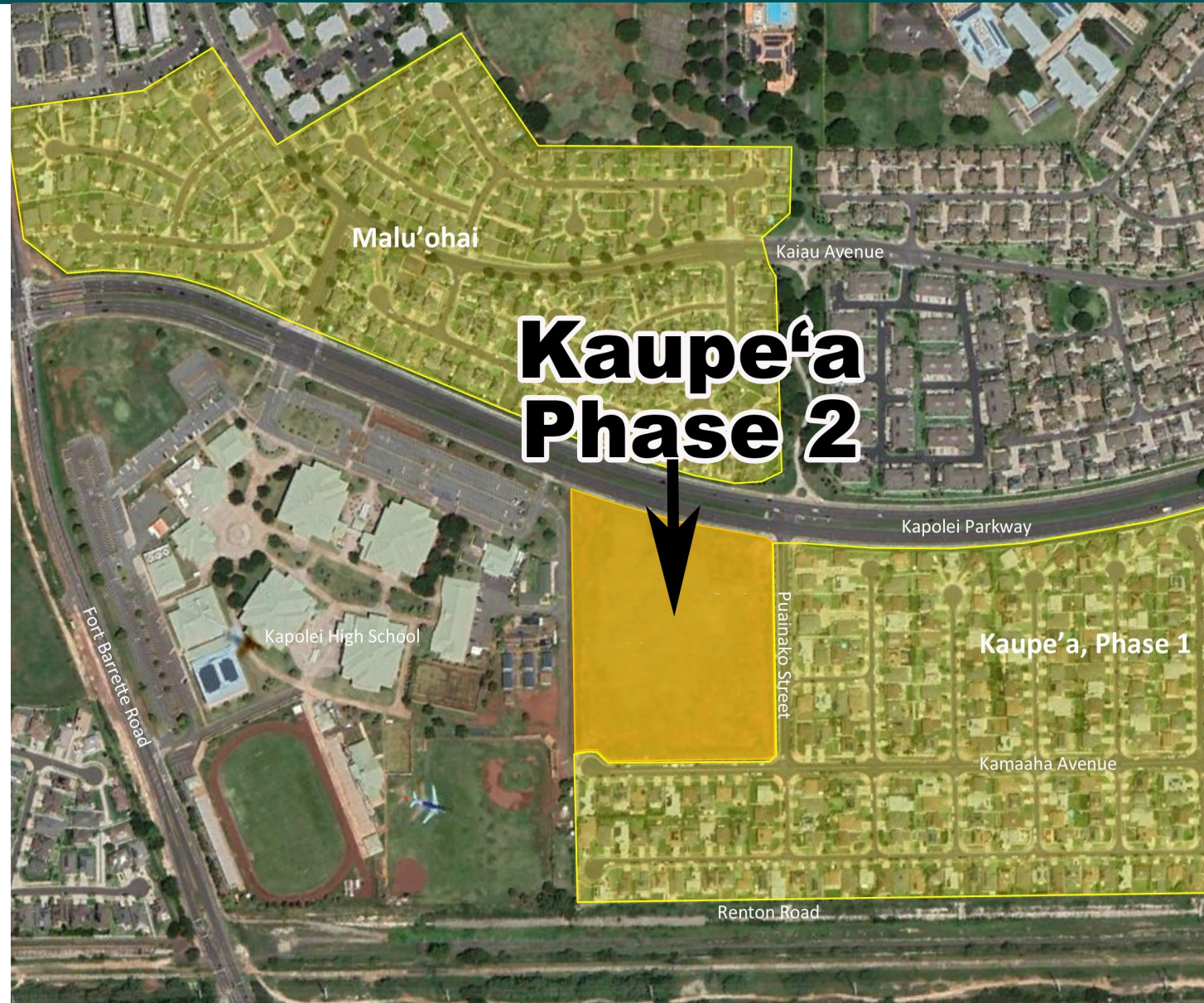


# Kaupe'a, Phase 2, O'ahu

## Kaupe'a, Phase 2

### 60 Single Family Homes

- Single Family Homes
- \$13,691,321







# Kauluokahai, East Kapolei IIA, O'ahu

## East Kapolei IIA

### 300 Single Family Homes

- Conceptual Site Planning
- Mix of Multifamily Homesteads, LIHTC, Kupuna/Transitional Housing, Commercial
- \$1,000,000







# Kauluokahai Master-Planned Community

## Kauluokahai, East Kapolei

**700 Single Family Homes**

**Backbone Infrastructure for IIC,  
IID, IIE & IIF**

### Phase 1

- **450 lots**
- **\$144,513,000**

### Phase 2\*

- **250 lots**
- **\$60,000,000**

\*Subject to Leg funding











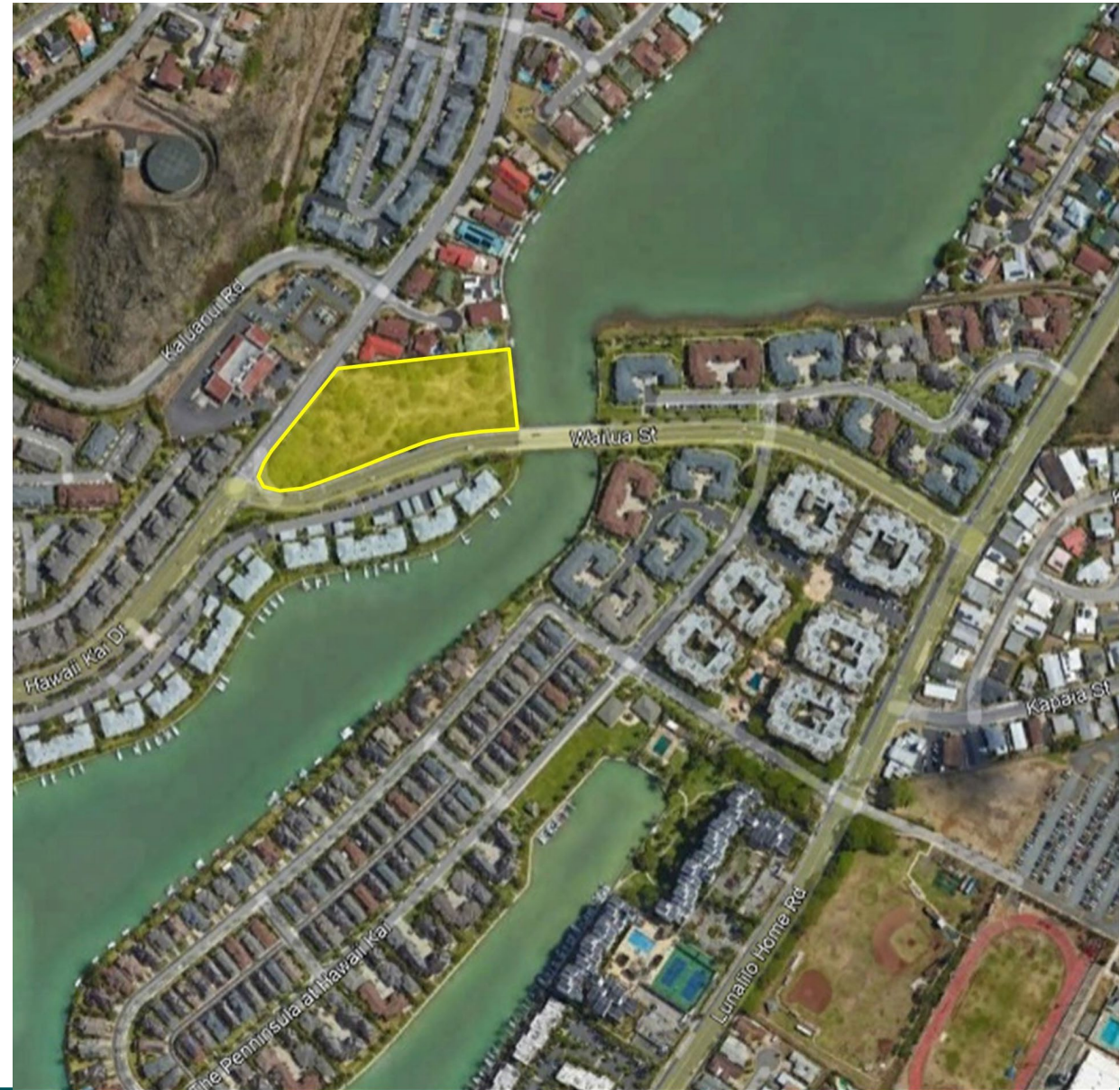
# Kamehameha Schools Marina Lot 10A, O'ahu

## Kamehameha Schools

## Marina Lot 10A

### ~25 Multi-Family Homes

- Hawai'i Kai Location
- Acquisition and Grading
- MF Condo Homes
- \$2,500,000





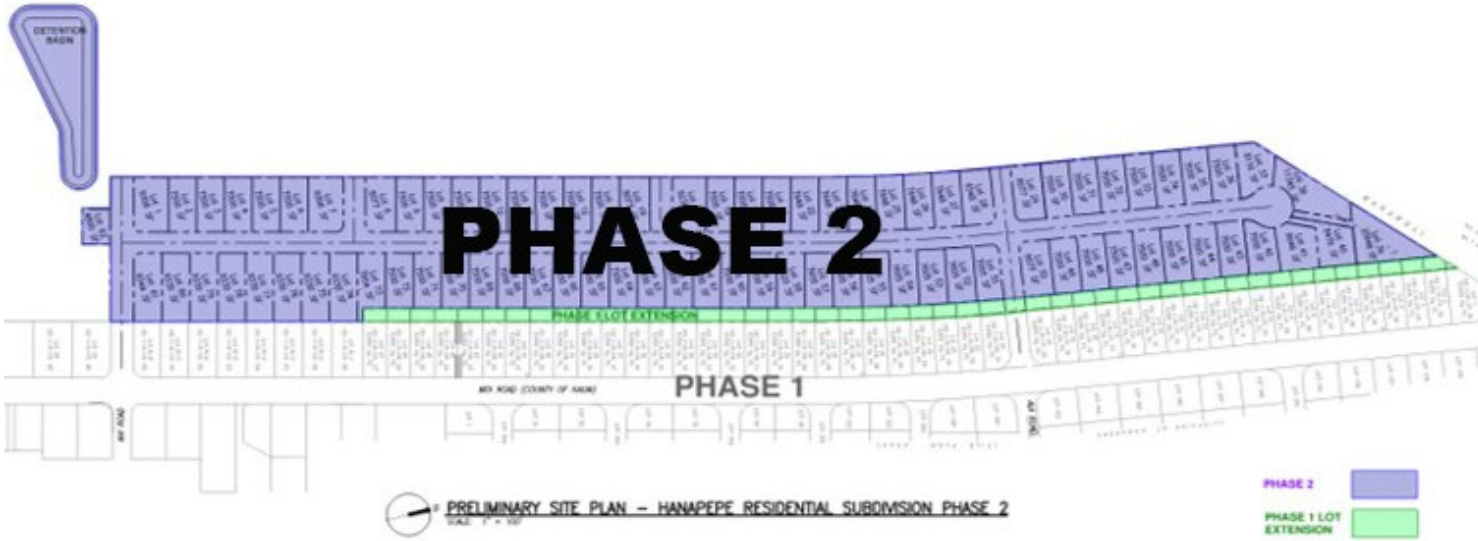


# Hanapepe Residential Phase 2, Kaua'i

## Hanapepe Residence Lots, Phase 2

~82 Single Family Homes

- Site work for LIHTC Single Family Homes
- \$17,800,126







# Grove Farm Isenberg Parcel, Kaua'i

## Isenberg Parcel in Lihue

**1,000 Single Family Homes**

**200 Subsistence Ag Lots**

Acquisition Price:

**\$20,684,160**

Phase 2\*

- 240 Lots
- \$71,042,400

\*Subject to Leg funding







# Other Budget Items

Land/Project Acquisition:	FY23: \$1,500,000	Professional Services
Scattered Lots: 200 lots	FY24: \$2,000,000	
Project Contingencies:	FY24: \$5,000,000	
Project Financing/Partnerships:		
	FY25*: \$100,000,000	
Individual Assistance (Applicant financing):		
	FY24: \$2,000,000	

\*Subject to Leg funding



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

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

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission  
From: Oriana Leao, NAHASDA Government Relations Program  
Specialist  
Subject: Item C-5: For Information Only - Legislative Update 2024

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

***DHHL's Legislative Proposals***

The Hawaiian Homes Commission approved 12 legislative proposals to be included in the Governor's Package for the 2024 Regular Session. Following this approval, the legislative proposals were reviewed by the Department of the Attorney General, the Department of Budget and Finance, the Governor's Policy Office, and the Governor, and 8 were included in the Governor's Administrative Package. The remaining 4 were introduced by legislators in the Senate and the House of the 2024 State Legislature.

**HHL-01 (24)**

**RELATING TO INDEPENDENT LEGAL COUNSEL**

This proposal allows the Hawaiian Homes Commission to retain independent legal counsel to be paid by the State and use the services of the attorney general as needed when the interests of the State and the Hawaiian Homes Commission are aligned.

**SB2655:** 1/30/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/5/24 Report adopted; Passed Second Reading and referred to JDC/WAM.

No hearing scheduled for HB2763.

**HHL-02 (24)**

**RELATING TO THE COMMISSION ON WATER RESOURCE MANAGEMENT**

This proposal adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Commission on Water Resource Management.

**HB2219:** 2/8/24 The House Committee on Water and Land recommended that the measure be **deferred**.

No hearings scheduled for SB3106, SB2656, and HB2417.

**HHL-03 (24)**

**RELATING TO HOUSING**

This proposal exempts any development of homestead lots or housing for the Department of Hawaiian Home Lands from general excise and use taxes.

**SB2654, SD1:** 2/6/24 The Senate Committee on Housing recommended that the measure be **PASSED, WITH AMENDMENTS**.

Current Status: 2/9/24 Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

No hearing scheduled for HB2034.

**HHL-04 (24)**

**RELATING TO HISTORIC PRESERVATION REVIEWS**

This proposal allows the Department of Hawaiian Home Lands to assume review of the effect of any proposed project on historic properties or burial sites for lands under its jurisdiction.

**SB2653, SD1:** 2/8/24 The Senate Committee on Water and Land recommended that the measure be **PASSED, WITH AMENDMENTS**.

Current Status: 2/14/24 Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

**HB2029, HD1:** 2/8/24 The House Committee on Water and Land recommended that the measure be **PASSED, WITH AMENDMENTS.**

Current Status: 2/15/24 Reported from WAL (Stand. Com. Rep. No. 422-24) as amended in HD 1, recommending passage on Second Reading and referral to JHA.

No hearings scheduled for SB3107 and HB2418.

**HHL-05 (24)**

**RELATING TO COMPLIANCE ON HAWAIIAN HOME LANDS**

This proposal establishes a compliance and enforcement program within the Department to investigate complaints, conduct investigations, and cooperate with enforcement authorities to ensure compliance with the Hawaiian Homes Commission Act, 1920, as amended and rules adopted thereunder as well as all other state laws and rules, and county ordinances on Hawaiian Home Lands.

**SB2645, SD1:** 2/1/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, WITH AMENDMENTS.**

Current Status: 2/7/24 Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM/JDC.

No hearing scheduled for HB2764.

**HHL-06 (24)**

**RELATING TO SCHOOL IMPACT FEES**

This proposal repeals the July 1, 2024, sunset of Act 197, Session Laws of Hawaii 2021, to make permanent the exclusion of housing developed by the Department of Hawaiian Home Lands from school impact fees.

No hearings scheduled for SB3108, SB2651, HB2419, and HB2030.

**HHL-07(24)**

**RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS**

This proposal allows for the expenditure of funds appropriated in Act 279, Session Laws of Hawaii 2022 until June 30, 2025.

**SB3109:** 2/1/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/7/24 Report adopted; Passed Second Reading and referred to WAM.

**SB2921:** 1/30/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/5/24 Report adopted; Passed Second Reading and referred to WAM/JDC.

**HB2420, HD1:** 2/9/24 The House Committee on Judiciary and Hawaiian Affairs recommended that the measure be **PASSED, WITH AMENDMENTS.**

Current Status: 2/15/24 Reported from JHA (Stand. Com. Rep. No. 460-24) as amended in HD 1, recommending passage on Second Reading and referral to FIN.

No hearing scheduled for HB2076.

**HHL-08(24)**

**RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS**

This proposal requests an appropriation of \$6,000,000 dollars for the next steps in the investigation, exploration and identification of geothermal resources on Hawaiian Home Lands.

**SB2650, SD1:** 2/8/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, WITH AMENDMENTS.**

Current Status: 2/14/24 Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

No hearing scheduled for HB2031.

**HHL-09 (24)**

**RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

This proposal adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Hawaii Housing Finance and Development Corporation.

**SB3110:** 2/6/24 The Senate Committee on Housing recommended that the measure be **PASSED, UNAMENDED**.

Current Status: 2/14/24 Report adopted; Passed Second Reading and referred to WAM.

No hearings scheduled for SB2649 and HB2421

**HHL-10 (24)**

**RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

This proposal adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Hawaii Community Development Authority.

**HB2422:** 2/7/24 The House Committee on Water and Land and the House Committee on Housing recommended that the measure be **deferred**.

No hearings scheduled for SB3111 and SB2648.

**HHL-11 (24)**

**RELATING TO THE HAWAIIAN HOMES COMMISSION ACT**

This proposal increases the loan limit for DHHL Direct Loans to seventy-five percent of the maximum single residence loan amount allowed in Hawaii by the Federal Housing Administration (FHA), instead of fifty percent, as currently outlined in Section 215 of the Hawaiian Homes Commission Act, 1920, as amended.

**SB3112:** 2/1/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED**.

Current Status: 2/7/24 Report adopted; Passed Second Reading and referred to JDC/WAM.

**SB2646:** 1/30/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/5/24 Report adopted; Passed Second Reading and referred to JDC/WAM.

**HB2218, HD1:** 2/8/24 The House Committee on Judiciary and Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/15/24 Reported from JHA (Stand. Com. Rep. No. 458-24), recommending referral to FIN.

No hearing scheduled for HB2423.

**Proposal HHL-12(24)  
RELATING TO THE HAWAIIAN HOMES COMMISSION ACT**

This proposal increases the allowable loan term for DHHL Direct Loans made available to be forty years, instead of thirty years, as currently outlined in Section 215 of the Hawaiian Homes Commission Act, 1920, as amended.

**SB3113:** 2/1/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/7/24 Report adopted; Passed Second Reading and referred to JDC/WAM.

**SB2647:** 1/30/24 The Senate Committee on Hawaiian Affairs recommended that the measure be **PASSED, UNAMENDED.**

Current Status: 2/5/24 Report adopted; Passed Second Reading and referred to JDC/WAM.

No hearing scheduled for HB2424.

***Other DHHL Related Measures***

The Legislature also passed the following DHHL related measures:



SB2435, SD1 Relating to the Department of Hawaiian Home Lands  
SB2594, SD1 Relating to the Department of Hawaiian Home Lands  
SB2640, SD1 Relating to the Hawaiian Homes Commission Act  
SB2780, SD1 Relating to Native Hawaiian Beneficiaries  
SB2289 Relating to Kalaupapa  
SB2064, SD1 Relating to the Hawaii Housing Finance and  
Development Corporation  
SB2397, SD1 Relating to the Hawaiian Homes Commission Act  
SB3363, SD1 Relating to Hawaiian Home Lands  
SB2779, SD1 Relating to the Department of Hawaiian Home Lands  
SB3213 Relating to Hawaiian Home Lands  
HB2364, HD1 Relating to the Conveyance Tax  
HB2721, HD1 Relating to Wildfire Protection  
SB3047 Relating to Environmental Impact Statements  
HB2695 Relating to Water  
HB1892 Relating to Cesspools  
SB3123 Relating to Access to Vital Records for the Department of  
Hawaiian Home Lands  
SB2513 Relating to Wastewater Systems

RECOMMENDED MOTION/ACTION

None; For information only.



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# **ENFORCEMENT UNIT WORKSHOP**

## **DHHL & HPD D8 COLLABORATION**

FEBRUARY 21, 2024



# HOW PILOT PROGRAM WAS ESTABLISHED

- HPD, the Honolulu Prosecutor's Office, and area elected officials have pushed to reduce criminal activity on the Waianae Coast.
- Legislation is being sought for tougher penalties for ORGANIZED criminal activity.
- DHHL Homesteads in Kapolei, Nanakuli, and Waianae are in HPD District 8.



# PURPOSE AND GOALS OF COLLABORATION

- Eliminate **ORGANIZED** criminal activity in the homesteads.
- Obtain HPD assistance with Contested Case Hearings.
- Instill confidence in LE that DHHL is a committed partner.
- Apply the “blueprint” statewide.
- Restore confidence in beneficiaries.



# KNOWN CHALLENGES & SOLUTIONS

- **CHALLENGE** - Limited staff and resources for DHHL
- **SOLUTION** – Collaboration between DHHL, police, and beneficiaries/associations/neighborhood security watch programs (NSW).



# KNOWN CHALLENGES & SOLUTIONS

- **CHALLENGE** - No consequences
- **SOLUTION** – Cancel leases



# PROCESS

- DHHL documents all criminal complaints.
- HPD will “deconflict” the residence where the complaint is located.
- Notify DHHL if allegation is substantiated.
- If not substantiated, DHHL to notify and warn lessee.



# PROCESS

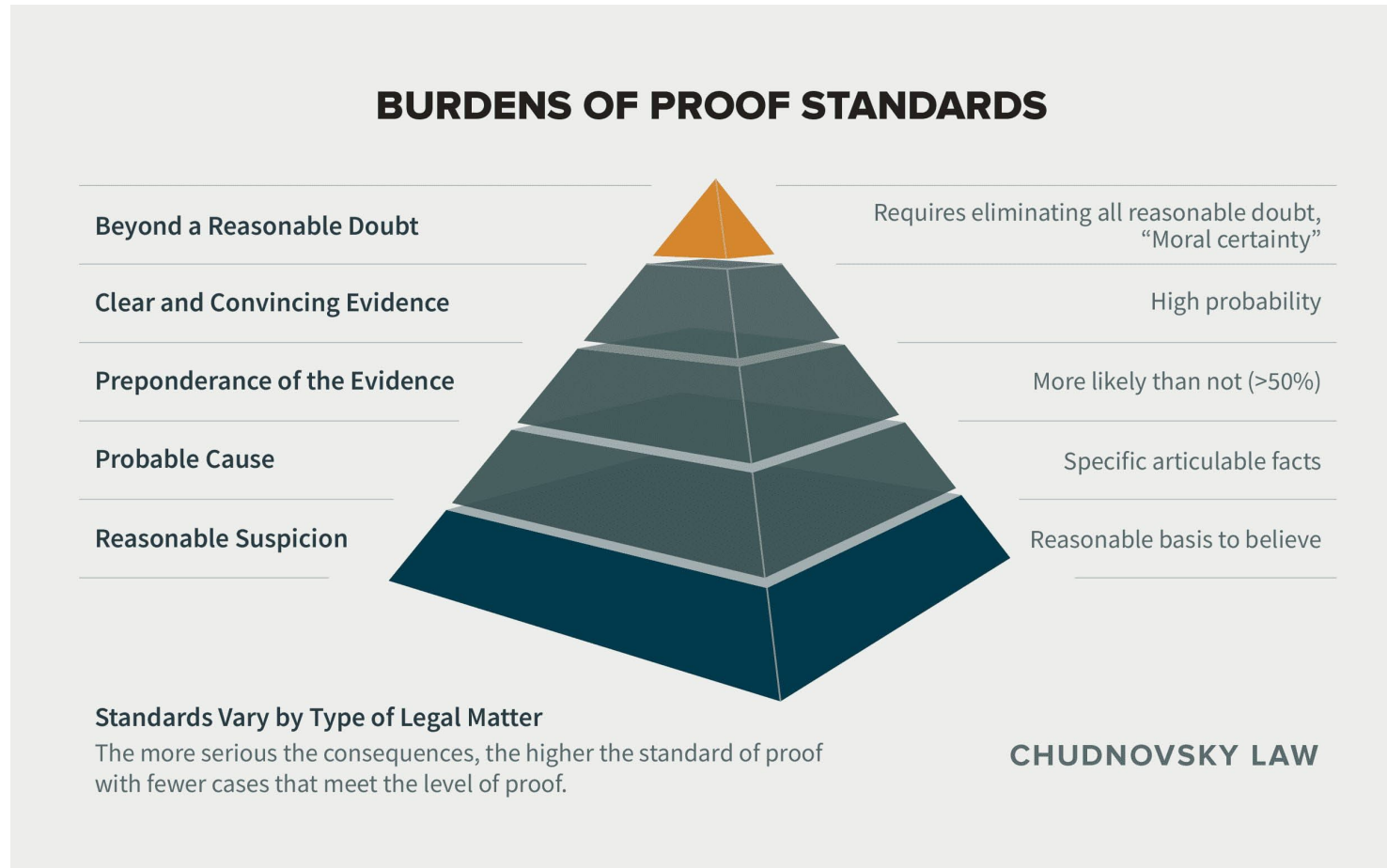
- If substantiated, DHHL will initiate CCH for lease cancellation
- HPD will provide sworn testimony at DHHL's Contested Case
- DHHL will obtain written testimony from associations and NSWs about the effects of this activity as part of submittal.





# CONTESTED CASE HEARINGS

- Per Hawaii Administrative Rules, § 16-201-21 (d), the burden of proof in a DHHL Contested Case Hearing is by a preponderance of evidence.





# SUCCESSSES TO DATE

- 12/15/23 - Nanakuli Home being converted into game room





# SUCCESSSES TO DATE

- 1/4/24 – Trespassing and suspected drug den in Kanehili.





# SUMMARY

- Cancel leases for organized criminal activity.
- DHHL eliminates organized criminal activity on homestead lands.
- Establish a working relationship with HPD and other county police.
- Restore beneficiary confidence.





# MAHALO



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Members, Hawaiian Homes Commission  
FROM: Makai Freitas, Acting Chair, Geothermal Permitted Interaction Group  
SUBJECT: Report from the Geothermal Permitted Interaction Group

RECOMMENDED MOTION/ACTION

None. This report is for information only.

DISCUSSION:

Per its report to the full Commission in August 2023, the Geothermal PIG has remained active and continues to collaborate with DHHL staff and our engaged consultant to “Study, Evaluate, and Recommend Strategies Related to Geothermal Exploration, Feasibility, Extraction, and or Use on Hawaiian Home Lands”. The Geothermal PIG has met a total of four times since August 2023. Guests and participants who have made presentations to or been briefed by the Geothermal PIG include:

- The Hawaii State Senate Ways and Means Committee
- Mark Glick, Hawaii State Energy Office, Chief Energy Officer
- Robbie Cabral (Principal, WAIKA CONSULTING LLC);
- Ryan Matsumoto (WAIKA CONSULTING LLC); and
- Gavin Murphy (New Zealand Geothermal Consultant).

On November 7, 2023, the Hawai`i State Senate Ways and Means Committee, under the leadership of Senator Donovan De La Cruz, convened a meeting in Hilo to receive an update on the status of energy in the State. Chief Energy Officer Mark Glick provided a Statewide update to the WAM Committee. The WAM Committee was specifically interested in the status of the geothermal studies that have been undertaken to date on Hawai`i Island. Ryan Matsumoto provided an update of the studies performed for DHHL to date under the direction of WAIKA CONSULTING LLC. Russell Kaupu and Mike Kaleikini provided updates on the PIG’s involvement. Mike Kaleikini shared that DHHL will be submitting a legislative funding request of \$6 million to fund the next steps. Mike went on to explain the proposed use of the \$6 million.

On December 14, 2023, Robbie Cabral, Ryan Matsumoto and Gavin Murphy participated in a Zoom conference call with DHHL staff and the PIG to review the final results of the studies that WAIKA CONSULTING LLC oversaw. Gavin Murphy, a longtime, well-respected consultant with vast geothermal operations and development experience in New Zealand, took the lead in

reviewing the final report with DHHL staff and the PIG members. A copy of the Final Report Presentation is attached hereto. Highlights of the final report received by DHHL are as follows:

- This first phase of studies performed indicate that there is potential for the existence of geothermal resources under DHHL lands.
- Further studies, in the form of geophysical techniques are required, to increase the understanding of the potential geothermal resource on DHHL lands.
- Future studies need to consider using the Hawaii Groundwater and Geothermal Resource Center as a resource and perhaps participant in future studies.

#### RECOMMENDED NEXT STEPS:

As part of the 2024 Legislative Priorities, DHHL submitted a request for General Funds in the amount of \$6 million. The purpose of this request is to help facilitate the next steps in proving the viability of geothermal resources under DHHL lands. The \$6 million funding would be used for the following:

- To hire geothermal consultants to support and help navigate DHHL and the PIG's efforts to prove the viability of geothermal resources on DHHL lands (similar to how we use consultants to help support and navigate discussions and negotiations with Solar developers).
- To perform geophysics studies, primarily the magnetotelluric (MT) method which collects resistivity data of the subsurface areas being studied. The magnitude of the resistivity data would be used to determine the presence of water and or elevated temperatures.
  - The WAIKA Report placed MT survey priorities at Humu`ula, Kawaihae and Waimea, respectively.
  - The PIG is recommending that the MT surveys be performed on all Hawaii Island lands that can be readily accessed, including the Ka`u area.
- Based on the geophysics studies, to determine the best options for conducting slim hole drilling to collect water and temperature profiles. This activity would provide a high degree of understanding on whether a viable geothermal resource exists or not. Slim holes could also be used to deliver water for the future drilling of full-sized geothermal wells.

In addition to providing legislative support for the \$6M request, the PIG will engage in further discussion and consideration of DHHL's role in geothermal development. Specifically, consideration for private public partnerships, straight ground lease with other compensation (royalties, etc.) and proper community outreach (beneficiary consultation, etc.).



# FINAL REPORT PRESENTATION

GEOHERMAL EXPLORATION  
HAWAII ISLAND  
DEPARTMENT OF HAWAIIAN HOME LANDS

PROFESSIONAL SERVICES CONTRACT #71388



**KALI WATSON**  
CHAIRMAN, HAWAIIAN HOMES COMMISSION

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DECEMBER 2023

CONFIDENTIAL



# WAIKA CONSORTIUM

- Kawehi Correa - *President*
- Robbie Cabral - *Project Team Lead*
- Ryan Matsumoto - *Project Manager*
- Geothermal Scientific Investigations Ltd - *Geoscience*
- Luca Ltd - *Engineering & Commercial Geothermal Development*
- *Consultants:*
  - Millilani Trask, Esq. - *Trustee, Office of Hawaiian Affairs*
  - Malama Solomon, PhD. - *former State Senator (State of Hawaii)*
  - Neal Abercrombie, PhD. - *former Governor (State of Hawaii)*

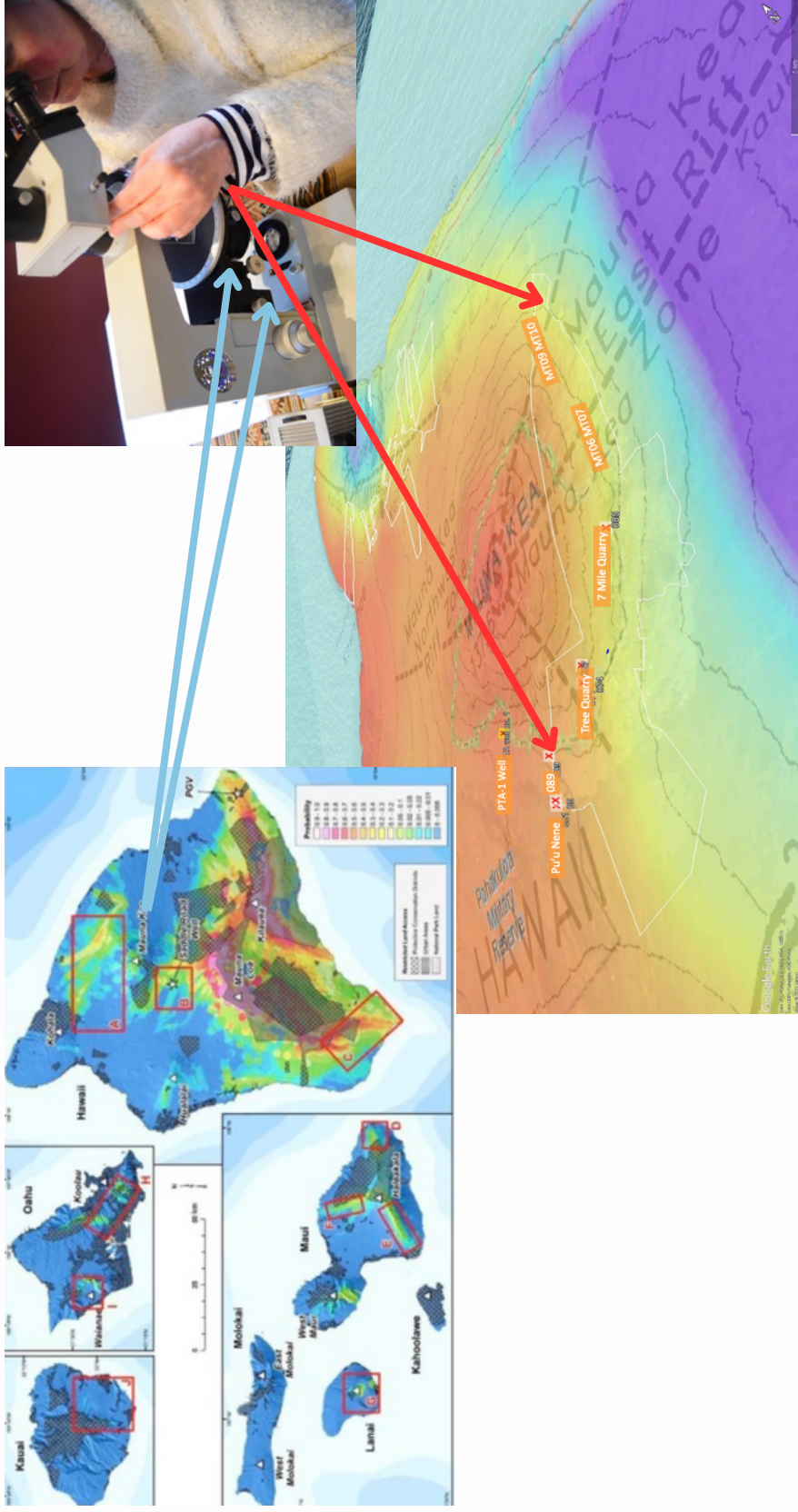
# CONTRACT TIMELINE

PROFESSIONAL SERVICES CONTRACT #71388

- **Jun 7, 2023:** Contract Executed between Waika & DHHL
- **Jun 25, 2023:** Desktop Literature Review Completed
- **Jun 30 - July 13, 2023:** On-site Field Survey Work Conducted
- **Jul 7, 2023:** Waika Receive Notice to Proceed from DHHL
- **Aug 7, 2023:** Field Survey Report Completed
- **Sep 23, 2023:** Raw Data Lab Analysis Completed
- **Nov 7, 2023:** Presentation to Senate Ways & Means Committee
- **Nov 22, 2023:** Final Report Completed & Submitted to DHHL

# INITIAL ACTIVITIES

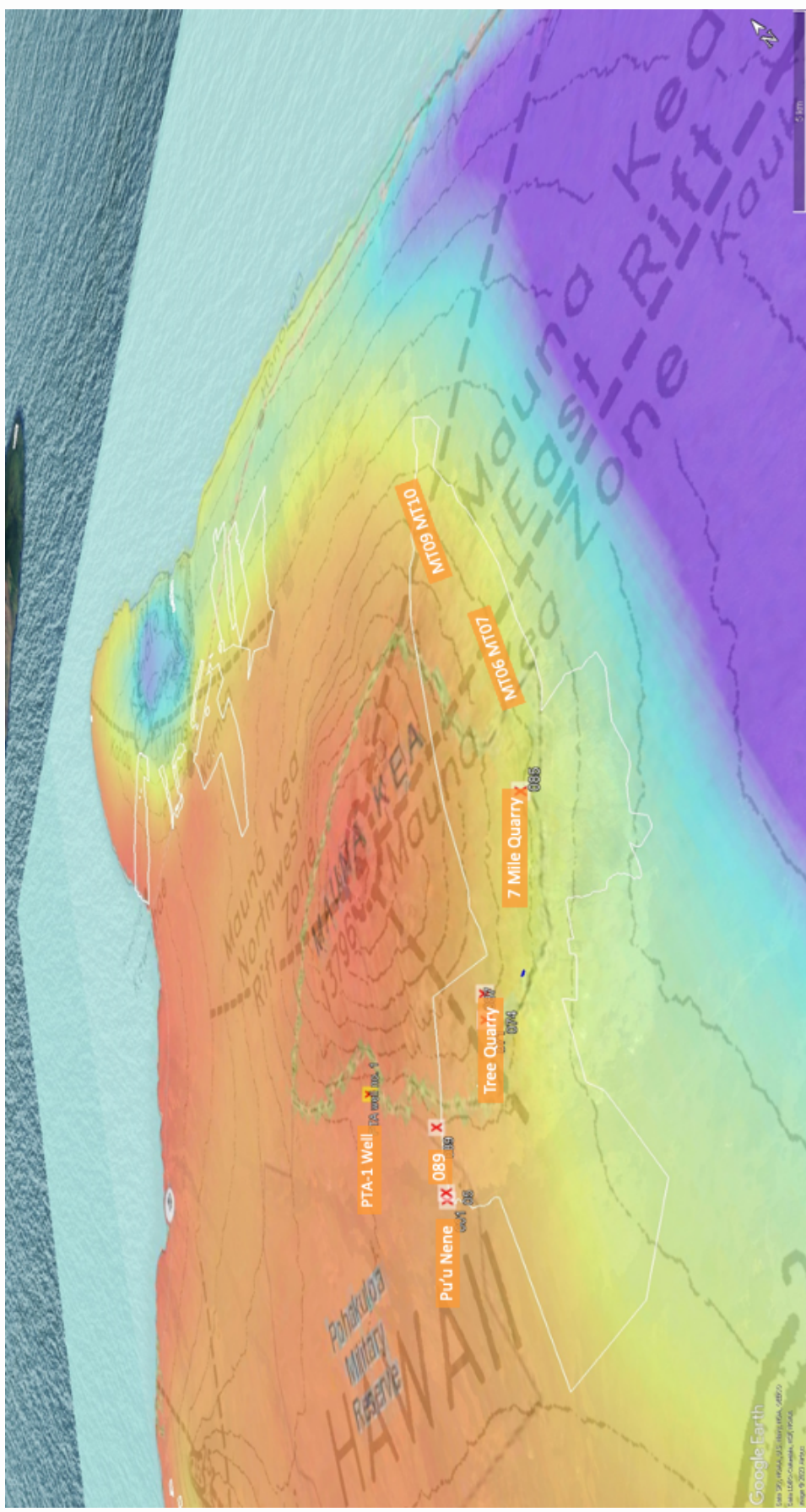
**STEP 1:** Previous Geothermal Exploration work was consolidated by “Play Fairways” project. This assigned island-wide mathematical geothermal probability weighting to generalized, broad areas.



**STEP 2:** Geothermal specialists examined data specific to DHHL lands at Humu'ula, Kawihāe, and Waimea and physically investigated the sites.

# KEY HIGHLIGHTS

DHHL Land Map at Humu'u'ula overlaid to Heat Signature Map developed from Waika Analysis.





# EVIDENCE FINDINGS

**Evidence found at Humu'ula, Mauna Kea & Kawaihae demonstrated all of the individual components that are required to support a Hydrothermal process.**

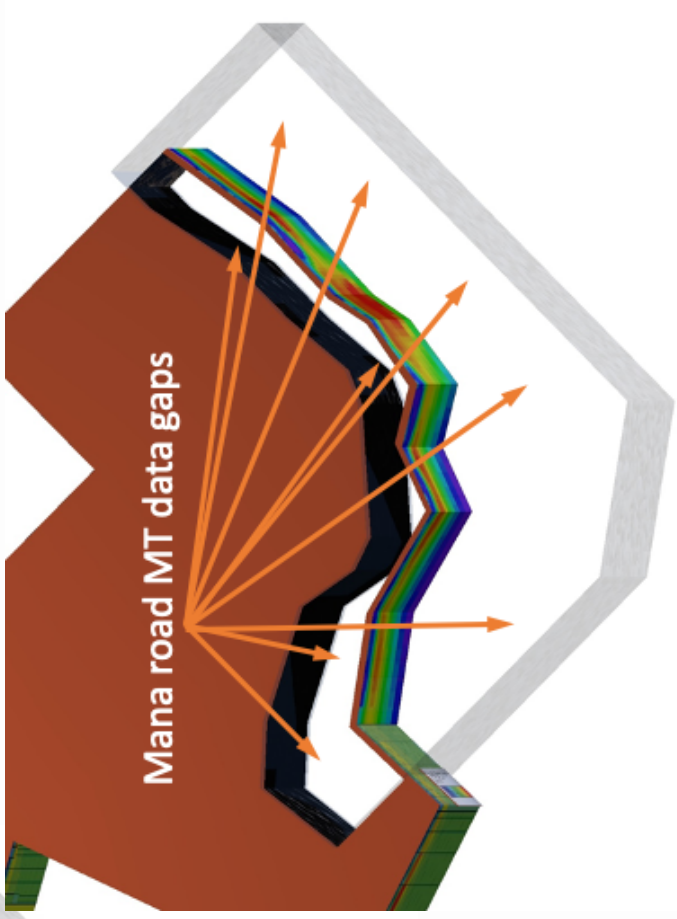
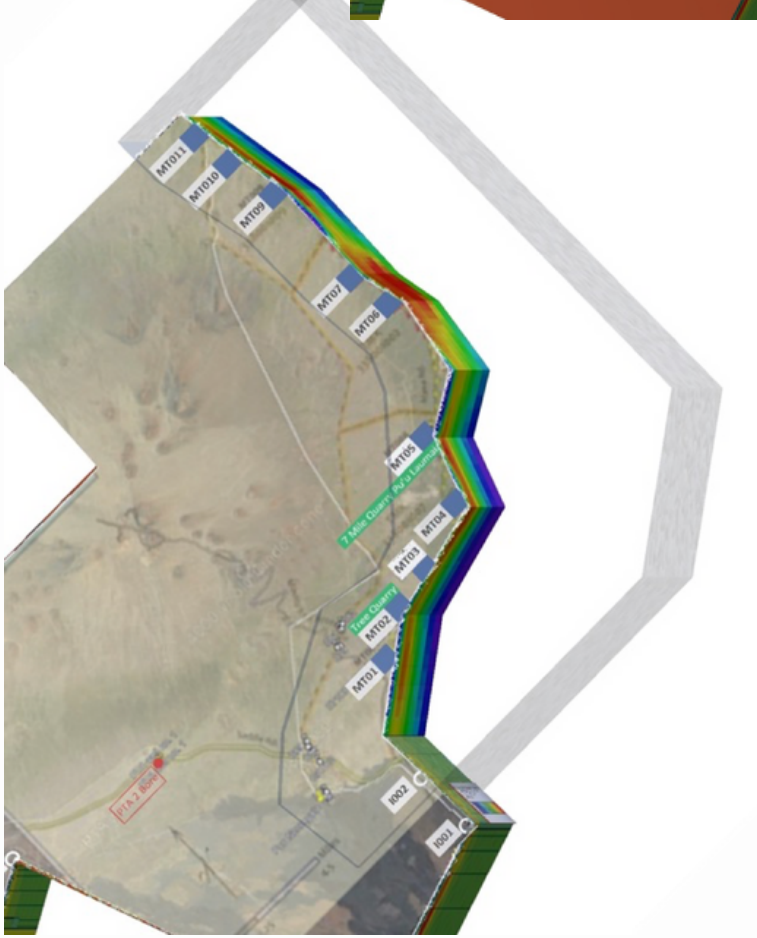
Recommend	Source	Heat Source	Permeability	Thermal Fluid	Capping Mechanism	Recharge	Magnetotellurics
Yes	PTA 1 PTA 1 PTA 1 PTA 1 MT literature Literature Literature Literature Field survey KMA1 Literature Field survey Lake Waiau study	140 deg C < 200 deg C minerals Temp gradient 165 / km Intrusive rocks Young cinder cones Intrusive magmatics Volcanic < 4000 yrs. Low temp minerals	Aquifers Fracture zone > 10 / 200 mm (ft.) Intrusive rocks Rift Zones Normal faults Basalt permeability variation Springs	Dilute thermal Minerals: Fluid Temp. In equilibrium	Perched aquifers Smectite clays Intrusive rocks Intrusive rocks Basalt permeability variation Clay rich ash layers Ash	Aquifers Intrusive rocks Rainfall 1 to 2.3 m / yr Rift Zones Normal faults Catchment area	Values typical of hydrothermal activity Western boundary Pu'u Nene Tree Quarry Mama road Pu'u Lauiamā 7 mile Quarry MT 06-07 MT09 to MT10
Next step 1	These factors are all essential to have a geothermal resource. The presence of these gives confidence a system will exist. The enthalpy of the resource cannot be predicted from this information						
Next step 2	Further MT required to create 3D MT model						

Slim-line exploration drilling

- The quantity, combination and interaction of these individual components to form and maintain a hydrothermal process is complex.
- Additional Magnetotelluric (MT) Surveys will be needed to create three dimensional (3D) MT models along Mana road. This will allow subsurface structures to be imaged. This in turn locates drilling targets of interest.
- The presence of a hydrothermal resource will not be physically confirmed at any given location, until the completion exploration drilling

# SINGLE MT PROFILE LIMITS

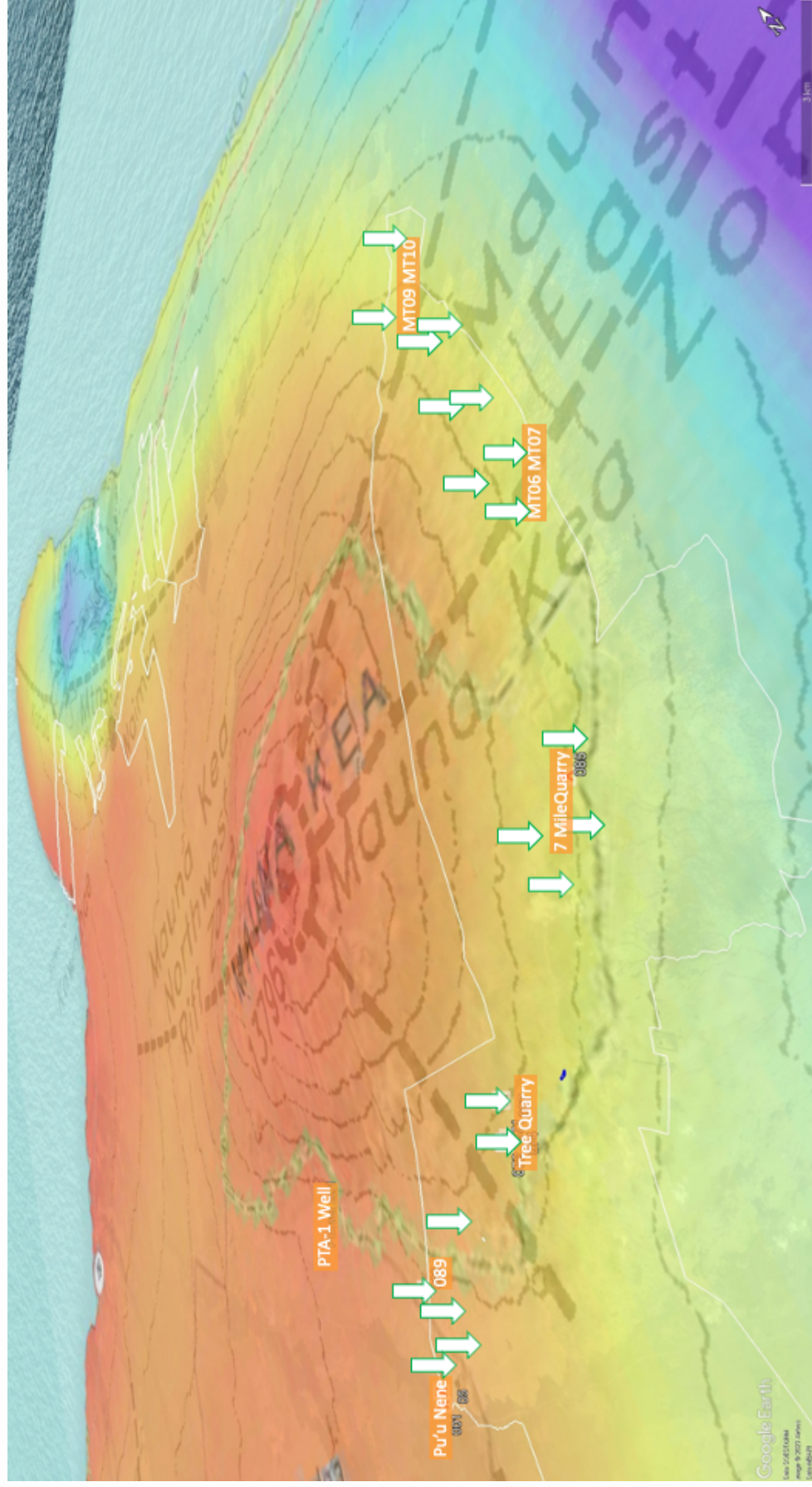
**Mana Road single MT profile currently available but with data gaps in areas of interest.**





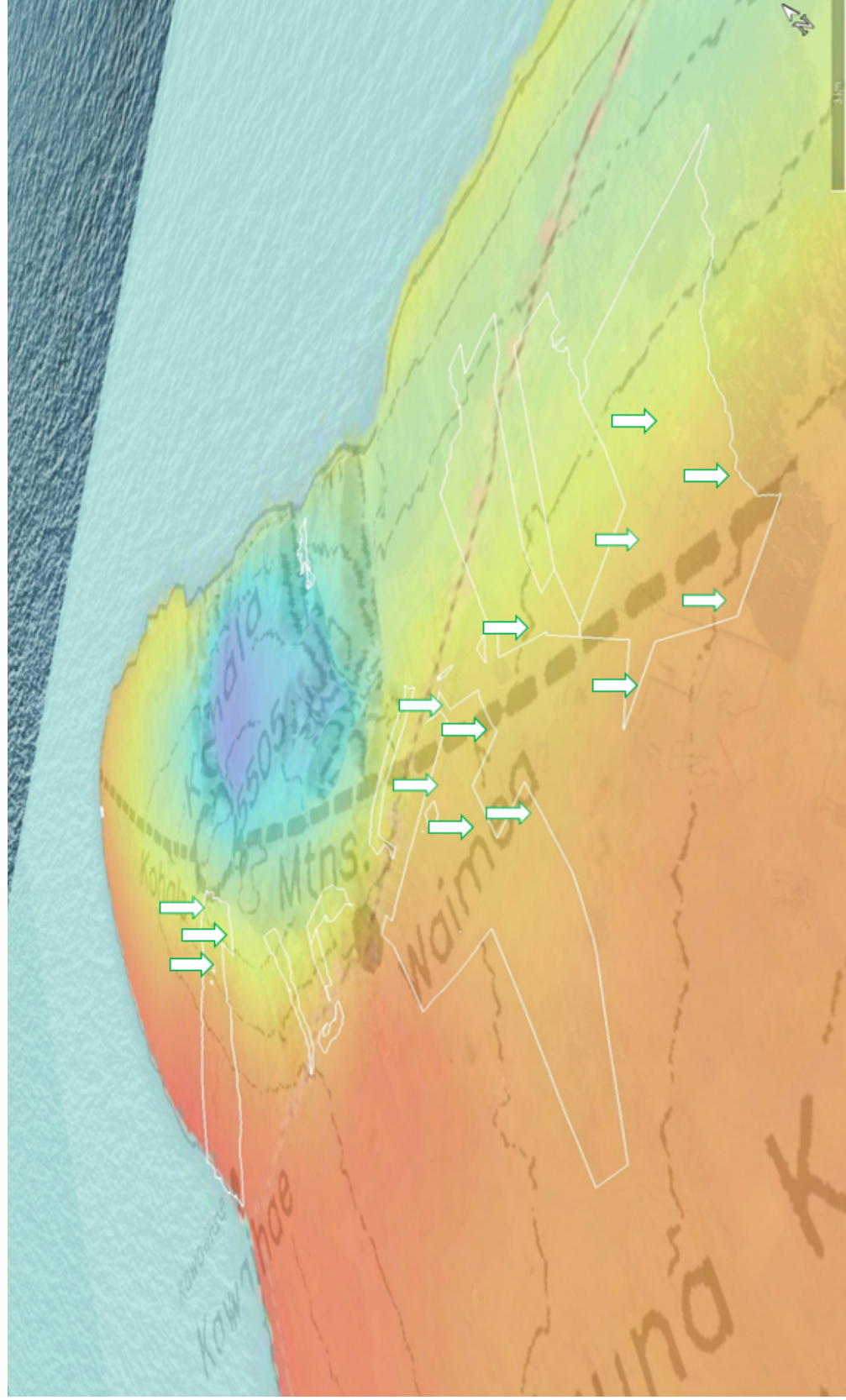
# RECOMMENDED AREAS OF EXPLORATION

## MT Survey Area Priority Area #1 (Humu'ula)



# RECOMMENDED AREAS OF EXPLORATION

## MT Survey Area Priority Area #2 (Kawaihae) and Area #3 (Waimea)



# RECOMMENDED NEXT STEPS

- Execute Surface Geophysical Surveys (MT & TDEM) for all Sites of Interest
- Determine & Resolve any Site Access Issues
- Commission an early Development Economic Model & Risk Register in parallel with a Site Specific Development Program
- Begin work on geothermal resource permitting, community outreach, landowner agreements, exploration drilling, and exploration for grid connections & power purchase agreements



# MAHALO NUI LOA

© WAIKA CONSULTING  
DECEMBER 2023

**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**D – ITEMS**

**HOMESTEAD SERVICES DIVISION**



HOMESTEAD SERVICES DIVISION  
AGENDA

February 20, 2024

DIV.	ITEM NO.	SUBJECT
	D-1	HSD Status Reports Exhibits: A - Homestead Lease & Application Totals and Monthly Activity Reports B - Delinquency Report C – DHHL Guarantees for FHA Construction Loans D – DHHL Guarantees for Hawaii Community Lending (HCL) Construction Loans
ODO/APPL. LOANS		
LOANS	D-2	Approval of Consent to Mortgage (see exhibit)
	D-3	Approval of Streamline Refinance of Loans
	D-4	Ratification of Loan Approvals (see exhibit)
APPL	D-5	Approval of Homestead Application Transfers / Cancellations (see exhibit)
	D-6	Approval to Certify Applications of Qualified Applicants for the Month of January 2024 (see exhibit)
	D-7	Commission Designation of Successors to Application Rights – Public Notice 2022 (see exhibit)
DO	D-8	Approval of Assignment of Leasehold Interest (see exhibit)
	D-9	Approval of Amendment of Leasehold Interest (see exhibit)
	D-10	Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
	D-11	Request for Extension of Deadline to Sign Successorship Documents – <b>AUDREY C. L. M. T. LIMA</b> , Residential Lease No. 11418, Lot No. 17142, Kaupea, Oahu
	D-12	Request to Surrender Lease -- <b>CHARLES M. KAAIAI</b> , Agricultural Lease No. 6625, Lot No. 69, Waiahole Subdivision, Oahu District, Hawaii

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Juan Garcia, HSD Administrator  
Homestead Services Division



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 FHA Construction Loans

Exhibit D: DHHL Guarantees for Hawaii community Lending (HCL) Construction Loans



February 20, 2024

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through January 31, 2024

	As of 12/31/23	Add	Cancel	As of 1/31/24
Residential	8,503	3	3	8,503
Agricultural	1,104	1	0	1,105
Pastoral	414	24	1	437
<b>Total</b>	<b>10,021</b>	<b>28</b>	<b>4</b>	<b>10,045</b>

The cumulative number of Converted Undivided Interest Lessees represents an increase of 564 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 12/31/23	Converted	Rescinded/ Surrendered/ Cancelled	As of 1/31/24
Undivided	745	1	0	744

Balance as of 1/31/2024

Awarded	1,434
Relocated to UNDV	7
Rescinded	123
Surrendered	6
Cancelled	4
Converted	564
Balance to Convert	744

Lease Report For the Month Ending January 31, 2024

	----- 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	37	2	0	39	0	0	0	0	0	0	0	0	37	2	0	39
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	0	90	0	0	90
Kanehili	400	0	1	399	0	0	0	0	0	0	0	0	400	0	1	399
Kapolei	173	0	0	173	0	0	0	0	0	0	0	0	173	0	0	173
Kauloakahai	154	0	0	154	0	0	0	0	0	0	0	0	154	0	0	154
Kaupea	323	0	0	323	0	0	0	0	0	0	0	0	323	0	0	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	50	0	0	50	0	0	0	0	0	0	0	0	50	0	0	50
Luualalei	149	0	0	149	30	0	0	30	0	0	0	0	179	0	0	179
Malu'ohai	225	0	0	225	0	0	0	0	0	0	0	0	225	0	0	225
Nanakuli	1,045	0	0	1,045	0	0	0	0	0	0	0	0	1,045	0	0	1,045
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	268	0	0	268	0	0	0	0	0	0	0	0	268	0	0	268
Waiahole	0	0	0	0	17	0	0	17	0	0	0	0	17	0	0	17
Waianae	420	0	0	420	12	0	0	12	0	0	0	0	432	0	0	432
Waimanalo	714	0	1	713	2	0	0	2	0	0	0	0	716	0	1	715
<b>TOTAL</b>	<b>4,379</b>	<b>2</b>	<b>2</b>	<b>4,379</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>4,440</b>	<b>2</b>	<b>2</b>	<b>4,440</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	24	0	99	75	24	0	99
Keokea	0	0	0	0	64	0	0	64	0	0	0	0	64	0	0	64
Leialii	103	0	0	103	0	0	0	0	0	0	0	0	103	0	0	103
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	98	0	0	98	0	0	0	0	0	0	0	0	98	0	0	98
Waiohuli	590	0	0	590	0	0	0	0	0	0	0	0	590	0	0	590
<b>TOTAL</b>	<b>1,261</b>	<b>0</b>	<b>0</b>	<b>1,261</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>75</b>	<b>24</b>	<b>0</b>	<b>99</b>	<b>1,400</b>	<b>24</b>	<b>0</b>	<b>1,424</b>
<b>EAST HAWAII</b>																
Discovery Harbour	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Kamaoa	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaumana	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Keaukaha	472	0	0	472	0	0	0	0	0	0	0	0	472	0	0	472
Kurtistown	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	275	0	0	275	0	0	0	0	288	0	0	288
Piihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Puueo	0	0	0	0	11	0	0	11	0	0	0	0	11	0	0	11
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Waiakea	284	0	1	283	0	0	0	0	0	0	0	0	284	0	1	283
<b>TOTAL</b>	<b>843</b>	<b>0</b>	<b>1</b>	<b>842</b>	<b>406</b>	<b>0</b>	<b>0</b>	<b>406</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>1,274</b>	<b>0</b>	<b>1</b>	<b>1,273</b>
<b>WEST HAWAII</b>																
Honokaia	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Humuula	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	17	0	1	16	17	0	1	16
Kaniohale	224	0	0	224	0	0	0	0	0	0	0	0	224	0	0	224
Kawaihae	192	0	0	192	0	0	0	0	1	0	0	1	193	0	0	193
Laiopua	274	0	0	274	0	0	0	0	0	0	0	0	274	0	0	274
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 VII	118	0	0	118	110	1	0	111	218	0	0	218	446	1	0	447
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
<b>TOTAL</b>	<b>871</b>	<b>0</b>	<b>0</b>	<b>871</b>	<b>110</b>	<b>1</b>	<b>0</b>	<b>111</b>	<b>286</b>	<b>0</b>	<b>1</b>	<b>285</b>	<b>1,267</b>	<b>1</b>	<b>1</b>	<b>1,267</b>
<b>KAUAI</b>																
Anahola	548	1	0	549	46	0	0	46	0	0	0	0	594	1	0	595
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>712</b>	<b>1</b>	<b>0</b>	<b>713</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>759</b>	<b>1</b>	<b>0</b>	<b>760</b>
<b>MOLOKAI</b>																
Hoolehua	152	0	0	152	345	0	0	345	21	0	0	21	518	0	0	518
Kalamaula	167	0	0	167	69	0	0	69	3	0	0	3	239	0	0	239
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 Aii	27	0	0	27	0	0	0	0	0	0	0	0	27	0	0	27
<b>TOTAL</b>	<b>393</b>	<b>0</b>	<b>0</b>	<b>393</b>	<b>417</b>	<b>0</b>	<b>0</b>	<b>417</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>837</b>	<b>0</b>	<b>0</b>	<b>837</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>8,503</b>	<b>3</b>	<b>3</b>	<b>8,503</b>	<b>1,104</b>	<b>1</b>	<b>0</b>	<b>1,105</b>	<b>414</b>	<b>24</b>	<b>1</b>	<b>437</b>	<b>10,021</b>	<b>28</b>	<b>4</b>	<b>10,045</b>

	01/01/24 Totals	Adds	Deletes	02/01/24 Totals
<b>OAHU</b>				
113 NANAKULI (RES)	153	0	0	153
123 PAKOLEA/KEWALO (RES)	64	0	0	64
133 WAIMANALO (RES)	520	0	2	518
143 WAIANAE (RES)	135	0	0	135
191 OAHU ISLAND-WIDE (AG)	4,139	6	0	4,145
193 OAHU ISLAND-WIDE (RES)	10,569	16	14	10,571
	=====	=====	=====	=====
TOTAL FOR OAHU	15,580	22	16	15,586
<b>MAUI</b>				
213 PAUKUKALO (RES)	50	0	0	50
221 KULA (AG)	4	0	0	4
222 KULA (PAS)	5	0	2	3
291 MAUI ISLAND-WIDE (AG)	4,808	7	0	4,815
292 MAUI ISLAND-WIDE (PAS)	644	0	24	620
293 MAUI ISLAND-WIDE (RES)	3,907	8	2	3,913
	=====	=====	=====	=====
TOTAL FOR MAUI	9,418	15	28	9,405
<b>HAWAII</b>				
313 KEAUKAHA/WAIAKEA (RES)	65	0	0	65
321 PANAEWA (AG)	13	0	0	13
333 KAWAIHAE (RES)	16	0	0	16
341 WAIMEA (AG)	11	0	1	10
342 WAIMEA (PAS)	46	0	0	46
343 WAIMEA (RES)	44	0	0	44
391 HAWAII ISLAND-WIDE (AG)	7,371	11	0	7,382
392 HAWAII ISLAND-WIDE (PAS)	1,977	0	1	1,976
393 HAWAII ISLAND-WIDE (RES)	5,920	7	3	5,924
	=====	=====	=====	=====
TOTAL FOR HAWAII	15,463	18	5	15,476
<b>KAUAI</b>				
511 ANAHOLA (AG)	3	0	0	3
512 ANAHOLA (PAS)	20	0	0	20
513 ANAHOLA (RES)	40	0	0	40
523 KEKAHA (RES)	8	0	0	8
532 PUU OPAE (PAS)	7	0	0	7
591 KAUAI ISLAND-WIDE (AG)	2,312	1	1	2,312
592 KAUAI ISLAND-WIDE (PAS)	314	1	0	315
593 KAUAI ISLAND-WIDE (RES)	1,687	2	1	1,688
	=====	=====	=====	=====
TOTAL FOR KAUAI	4,391	4	2	4,393
<b>MOLOKAI</b>				
613 KALAMAULA (RES)	3	0	0	3
621 HOOLEHUA (AG)	17	0	0	17
622 HOOLEHUA (PAS)	1	0	0	1
623 HOOLEHUA (RES)	7	0	0	7
633 KAPAAKEA (RES)	6	0	0	6
643 ONE ALII (RES)	1	0	0	1
691 MOLOKAI ISLAND-WIDE (AG)	1,120	1	1	1,120
692 MOLOKAI ISLAND-WIDE (PAS)	201	0	0	201
693 MOLOKAI ISLAND-WIDE (RES)	798	3	0	801
	=====	=====	=====	=====
TOTAL FOR MOLOKAI	2,154	4	1	2,157
<b>LANAI</b>				
713 LANAI (RES)	69	0	0	69
	=====	=====	=====	=====
TOTAL FOR LANAI	69	0	0	69
<b>GRAND TOTAL</b>				
	=====	=====	=====	=====
GRAND TOTAL	47,075	63	52	47,086
	=====	=====	=====	=====

## Statewide Lease Application and Applicant Totals as of February 1, 2024

<u>ISLAND</u>	<u>AC</u>	<u>AREA / TYPE</u>	<u>COUNT</u>					
O'ahu	113	Nānākuli Res	153	0.98%	<b>O'AHU APP TYPE TOTALS</b>			
	123	Papakōlea / Kewalo Res	64	0.41%	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
	133	Waimānalo Res	518	3.32%	4,145	0	11,441	= 15,586
	143	Wai'anae Res	135	0.87%	26.59%	0.00%	73.41%	100.00%
	191	O'ahu Islandwide Agr	4,145	26.59%				
	193	O'ahu Islandwide Res	10,571	67.82%				
		<b>Total O'ahu Apps</b>	<b>15,586</b>	<b>100.00%</b>				
Maui	213	Paukūkalo Res	50	0.53%	<b>MAUI APP TYPE TOTALS</b>			
	221	Kula Agr	4	0.04%	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
	222	Kula Pas	3	0.03%	4,819	623	3,963	= 9,405
	291	Maui Islandwide Agr	4,815	51.20%	51.24%	6.62%	42.14%	100.00%
	292	Maui Islandwide Pas	620	6.59%				
	293	Maui Islandwide Res	3,913	41.61%				
		<b>Total Maui Apps</b>	<b>9,405</b>	<b>100.00%</b>				
Hawai'i	313	Keaukaha / Waiākea Res	65	0.42%	<b>HAWAI'I APP TYPE TOTALS</b>			
	321	Pana'ewa Agr	13	0.08%	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
	333	Kawaihae Res	16	0.10%	7,405	2,022	6,049	= 15,476
	341	Waimea Agr	10	0.06%	47.85%	13.07%	39.09%	100.00%
	342	Waimea Pas	46	0.30%				
	343	Waimea Res	44	0.28%				
	391	Hawai'i Islandwide Agr	7,382	47.70%				
	392	Hawai'i Islandwide Pas	1,976	12.77%				
	393	Hawai'i Islandwide Res	5,924	38.28%				
			<b>Total Hawai'i Apps</b>	<b>15,476</b>	<b>100.00%</b>			
Kaua'i	511	Anahola Agr	3	0.07%	<b>KAUA'I APP TYPE TOTALS</b>			
	512	Anahola Pas	20	0.46%	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
	513	Anahola Res	40	0.91%	2,315	342	1,736	= 4,393
	523	Kekaha Res	8	0.18%	52.70%	7.79%	39.52%	100.00%
	532	Pu'u 'Ōpae Pas	7	0.16%				
	591	Kaua'i Islandwide Agr	2,312	52.63%				
	592	Kaua'i Islandwide Pas	315	7.17%				
	593	Kaua'i Islandwide Res	1,688	38.42%				
		<b>Total Kaua'i Apps</b>	<b>4,393</b>	<b>100.00%</b>				
Moloka'i	613	Kalama'ula Res	3	0.14%	<b>MOLOKA'I APP TYPE TOTALS</b>			
	621	Ho'olehua Agr	17	0.79%	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
	622	Ho'olehua Pas	1	0.05%	1,137	202	818	= 2,157
	623	Ho'olehua Res	7	0.32%	52.71%	9.36%	37.92%	100.00%
	633	Kapa'akea Res	6	0.28%				
	643	One Ali'i Res	1	0.05%				
	691	Moloka'i Islandwide Agr	1,120	51.92%				
	692	Moloka'i Islandwide Pas	201	9.32%				
	693	Moloka'i Islandwide Res	801	37.13%				
		<b>Total Moloka'i Apps</b>	<b>2,157</b>	<b>100.00%</b>				
Lāna'i	713	Lāna'i Res	69	100.00%	<b>LĀNA'I APP TYPE TOTALS</b>			
		<b>Total Lāna'i Apps</b>	<b>69</b>	<b>100.00%</b>	<u>Agr</u>	<u>Pas</u>	<u>Res</u>	
					0	0	69	= 69
					0.00%	0.00%	100.00%	100.00%

<b>Total Lease Applications</b>	<b>STATEWIDE APP TYPE TOTALS</b>			
	<b>Statewide</b>	<u>Agr</u>	<u>Pas</u>	<u>Res</u>
	<b>47,086</b>	<b>19,821</b>	<b>3,189</b>	<b>24,076</b>

## DHHL Applicant Summary as of February 1, 2024

Individuals with only <b>RESIDENTIAL</b> applications:	6,441	21.87%
Individuals with only <b>AGRICULTURAL</b> applications:	4,628	15.71%
Individuals with only <b>PASTORAL</b> applications:	748	2.54%
Individuals with <b>RESIDENTIAL and AGRICULTURAL</b> applications:	15,193	51.59%
Individuals with <b>RESIDENTIAL and PASTORAL</b> applications:	2,441	8.29%
	<hr/>	<hr/>
<b>*Total Number of DHHL APPLICANTS:</b>	<b>29,451</b>	<b>100.00%</b>

\* The number of applicants in each category is determined by a "unique identifier" (*i.e.* , SSN) which ensures that each applicant is counted only once even if the individual holds the maximum two lease applications and appears twice on the DHHL waitlist.



DELINQUENCY REPORT - STATEWIDE

February 20, 2024

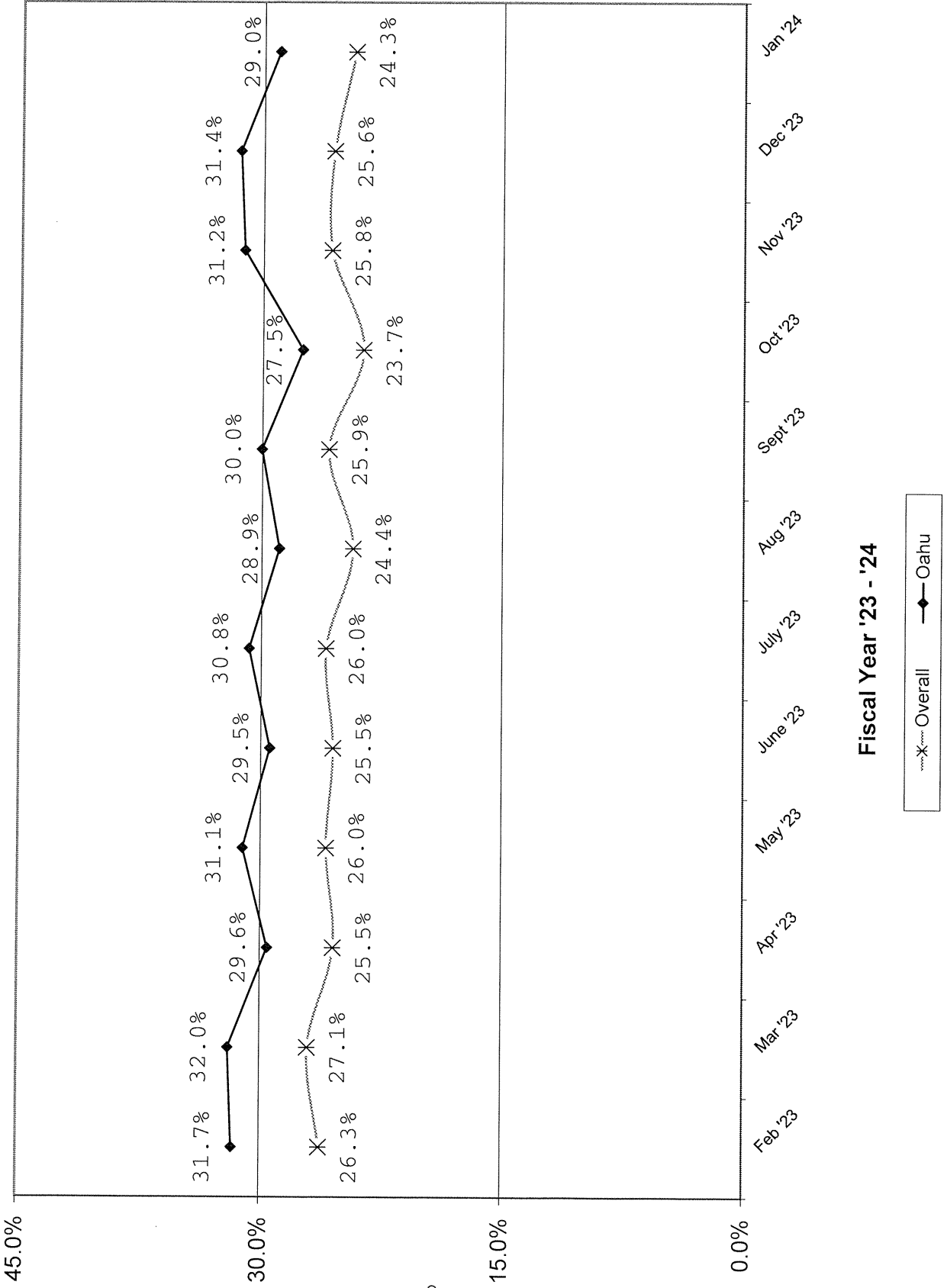
(\$Thousands)

DIRECT LOANS	Total Outstanding		Total Delinquency		30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 1/31/2024	
	No.	Amt. (000s)	No.	Amt. (000s)	No.	Amt. (000s)	No.	Amt. (000s)	No.	Amt. (000s)	No.	Amt. (000s)	No.	Amt. (000s)
OAHU	369	36,139	106	10,493	15	1,366	12	844	20	2,108	59	6,174	28.7%	29.0%
EAST HAWAII	191	11,199	56	3,936	8	424	3	183	4	248	41	3,080	29.3%	35.1%
WEST HAWAII	76	7,901	9	1,063	5	664	1	121	0	0	3	279	11.8%	13.5%
MOLOKAI	79	6,733	15	588	1	23	4	161	2	105	8	299	19.0%	8.7%
KAUAI	92	7,096	10	823	5	478	0	0	0	0	5	345	10.9%	11.6%
MAUI	111	15,164	30	3,570	4	319	5	462	7	1,012	14	1,777	27.0%	23.5%
TOTAL DIRECT	918	84,233	226	20,473	38	3,274	25	1,771	33	3,473	130	11,955	24.6%	24.3%
	100.0%	100.0%	24.6%	24.3%	4.1%	3.9%	2.7%	2.1%	3.6%	4.1%	14.2%	14.2%		
Advances (including RPT)	251	5,823	251	5,823	0	0	0	0	251	5,823	100%	100%	100%	100%
DHHL LOANS & Advances	1,169	90,056	477	26,296	38	3,274	25	1,771	284	9,297	130	11,955	40.8%	29.2%
LOAN GUARANTEES as of June 30, 2023														
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	0	0	15.7%	18.5%
Habitat for Humanity	32	893	16	429	0	0	0	0	16	429	0	0	50.0%	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	0	0	100.0%	100.0%
City & County	10	204	10	204	0	0	0	0	10	204	0	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	0	0	100.0%	100.0%
TOTAL GUARANTEE	331	38,448	71	7,259	0	0	0	0	71	7,259	0	0	21.5%	18.9%
PMI Loans	118	15,729	9	1,100	5	440	1	277	2	381	0	0	7.6%	7.0%
HUD REASSIGNED for Recovery	120	12,268	94	10,682	1	69	1	2	4	386	88	10,224	78.3%	87.1%
FHA Insured Loans	2,937	537,684	204	33,310	0	0	0	0	204	33,310	0	0	6.9%	6.2%
TOTAL INS. LOANS	3,175	565,681	307	45,092	6	509	2	279	210	34,077	88	10,224	9.7%	8.0%
OVERALL TOTALS(EXC Adv/RPT's)	4,424	688,362	604	72,824	44	3,783	27	2,051	314	44,809	218	22,179	13.7%	10.6%
ADJUSTED TOTALS	4,675	694,185	855	78,648	44	3,783	27	2,051	565	50,633	218	22,179	13.7%	11.3%

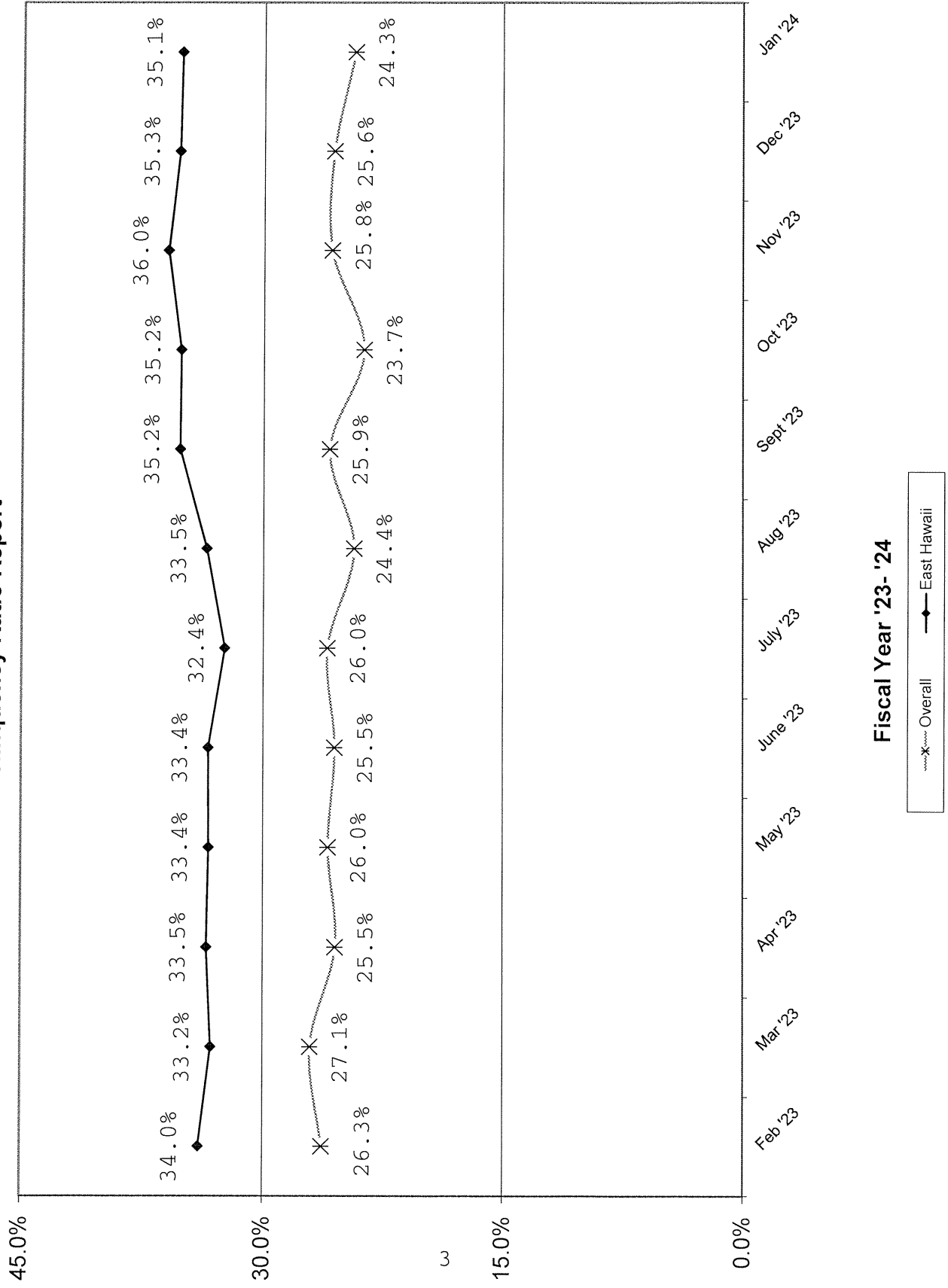
Note: HUD 184A loan program has 666 loans, with a total outstanding principal balance of \$128,639,724 as of June 30, 2023. 53 Loans, totaling \$5,837,337 are delinquent.

The deferred interest for 455 loans comes out to \$1,974,134.26 as of 1/31/2024.

OAHU  
Direct Loans  
Delinquency Ratio Report



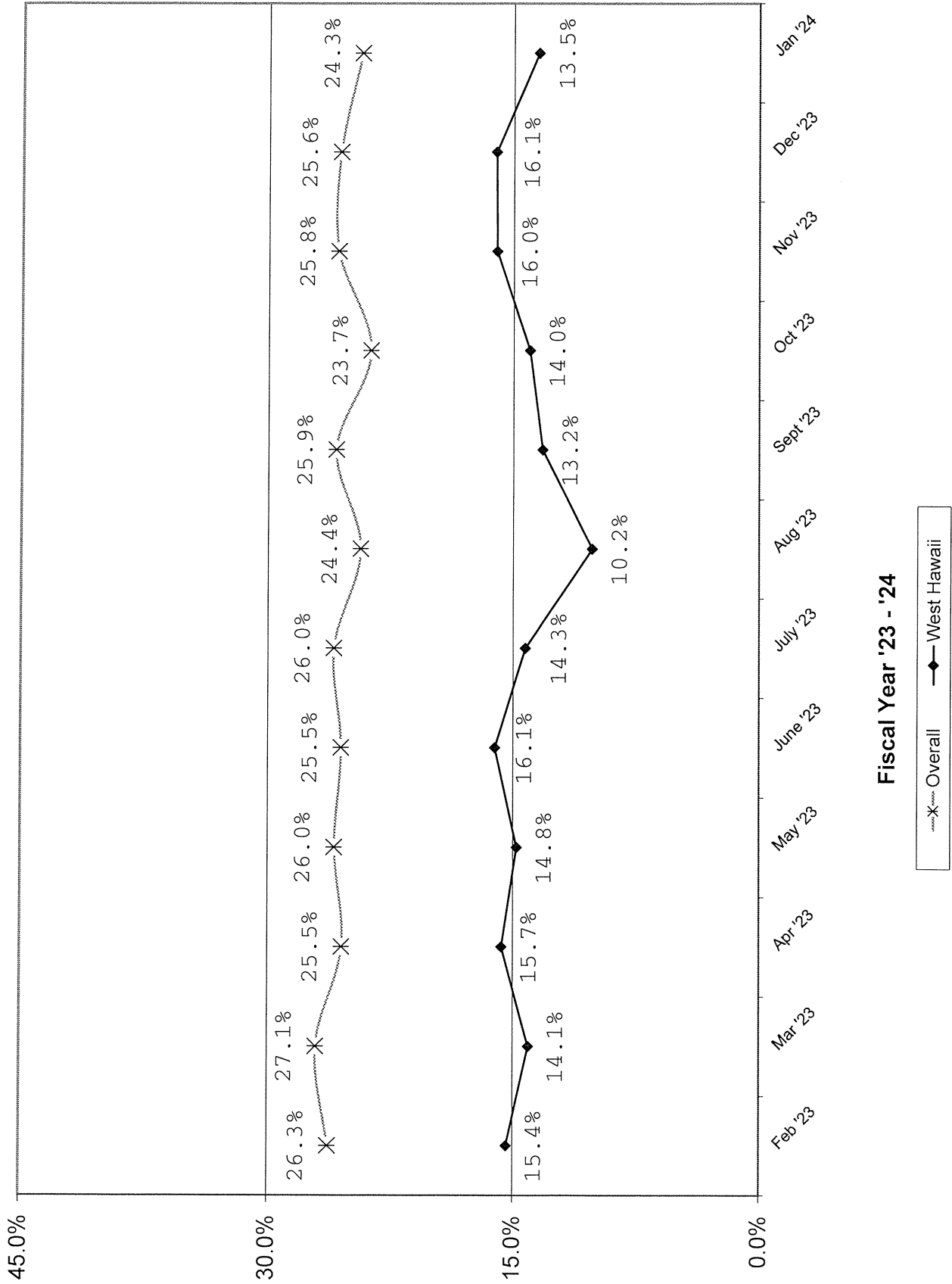
**EAST HAWAII**  
**Direct Loans**  
**Delinquency Ratio Report**



**Fiscal Year '23- '24**

Overall (dotted line with 'x' markers)  
 East Hawaii (solid line with diamond markers)

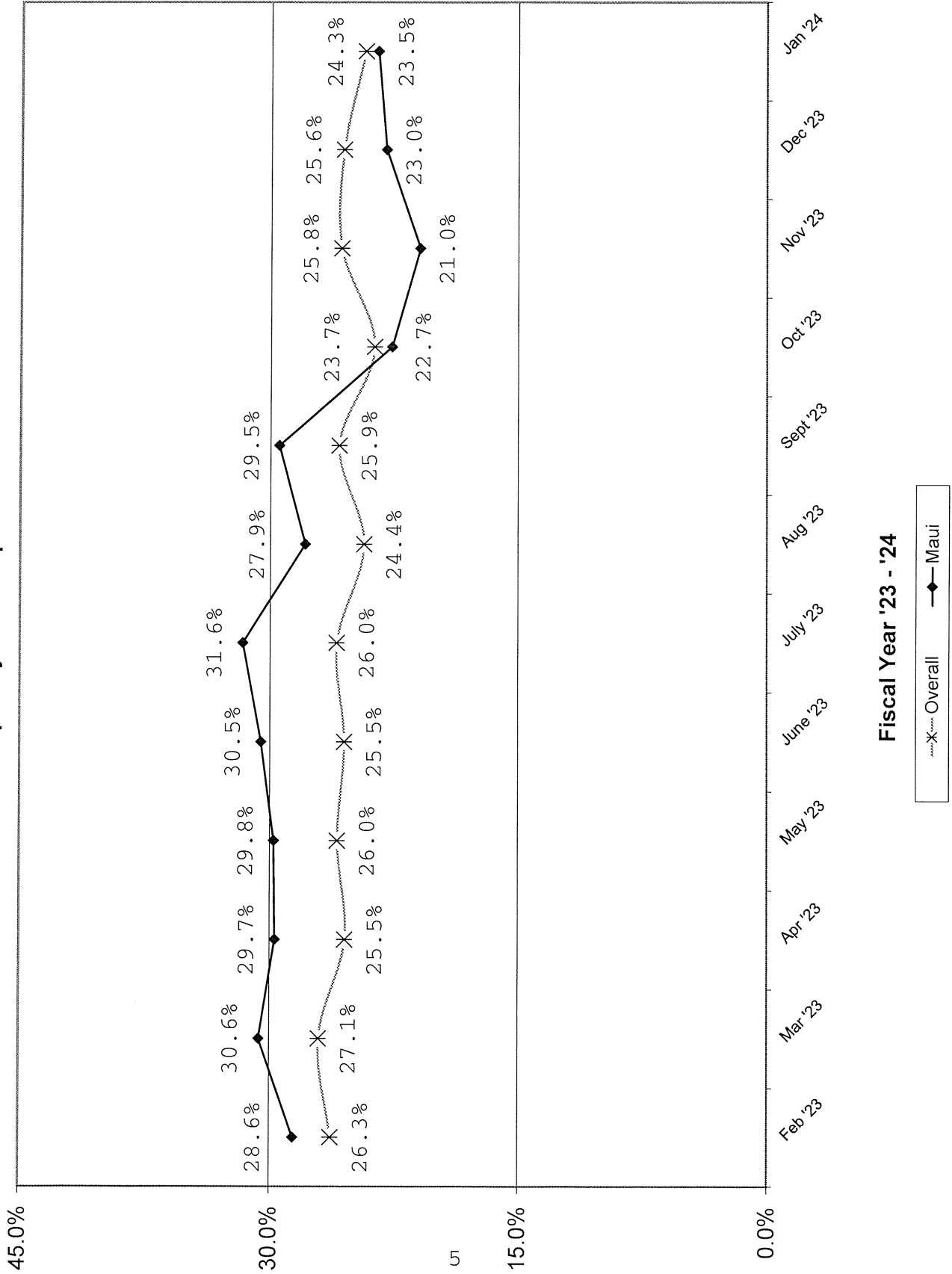
**WEST HAWAII**  
**Direct Loans**  
**Delinquency Ratio Report**



**Fiscal Year '23 - '24**

Overall — West Hawaii

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

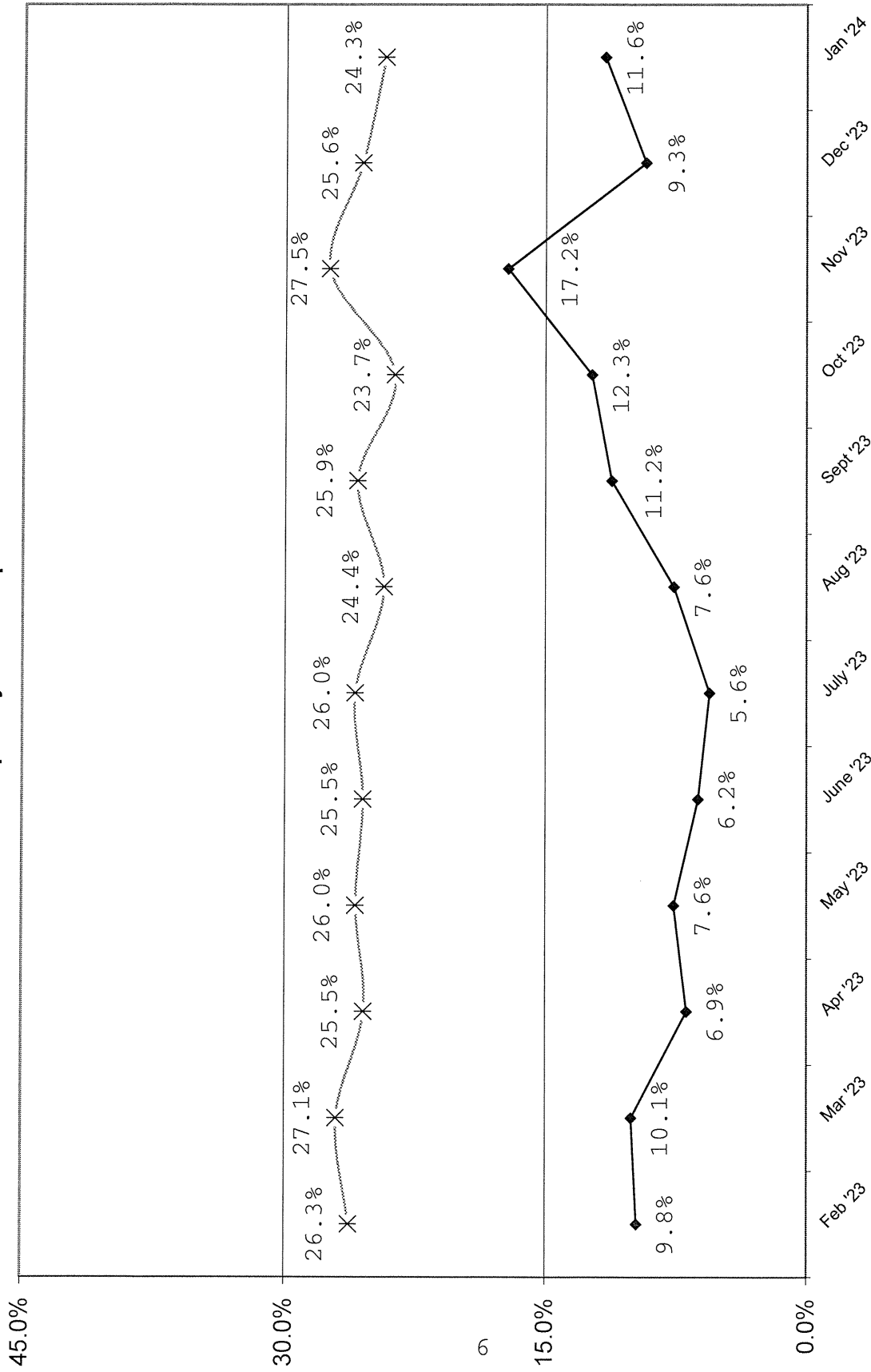


Fiscal Year '23 - '24

.....X..... Overall      —◆— Maui



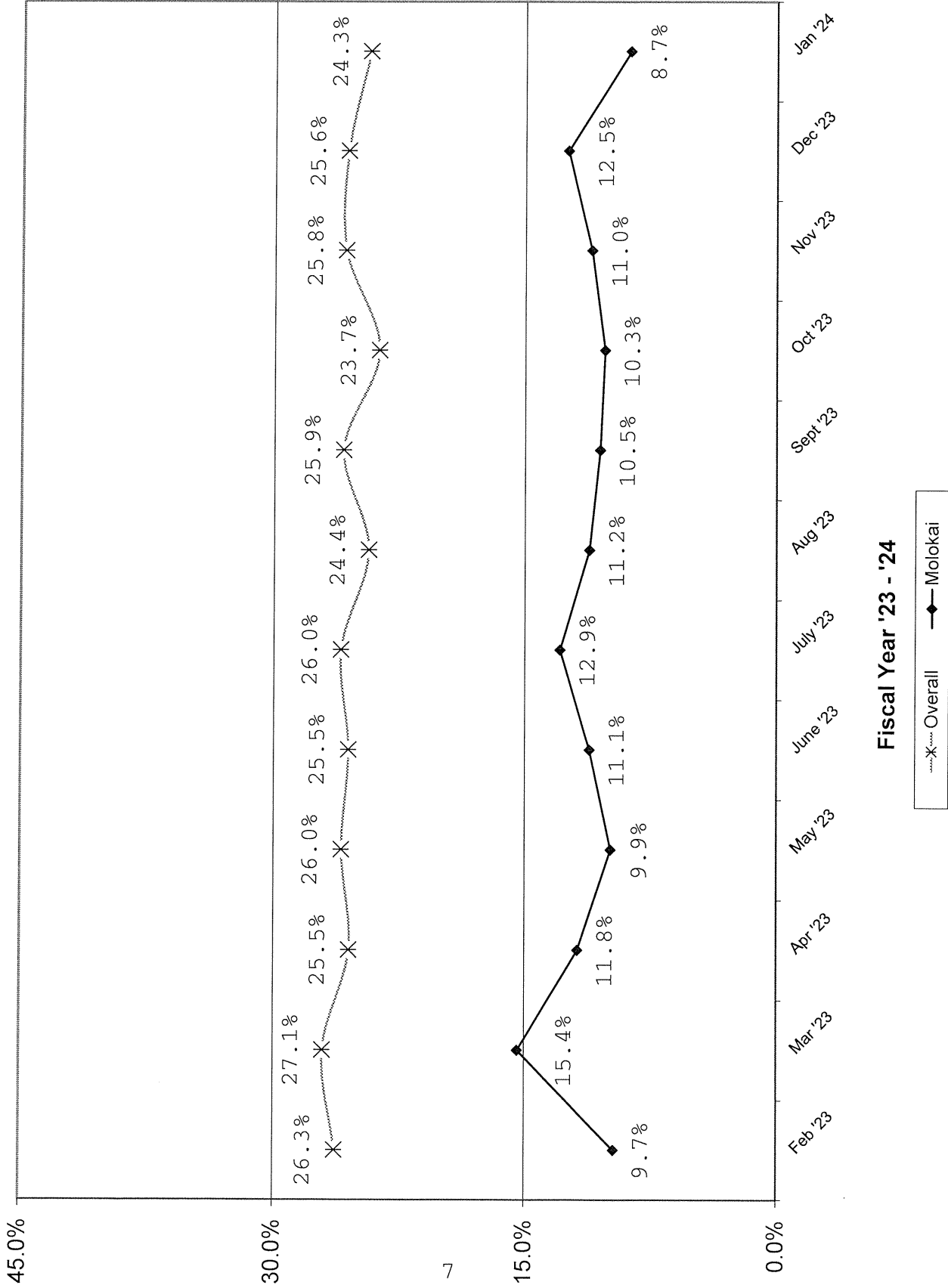
**KAUAI**  
Direct Loans  
Delinquency Ratio Report



Fiscal Year '23 - '24



**MOLOKAI  
Direct Loans  
Delinquency Ratio Report**



**Fiscal Year '23 - '24**

.....x..... Overall    —◆— Molokai

February 20, 2024

SUBJECT:     **DHHL Guarantees for FHA Construction Loans**

DISCUSSION: The Department issues guarantees to FHA lenders during the construction period of a home, as FHA does not insure the loan until the home is completed. The loan term for these loans do not exceed fifteen (15) months from the date of loan signing. The following FHA Interim Construction loans were issued guarantees:

\*Note:         FHA loans are insured by the U.S. Department of Housing and Urban Development (HUD) and do not impact the State's guaranty ceiling.

<u>LEASE NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
13010	Anahola	Kelly, Ada	\$420,000	12/21/23
13021	Anahola	Keawemahi, Wendell	\$257,723	1/8/24

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/23	5	\$ 1,681,571
Previous Months	3	\$ 1,056,250
This Month	<u>2</u>	<u>677,723</u>
FY '23-'24 to date	5	\$ 1,733,973

February 20, 2024

SUBJECT: **DHHL Guarantees for Hawaii Community Lending  
(HCL) Construction Loans**

DISCUSSION: The Department issued guarantees for the following  
HCL loans pursuant to a Memorandum of Agreement  
(MOA) approved on November 21, 2023:



<u>LEASE NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
12999	Anahola	Boyd, Kevin M. K.	\$249,570	12/8/23

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/23	0	\$ -0-
Previous Months	0	\$ -0-
This Month	<u>1</u>	<u>249,570</u>
FY '23-'24 to date	1	\$ 249,570

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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

<u>PROPERTY</u>	<u>LESSEE</u>	<u>LENDER</u>	<u>LOAN AMOUNT</u>
<u>OAHU</u>			
Princess Kahanu Estates Lease No. 8552 TMK: 1-8-7-042:146	ISHIKAWA, Melvin S. (Cash-Out Refi) FHA	V.I.P. Mortgage Inc.	\$ 362,540
Princess Kahanu Estates Lease No. 8531 TMK: 1-8-7-043:104	MILLER, Sylvia A. K. (Cash- Out Refi) HUD 184A	HomeStreet Bank	\$ 303,000
Kauluokahai Lease No. 12430 TMK: 1-9-1-017:088	SPILLNER, Wynnette A. B. (Cash-Out Refi) FHA	Bank of Hawaii	\$ 675,000



MAUI

Waiohuli  
Lease No. 7506  
TMK: 2-2-2-028:036

SAAFIGA,  
Foster W., Jr.  
(Cash-Out Refi) FHA

V.I.P.  
Mortgage  
Inc.

\$ 269,968

Waiehu 2  
Lease No. 9447  
TMK: 2-3-2-022:009

KAMA-VALDEZ,  
Daviane K.  
(Purchase) HUD 184A

ServiceMac  
LLC

\$ 637,779

Waiohuli  
Lease No. 7658  
TMK: 2-2-2-027:133

ALMEIDA,  
Chariss M. K.  
(Cash-Out Refi) HUD  
184A

CMG  
Mortgage,  
Inc.

\$ 575,700

Waiehu 4  
Lease No. 12220  
TMK: 2-3-2-026:028

ASUNCION,  
Ronald K.  
(Rate/Term Refi)  
HUD 184A

CMG  
Mortgage,  
Inc.

\$ 389,860

Paukukalo  
Lease No. 3829  
TMK: 2-3-3-005:054

DEMELLO,  
Shaunte K.  
(Purchase) FHA

loanDepot.c-  
om, LLC

\$ 350,000

HAWAII

Waiakea  
Lease No. 6853  
TMK: 3-2-2-062:047

OTA,  
Paulette N. (Cash-  
Out Refi) FHA

Cardinal  
Financial  
Company

\$ 155,700

Panaewa  
Lease No. 11179  
TMK: 3-2-2-064:005

RAMOS,  
Maui J. (Cash-Out  
Refi) HUD 184A

American  
Savings Bank

\$ 247,450

<u>RECAP</u>	<u>NO.</u>	<u>FHA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>VA</u> <u>AMOUNT</u>
FY Ending 6/30/23	167	\$ 58,188,156	9	\$ 2,325,526
Prior Months	54	\$ 18,046,505	13	\$ 2,797,130
This Month	5	1,813,208	0	0
Total FY '23-'24	<u>59</u>	<u>\$ 19,859,713</u>	<u>13</u>	<u>\$ 2,797,130</u>
		<u>HUD 184A</u> <u>AMOUNT</u>		<u>USDA-RD</u> <u>AMOUNT</u>
FY Ending 6/30/23	23	\$ 8,018,714	3	\$ 1,081,858
Prior Months	6	\$ 2,161,001	1	\$ 202,000
This Month	5	2,153,789	0	0
Total FY '23-'24	<u>11</u>	<u>\$ 4,314,790</u>	<u>1</u>	<u>\$ 202,000</u>


ITEM NO. D-2


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator   
Homestead Services Division

FROM: Dean Oshiro, Loan Services Branch Manager 

SUBJECT: **Approval of Streamline Refinance of Loans**

RECOMMENDED MOTION/ACTION

To approve the refinancing of loans from the Hawaiian Home General Loan Fund.

DISCUSSION

The following lessees have met the "Streamline/Interest rate reduction loan" criteria, which was approved by the Hawaiian Homes Commission at its August 19, 2013 meeting. This criteria includes twelve (12) consecutive monthly payments, borrower's current interest rate is higher than the current DHHL interest rate, current with their Homeowners Insurance, Real Property Tax, Lease Rent, county sewer/refuse fees, and does not have any advances made by DHHL on the borrowers behalf.

HSD's recommendation for approval is based on actual payment history, over the past twelve (12) months and the review of the above-mentioned criteria. Streamline/Interest Rate Loan refinancing will provide lessees a chance to simply reduce their interest rate and payments without DHHL having to credit and/or income qualify the borrower.

The following lessee(s) has met the aforementioned criteria and is recommended for Streamline/Interest rate reduction loan refinance program:

<u>LESSEE</u>	<u>LEASE NO. &amp; AREA</u>	<u>REFINANCING LOAN TERMS</u>
Kaopuiki-Heen, Wilma Gay N.	2007, Kewalo	NTE \$51,300 @4% interest per annum, NTE \$245 monthly, repayable over 30 years.



Loan Purpose: Refinance Contract of Loan No. 18742.  
Original loan amount of \$121,082 at  
8.5% per annum, \$932 monthly,  
repayable over 30 years. A Contested  
Case Hearing was held on September 25,  
2012 for this account.

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STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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>
Evangelista, Kainoa	12694, Kaupuni	NTE \$210,000 @4% interest per annum, NTE \$1,003 monthly repayable over 30 years.

Loan Purpose: Refinance Contract of Loan No. 18612. Original loan amount of \$260,393 @4.075% per annum, \$1,255 monthly, repayable over 30 years. A Contested Case Hearing for this account was held on May 28, 2015.

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<u>LESSEE</u>	<u>LEASE NO. &amp; AREA</u>	<u>LOAN TERMS</u>
Cardejon, Gweneth	4657, Kekaha	NTE \$10,000 @4% interest per annum, \$47.74 monthly repayable over 30 years.

Loan Purpose: To finance the purchase and installation of an onsite septic wastewater system.

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Rosehill, Helen L.	9275, Kaniohale	Loan#1: NTE \$71,000 @4% interest per annum, \$507 monthly repayable over 16 years.
		Loan#2: NTE \$8,200 @3% interest per annum, \$97 monthly repayable over 8 years.

Loan Purpose: Refinance Contract of Loans No. 17884 and 17885 due to financial hardship and to lower the interest rate on loan No. 17884 from 6.75% to 4%. A Contested Case Hearing was held on September 27, 2011 for loan no. 17884 only. No Contested Case Hearing was held for loan no. 17885.

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Vincent, Randy	2172, Kewalo	NTE \$20,900 @4% interest per annum, \$100 monthly repayable over 30 years.
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Loan Purpose: Refinance Contract of Loan No. 15737 due to financial hardship. Original loan amount of \$115,938 @6% per annum, \$695 monthly, repayable over 30 years. A Contested Case Hearing was not held for this account.

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<u>LESSEE</u>	<u>LEASE NO. &amp; AREA</u>	<u>LOAN TERMS</u>
Richardson, Anna K.O.	11257, Kumuhau	NTE \$320,000 @4% interest per annum, NTE \$1,528 monthly repayable over 30 years.

Loan Purpose: To purchase existing home improvements in  
conjunction with a lease award.

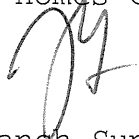

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<u>REFINANCE</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	14	\$ 1,732,825
Prior Months	4	242,300
This Month	<u>4</u>	<u>310,100</u>
Total FY '23-'24	8	\$ 552,400
<u>REPAIR</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-
<u>HOME CONSTRUCTION</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	3	\$ 1,028,750
Prior Months	3	1,205,825
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	3	\$ 1,205,825
<u>FARM</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-
<u>TRANSFER WITH LOAN</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	1	\$ 143,000
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-
<u>AWARD</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	3	\$ 524,500
Prior Months	2	409,000
This Month	<u>1</u>	<u>320,000</u>
Total FY '23-'24	3	\$ 729,000
<u>OTHER</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>1</u>	<u>10,000</u>
Total FY '23-'24	1	\$ 10,000

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

AKANA, Stanton K.	07/19/2002	KAUAI	AGR	06/27/2023
GASPAR, Henry K., Jr.	04/07/2000	HAWAII	AGR	09/29/2023

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

GASPAR, Henry K., Jr.	04/07/2000	HAWAII	RES	09/29/2023
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MAUI ISLANDWIDE PASTORAL LEASE LIST

KOA, Harriet K.	05/31/2011	MOLOKAI	PAS	10/10/2023
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MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

KOA, Harriet K.	09/17/2004	MOLOKAI	RES	10/10/2023
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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

KAMIBAYASHI, Napua L.K.	02/23/2007	KAUAI	AGR	12/11/2023
TABALI, Peter K.	08/09/2006	OAHU	AGR	08/25/2023

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

CHING, Jarrett E.	08/04/1989	OAHU	RES	06/26/2023
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAIO-ALMONY, Louanna P.	Assigned Residential Lease #13047, Lot 6 in Kakaina, Oahu dated 01/02/2024. Remove application dated 06/02/1975.
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OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

DAVID, Jessie	Assigned Residential Lease #12967, Lot 44 in Kauluokahai, Oahu dated 12/28/2023. Remove application dated 06/22/1990.
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KEA, Christine L.	Assigned Residential Lease #3801, Lot 139-B in Nanakuli, Oahu dated 11/18/2019. Remove application dated 10/05/2011.
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KELII, Heather L.	Assigned Residential Lease #3801, Lot 139-B in Nanakuli, Oahu dated 11/18/2019. Remove application dated 11/04/1998.
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LINO, Choye J.K. Assigned Residential Lease #12980, Lot 1 in Kauluokahai, Oahu dated 12/28/2023. Remove application dated 08/24/1987.

SWOPE, Robert F. Assigned Residential Lease #13046, Lot 54 in Nanakuli, Oahu dated 12/28/2023. Remove application dated 11/10/1988.

KULA AREA / MAUI ISLANDWIDE PASTORAL LEASE LIST

RODRIGUES, Harold R.K. Assigned Pastoral Lease #13073, Lot 78 in Kahikinui, Maui dated 01/03/2024. Remove application dated 04/28/1967.

MAUI ISLANDWIDE PASTORAL LEASE LIST

AARONA, Christian A.K. Assigned Pastoral Lease #13053, Lot 31 in Kahikinui, Maui dated 01/02/2024. Remove application dated 11/24/1995.

BROWN, Harriet E.R.L. Assigned Pastoral Lease #13070, Lot 63 in Kahikinui, Maui dated 01/03/2024. Remove application dated 06/13/1988.

CABATINGAN, Ernest K. Assigned Pastoral Lease #13068, Lot 55 in Kahikinui, Maui dated 01/03/2024. Remove application dated 08/06/1999.

COLLIER, Wanda S.P. Assigned Pastoral Lease #13061, Lot 48 in Kahikinui, Maui dated 01/02/2024. Remove application dated 08/07/1995.

DEFRIES, Frank D. Assigned Pastoral Lease #13062, Lot 49 in Kahikinui, Maui dated 01/03/2024. Remove application dated 07/07/1995.

IOANE, Jonah K. Assigned Pastoral Lease #13052, Lot 29 in Kahikinui, Maui dated 01/02/2024. Remove application dated 06/12/1998.

KAHAHAWAI, Kenneth K. Assigned Pastoral Lease #13064, Lot 51 in Kahikinui, Maui dated 01/03/2024. Remove application dated 02/05/1991.

KAHALEAUKI, Gilbert N., Jr. Assigned Pastoral Lease #13072, Lot 76 in Kahikinui, Maui dated 01/03/2024. Remove application dated 10/30/1986.

KAMAU, Kilakila D.A. Assigned Pastoral Lease #13065, Lot 52 in Kahikinui, Maui dated 01/03/2024. Remove application dated 01/12/1999.

KANIAUPIO, Joseph K., Jr. Assigned Pastoral Lease #13059, Lot 44 in Kahikinui, Maui dated 01/02/2024. Remove application dated 09/15/1989.

KILA, Glen M. Assigned Pastoral Lease #13051, Lot 28 in Kahikinui, Maui dated 01/02/2024. Remove application dated 08/23/1994.

LACAYANGA, Odetta M. Assigned Pastoral Lease #13057, Lot 42 in Kahikinui, Maui dated 01/02/2024. Remove application dated 09/16/1994.

NAMAUU, George K., Jr. Assigned Pastoral Lease #13063, Lot 50 in Kahikinui, Maui dated 01/03/2024. Remove application dated 11/16/1994.

NAUKA, Gregory H.K. Assigned Pastoral Lease #13056, Lot 34 in Kahikinui, Maui dated 01/02/2024. Remove application dated 01/15/1992.

NOBRIGA, Beatrice Assigned Pastoral Lease #13066, Lot 53 in Kahikinui, Maui dated 01/03/2024. Remove application dated 04/30/1998.

NORMAN, Theodore R., Jr. Assigned Pastoral Lease #13069, Lot 62 in Kahikinui, Maui dated 01/03/2024. Remove application dated 05/04/1988.

PAHIA, Norene N. Assigned Pastoral Lease #13067, Lot 54 in Kahikinui, Maui dated 01/09/2024. Remove application dated 06/28/2000.

PUAA, Ernest K. Assigned Pastoral Lease #13054, Lot 32 in Kahikinui, Maui dated 01/02/2024. Remove application dated 08/24/1993.

PUAA, William N., Jr. Assigned Pastoral Lease #13055, Lot 33 in Kahikinui, Maui dated 01/02/2024. Remove application dated 09/08/1993.

ROBINSON, Marcus N. Assigned Pastoral Lease #13058, Lot 43 in Kahikinui, Maui dated 01/02/2024. Remove application dated 04/12/1995.

RODRIGUEZ, Sharon L.A. Assigned Pastoral Lease #13049, Lot 9 in Kahikinui, Maui dated 01/02/2024. Remove application dated 08/18/1986.

WAHILANI, Sarah K. Assigned Pastoral Lease #13074, Lot 95 in Kahikinui, Maui dated 01/03/2024. Remove application dated 07/07/1992.

YEE HOY, Charles III Assigned Pastoral Lease #13060, Lot 47 in Kahikinui, Maui dated 01/02/2024. Remove application dated 01/03/1995.

WAIMEA AREA / HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

AKI, Harvey K. Assigned Agricultural Lease #13045, Lot 11 in Waimea, Hawaii dated 01/05/2024. Remove application dated 08/19/1968.

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

MCCABE, Regenal A. Assigned Residential Lease #13019, Lot 2 in Anahola, Kauai dated 01/02/2024. Remove application dated 09/24/1985.

MEDINA, Talia A. Assigned Residential Lease #11151, Lot 40 in Anahola, Kauai dated 11/29/2023. Remove application dated 07/09/2008.

PREM, Elizabeth K. Assigned Residential Lease #13025, Lot 47 in Anahola, Kauai dated 12/27/2023. Remove application dated 10/14/1988.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

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TUNG-LOONG-CANTERO, Mendy U.

Succeeded to Kauai Islandwide Residential application of Parent, Emily Tung-Loong dated 02/10/1986. Remove application dated 09/03/2009.

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL



Last Month's Transaction Total	13
Last Month's Cumulative FY 2023-2024 Transaction Total	283
Transfers from Island to Island	8
Deceased	0
Cancellations:	
Awards of Leases	34
NHQ	0
Voluntary Cancellations	0
Successorship	1
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	43
<b>This Month's Cumulative FY 2023-2024 Transaction Total</b>	<b>326</b>



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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 January 2024**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of January 2024. 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 'ohana process.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

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SAVINI, Edith L.	08/22/2023
HANOHANO, Koali M.N.K.	08/23/2023

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

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KEALOHAPAUOLE, Jasmin W.	08/21/2023
SAVINI, Edith L.	08/22/2023
HANOHANO, Koali M.N.K.	08/23/2023
KAMA, Christian K.	11/20/2023
KAMA, Javan K.	11/21/2023

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

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KAMA, Christian K.	11/20/2023
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MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

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NAGAOKA, Eliza K.	12/18/2023
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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

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KAM, Kamrin K.	08/01/2023
NITTA, Keniann K.	08/01/2023
TOLEDO, Margaret P.	08/24/2023

HAWAII ISLANDWIDE PASTORAL LEASE LIST

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AIONA, Owen L.	08/03/2023
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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

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KAM, Kamrin K.	08/01/2023
NITTA, Keniann K.	08/01/2023
AIONA, Owen L.	08/03/2023
GOINS, Everett H.K., III	11/20/2023

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

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GOINS, Everett H.K., III



11/20/2023

Previous Cumulative Total for Current FY	285
Current Month's Total	18
<b>Fiscal Year Total: July 2023-June 2024</b>	<b>303</b>

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Chairman and Members, Hawaiian Homes Commission  
THROUGH: Juan Garcia, HSD Administrator   
FROM: Nicole F. Bell, Application Branch Supervisor   
Homestead Services Division  
SUBJECT: **Commission Designation of Successors to Application Rights - Public Notice November 2022**

RECOMMENDED MOTION/ACTION

1. To designate the following individuals as successors to the application rights of deceased applicants who did not name a qualified successor.

2. To approve the certification of applications to successorship rights of qualified successors. The Department has verified the native Hawaiian blood quantum requirement of each prospective successor according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

The following qualified applicants passed away on or after October 26, 1998, without naming qualified successors. Pursuant to 10-3-8(c) of the *Hawaii Administrative Rules*, a public notice listing the names of deceased applicants and calling for possible successors to their application rights was published in the Honolulu Star-Advertiser, The Maui News, Hawaii Tribune Herald, West Hawaii Today, and The Garden Island on the last two consecutive Sundays of November for the year the Department received notification. Requests to succeed to the decedents' application rights were submitted within the required 180 days following the last date of publication. Prospective successors were the sole respondents and are deemed by the Department to have met the requirements of successorship according to section 10-3-8(b) of the *Hawaii Administrative Rules*. HSD recommends approval of the following designees:

1a. Deceased Applicant: Samuel H. Au Hoon  
 Date of death: April 20, 2019  
 Successor to app rights: James S.K. Awana  
 Relationship to decedent: Child  
 Island: Maui  
 Type: Islandwide Agricultural  
 Date of Application: May 9, 1996  
 Date of Public Notice: November 2022

1b. Island: Maui  
 Type: Islandwide Residential  
 Date of Application: May 9, 1996


Previous Cumulative Total for Current FY	45
Current Month's Total	2
<b>Fiscal Year Total: July 2023-June 2024</b>	<b>47</b>


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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

Five (5) assignments of lease.

1. Lessee Name: Kailani R. Naauao  
Res. Lease No. 2968, Lot No. 15  
Lease Date: 9/23/1955  
Area: Kewalo, Oahu  
Property Sold & Amount: No, N/A  
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: Kailani R. Naauao & Kanoe K. Naauao-Kipapa  
Relationship: Lessee & Daughter  
Loan Assumption: No  
Applicant: No

Reason for Transfer: "Adding relative to lease."



2. Lessee Name: Maria N. K. Paolo  
Res. Lease No. 881, Lot No. 372  
Lease Date: 3/16/1945  
Area: Nanakuli, Oahu  
Property Sold & Amount: No, N/A  
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Ikinesiasi-Foukimoana H. K. Pulotu  
Relationship: Son  
Loan Assumption: No  
Applicant: No

Reason for Transfer: "Giving lease to relative."

3. Lessee Name: Lurline K. Pelekai  
Res. Lease No. 3591, Lot No. 13  
Lease Date: 9/24/1965  
Area: Nanakuli, Oahu  
Property Sold & Amount: No, N/A  
Improvements: 3 bedroom, 3 bath dwelling

Transferee Name: Lurline K. Pelekai & Henry W. Pelekai  
Relationship: Lessee & Husband  
Loan Assumption: No  
Applicant: Yes, Oahu IW Res., 1/31/2007 (Henry)

Reason for Transfer: "Adding relative to lease."

4. Lessee Name: Sunny K. Rosario  
Res. Lease No. 12691, Lot No. 383-B-5  
Lease Date: 4/18/2011  
Area: Kaupuni, Oahu  
Property Sold & Amount: Yes, \$479,000.00  
Improvements: 4 bedroom, 2-1/2 bath dwelling

Transferee Name: Terry Ann K. Kaainoa  
Relationship: None  
Loan Assumption: No  
Applicant: Yes, Oahu IW Res., 12/28/2022

Reason for Transfer: "Moving off island." Special  
Conditions: Transferee to obtain funds to pay purchase  
price. See simultaneous transfer below.

5. Lessee Name: Terry Ann K. Kaainoa  
Res. Lease No. 12691, Lot No. 383-B-5  
Lease Date: 4/18/2011  
Area: Kaupuni, Oahu  
Property Sold & Amount: Yes, \$479,000.00  
Improvements: 4 bedroom, 2-1/2 bath dwelling

Transferee Name: James Ian K. Ilae  
Relationship: Son  
Loan Assumption: No  
Applicant: No

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

Assignments for the Month of February `24	5
Previous FY '23 - '24 balance	<u>48</u>
FY '23 - '24 total to date	53
Assignments for FY '22 - '23	179


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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

Six (6) amendments of lease.

1. Lessee: Debra L. Flores  
Res. Lease No.: 11082  
Lot No., Area, Island: UNDV081, Anahola, Kauai  
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.  
(UI Conversion)
  
2. Lessee: Nadin M. N. Gomes  
Res. Lease No.: 3169  
Lot No., Area, Island: 92-A, Nanakuli, Oahu  
Amendment: To amend the lease to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.  
(Successorship)

3. Lessee: Kailani R. Naauao  
 Res. Lease No.: 2968  
 Lot No., Area, Island: 15, Kewalo, Oahu  
 Amendment: To amend the lease to extend the lease term to an aggregate term of 199 years. (Transfer)
4. Lessee: Lurline K. Pelekai  
 Res. Lease No.: 3591  
 Lot No., Area, Island: 13, Nanakuli, Oahu  
 Amendment: To amend the lease to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years. (Transfer)
5. Lessee: Anna K. Richardson  
 Res. Lease No.: 11257  
 Lot No., Area, Island: UNDV059, Waimanalo, Oahu  
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval. (UI Conversion)
6. Lessee: Timothy U. Tirrell & Charles F. Tirrell, III  
 Res. Lease No.: 1253-A  
 Lot No., Area, Island: 213-A, Keaukaha, Hawaii  
 Amendment: To amend the lease title and lessor's name, to update the property description, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years. (Amendment to Lease)


Amendments for the Month of February '24	6
Previous FY '23 - '24 balance	<u>34</u>
FY '23 - '24 total to date	40
Amendments for FY '22 - '23	88


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

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 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

Twenty-six (26) non-exclusive licenses.

1. Lessee: William T. Aiona, Jr.  
Agr. Lease No.: 6228  
Lot No., Area, Island: 81-A, Panaewa, Hawaii  
Permittee: Sunrun Installation Services, Inc.
  
2. Lessee: April K. Atisanoe  
Res. Lease No.: 9879  
Lot No., Area, Island: 13871, Maluohai, Oahu  
Permittee: Sunrun Installation Services, Inc.

3. Lessee: Kathleen M. Ching  
Res. Lease No.: 2483  
Lot No., Area, Island: 78, Waimanalo, Oahu  
Permittee: Sunrun Installation Services, Inc.
  
4. Lessee: Rodney K. Damas  
Res. Lease No.: 3850  
Lot No., Area, Island: 341, Nanakuli, Oahu  
Permittee: Sunnova Energy Corp.
  
5. Lessee: Helen H. Dana  
Res. Lease No.: 11626  
Lot No., Area, Island: 18524, Kanehili, Oahu  
Permittee: Sunnova Energy Corp.
  
6. Lessee: Nellie K. Fejeran  
Res. Lease No.: 5382  
Lot No., Area, Island: 26, Waiakea, Hawaii  
Permittee: Sunrun Installation Services, Inc.
  
7. Lessee: Gloria K. A. O. H. Fernandez  
Res. Lease No.: 4599  
Lot No., Area, Island: 35, Waianae, Oahu  
Permittee: Sunrun Installation Services, Inc.
  
8. Lessee: Donna Marie A. Gerard  
Res. Lease No.: 12229  
Lot No., Area, Island: 32, Waiehu 4, Maui  
Permittee: Sunrun Installation Services, Inc.
  
9. Lessee: Aaron T. Hew Len  
Res. Lease No.: 12908  
Lot No., Area, Island: 18542, Kanehili, Oahu  
Permittee: Sunnova Energy Corp.
  
10. Lessee: Kawika E. Hong  
Res. Lease No.: 8833  
Lot No., Area, Island: 7, Waiehu, Maui  
Permittee: Sunrun Installation Services, Inc.



11. Lessee: Cresencia Iese  
 Res. Lease No.: 12779  
 Lot No., Area, Island: 13790, Maluohai, Oahu  
 Permittee: Sunrun Installation Services, Inc.
12. Lessee: Norrie L. K. Judd  
 Res. Lease No.: 11187  
 Lot No., Area, Island: 31, Waiakea, Hawaii  
 Permittee: Sunrun Installation Services, Inc.
13. Lessee: Kamaka P. K. A. Kaaihue-Kekoa  
 Res. Lease No.: 2176  
 Lot No., Area, Island: 36, Kewalo, Oahu  
 Permittee: Sunrun Installation Services, Inc.
14. Lessee: Faith K. Kahakelii  
 Res. Lease No.: 8933  
 Lot No., Area, Island: 62, Waianae, Oahu  
 Permittee: Sunrun Installation Services, Inc.
15. Lessee: Jason K. Kaleiohi  
 Res. Lease No.: 12679  
 Lot No., Area, Island: 58, Anahola, Kauai  
 Permittee: Sunrun Installation Services, Inc.
16. Lessee: Samson I. Kela, Jr.  
 Res. Lease No.: 4067  
 Lot No., Area, Island: 101, Waiakea, Hawaii  
 Permittee: Sunnova Energy Corp.
17. Lessee: Lori-Ann L. S. Laurenson  
 Res. Lease No.: 12853  
 Lot No., Area, Island: 141, Kauluokahai, Oahu  
 Permittee: Sunnova Energy Corp.
18. Lessee: Leona SA McDermott  
 Res. Lease No.: 10161  
 Lot No., Area, Island: 2, Anahola, Kauai  
 Permittee: Sunrun Installation Services, Inc.

19. Lessee: Leland C. Medeiros, Jr.  
Res. Lease No.: 6549  
Lot No., Area, Island: 170-B, Nanakuli, Oahu  
Permittee: Sunrun Installation Services, Inc.
20. Lessee: Myra K. Miura  
Res. Lease No.: 8266  
Lot No., Area, Island: 23, Nanakuli, Oahu  
Permittee: Sunrun Installation Services, Inc.
21. Lessee: Kailani R. Naauao & Kanoe K.  
Naauao-Kipapa  
Res. Lease No.: 2968  
Lot No., Area, Island: 15, Kewalo, Oahu  
Permittee: SunPower Capital, LLC
22. Lessee: Luana D. Paahana  
Res. Lease No.: 11916  
Lot No., Area, Island: 17247, Kaupea, Oahu  
Permittee: Sunrun Installation Services, Inc.
23. Lessee: Shangri-La K. Santiago  
Res. Lease No.: 3937  
Lot No., Area, Island: 58, Waimanalo, Oahu  
Permittee: Sunrun Installation Services, Inc.
24. Lessee: Jamie K. W. Simao  
Res. Lease No.: 11275  
Lot No., Area, Island: 40, Kumuhau, Oahu  
Permittee: Sunnova Energy Corp.
25. Lessee: Kimberly K. Thomas  
Res. Lease No.: 9909  
Lot No., Area, Island: 31, Anahola, Kauai  
Permittee: Sunrun Installation Services, Inc.

26. Lessee: Robin L. Tupa  
Res. Lease No.: 9689  
Lot No., Area, Island: 12-B, Nanakuli, Oahu  
Permittee: Sunrun Installation Services, Inc.


Non-Exclusive License for the Month of February'24	26
Previous FY '23 - '24 balance	<u>147</u>
FY '23 - '24 total to date	173
Non-Exclusive License for FY '22 - '23	102


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator   
Homestead Services Division

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

SUBJECT: Request for Extension of Deadline to Sign  
Successorship Documents - AUDREY C. L. M. T. LIMA,  
Residential Lease No. 11418, Lot No. 17142, Kaupea,  
Oahu

RECOMMENDED MOTION/ACTION

To approve the **extension** of the Deadline for Marcie M. Lima ("Marcie") to sign that: (i) Transfer Through Successorship of Lease; (ii) Lease Addendum; and such necessary and appropriate instruments; on or before **February 29, 2024**.

DISCUSSION

The Commission approved Marcie as successor to Residential Lease No. 11418, Lot No. 17142, Kaupea, Oahu (Lease), for the remaining term of the Lease. See Exhibit A.

Marcie failed to sign the aforementioned documents on or before the Deadline of August 31, 2023. The Department is requesting an extension of the Deadline to February 29, 2024.

Marcie signed the aforementioned documents on January 31, 2024.


The Department requests approval of its recommendation.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 26, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator   
Homestead Services Division

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

SUBJECT: **Commission Designation of Successor -  
AUDREY C. L. M. T. LIMA  
Residential Lease No. 11418, Lot No. 17142,  
Kaupea, Oahu**

RECOMMENDED MOTION/ACTION

1. To approve the designation of Marcie Moana Lima (Marcie) as successor to Residential Lease No. 11418, Lot No. 17142, situated in Kaupea, Oahu (Lease), for the remaining term of the Lease;
2. To approve and accept that Marcie is no less than the required 25% Hawaiian ancestry and therefore is a qualified successor pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920;
3. To stipulate that Marcie's successorship rights and interest in the Lease do not vest until Marcie has signed that: (i) Transfer Through Successorship of Lease and such necessary and appropriate instruments; and that if Marcie does not sign all such documents on or before **August 31, 2023** (the Deadline) that the Commission's selection of Marcie as successor is automatically revoked;
4. To authorize the Department to extend the Deadline up to 60 days for good cause; and
5. To declare that if Marcie's selection as successor is revoked; then under Section 209(a) of the Hawaiian Homes Commission Act, 1920, as amended, "...the land subject to the lease shall resume its status as unleased Hawaiian home lands and

the department is authorized to lease the land to a native Hawaiian as provided [by the] Act;"

DISCUSSION

Audrey C. L. M. T. Lima (Decedent) received the Lease by way of Transfer Through Successorship dated July 19, 2013.

The Decedent passed away on November 5, 2020, without naming a qualified successor. The Department received the Decedent's death certificate on August 25, 2021.

Pursuant to Administrative Rule 10-3-63, the Department published legal notices in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, The Maui News, and The Garden Island newspapers on December 6, 13, 20, and 27, 2021, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claims to the Lease.

On April 4, 2022, the Department received a successorship claim from the Decedent's daughter, Marcie, who has been determined to be of at least 25% Hawaiian ancestry and is therefore eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), when a lessee fails to designate a successor, the commission is authorized to terminate this lease or to continue the lease by designating a successor. Section 209 states in part that the department 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.

Improvements to the homestead lot consist of a 3-bedroom and 2-bath, single-family dwelling which was constructed in 2006.

There is an outstanding mortgage with Veterans Affairs in the amount of \$205,336. The Association dues with Villages of Kapolei has an outstanding balance of \$4,146. The lease rent account reports a credit balance of \$82. The real property taxes are paid current. Marcie is aware of the outstanding balance and has agreed to accept the obligation should she be designated as successor.


The Department requests approval of its recommendation.


State of Hawaii

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20, 2024

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 

FROM: Mark K. Yim, HHL Administrative Assistant 

SUBJECT: **Request to Surrender Lease - CHARLES M. KAAIAI,  
Agricultural Lease No. 6625, Lot No. 69, Waiahole  
Subdivision, Oahu District, Hawaii**

RECOMMENDED MOTION/ACTION

1. Approve the surrender of Department of Hawaiian Home Lands (DHHL) Agricultural Lease No. 6625, Lot No. 69, situate at Waiahole Subdivision, Oahu District, further identified as Tax Map Key: 1-4-8-011:026.

2. To accept the value of improvements on the property as having no value, as no permitted structures exist.

DISCUSSION

On November 1, 1986, Agricultural Lot Lease No. 6625, was awarded to Charles M. Kaaiai (Lessee) with an original commencement date of November 1, 1986. The commencement date was later amended to April 28, 2001, due to a relocation of the Lessee from Paheehee Ridge, Waianae to Waiahole by the Department. The Lessee received Lot No. 69, identified as Tax Map Key 1-4-8-011:026, Waiahole Subdivision, Oahu District.

On February 11, 2015, the Department mailed a notice to the Lessee of a problematic Albizia tree situation involving some of his trees encroaching into neighboring properties. This was brought to the DHHL's attention by the adjacent neighbor. He was informed that trimming these trees back was important, because if branches or limbs fell and caused damage to the neighbor's house or property, he would be responsible.

On June 14, 2021, and August 24, 2021, first and second notices were sent to the Lessee stating that although he claimed to have trimmed the trees a few years back, they were still posing a threat, and he was now in violation of his lease. He was given 15 days to address this issue. DHHL continued to receive a constant flow of complaints from the adjacent neighbor. There was no action by the Lessee.

On September 23, 2023, Enforcement Division staff went to the subject property to meet with the Lessee's neighbor. They were able to confirm that the Lessee's trees were encroaching on the neighbor's property and were interfering with overhead utility lines.

On October 10, 2023, the Lessee was notified via certified mail that he was again in violation of his lease and that the Department would be proceeding the Hawaiian Homes Commission for approval to schedule a contested case hearing.

On October 13, 2023, Enforcement Division staff went to the Lessee's residence in Kailua and met with the Lessee and hand-delivered the October 10, 2023, Lease Violation Notice.

On October 30, 2023, The Department received a Request to Surrender Lease at its Kapolei Office, signed by the Lessee dated October 17, 2023, stating that he wished to surrender subject Lease. He stated that he could no longer afford to spend any more money on the property and comply with the terms of his lease.

On November 8, 2023, however, the Lessee emailed the department requesting that we put his surrender request on hold while he discussed a possible transfer to another qualified beneficiary.

On November 13, 2023, the Department sent a "Final Decision Request" to the Lessee giving him until November 27, 2023, to request a lease transfer, or the Department would be proceeding with his original surrender request and seek approval to schedule a contested case hearing. The deadline passed without a request for lease transfer from the Lessee.

On December 1, 2023, the Lessee was informed via email that since the deadline had passed, the Department would now be proceeding to process his surrender request and seek approval to schedule a contested case hearing. He replied via email that same day and acknowledged that he understood.

On January 24, 2024, DHHL received the formal "NOTICE OF SURRENDER OF LEASE" signed by the lessee that was forwarded to the Office of the Chairman for review and approval.

On January 26, 2024, this notice was approved and signed by the Office of the Chairman. See EXHIBIT A.

The County Property Taxes, and Lease Rent are both paid current to date.

JOSH GREEN, M.D.  
GOVERNOR  
STATE OF HAWAII  
*Ka Kia'ūina o ka Moku'āina 'o  
Hawai'i*

SYLVIA J. LUKE  
LT. GOVERNOR  
STATE OF HAWAII  
*Ka Hope Kia'ūina o ka Moku'āina  
'o Hawai'i*



KALI WATSON  
CHAIRMAN, HHC  
*Ka Luna Ho'okele*

KATIE L. DUCATT  
DEPUTY TO THE CHAIRMAN  
*Ka Hope Luna Ho'okele*

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
*Ka 'Oihana 'Āina Ho'opulapula Hawai'i*  
P. O. BOX 1879  
HONOLULU, HAWAII 96805

**NOTICE OF SURRENDER OF LEASE**

I, Charles M. Kaai ai, hereby freely and voluntarily submit my notice of surrender of my interest in and to Department of Hawaiian Home Lands Agricultural Lot Lease No. 6625, demising Lot No. 69, situated at Waiahole, on the island of Oahu, Hawaii ("Lease") for the following reason(s)(must be completed):

I am 73 and can no longer afford the care and maintenance of this award

I understand that the surrender of my interest in and to the Lease is not effective until:

1. The surrender is accepted by the Chairman of the Hawaiian Homes Commission ("Commission");
2. The surrender is ratified by the Hawaiian Homes Commission; and
3. A Surrender of Lease Interest document is executed by the Department of Hawaiian Home Lands ("Department") and me.

Until the Surrender of Lease Interest document is executed, I remain responsible and liable for the following:

1. The premises demised under the Lease;
2. Payment of real property taxes on the premises demised under the Lease;
3. Payment of all taxes, assessments and charges of any kind arising out of the improvements on the premises demised under the Lease;
4. Maintaining homeowners' and hurricane insurance policies on any and all structures located on the premises demised under the Lease.

I further understand that, once the Commission ratifies my surrender of my interest in and to the Lease, the Department will appraise the value of all the improvements and growing crops or improvements and aqua-cultural stock, as the case may be, and will pay me the value thereof,

ITEM NO. D-12  
EXHIBIT A

Notice of Surrender  
Lessee Name: Charles M. Kaaiai  
Lease No. 6625, Lot No. 69  
Page 2

less any indebtedness to the Department, or for outstanding taxes, or for any other indebtedness the payment of which has been assured by the Department, owed by me. The net proceeds to the Lease, if any, will be paid to me after approval by the Commission.

I further understand that, if I desire to rescind this Notice of Surrender, any such rescission will be permitted at the sole discretion of the Commission. If the Commission allows me to rescind this Notice of Surrender, I shall be responsible to repay the Department, upon demand, all costs incurred with the processing of my surrender, including, but not limited to, the full cost of the appraisal of the improvements as set forth above.



\_\_\_\_\_  
Lessee  
Lease No. 6625, Lot No. 69  
Date: Jan 22, 2024

Surrender Accepted / Rejected

wt  
\_\_\_\_\_  
for Kali Watson  
Chairman, Hawaiian Homes Commission

Date: 1/26/2024

Ratified by the Hawaiian Homes Commission  
on \_\_\_\_\_



**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**E – ITEMS**

**LAND DEVELOPMENT DIVISION**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission  
From: Stewart T. Matsunaga, Land Development Division Administrator  
Subject: For Information Only – Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact (AFONSI) Determination for the Wailuku Single Family Residential Subdivision Project Waikapū & Wailuku, District of Wailuku, Maui Island, Hawai‘i TMK Nos. (2)3-5-002:003(por.)

RECOMMENDED ACTION

None; for information only

DISCUSSION

Purpose

The purpose of this informational briefing is to update the Hawaiian Homes Commission (HHC) on the status of the Wailuku Single Family Residential Subdivision project; to present summary highlights of the Draft Environmental Assessment (EA); and to provide an opportunity for Commissioners to provide comments on the Draft EA prior to publication in the Environmental Review Program’s (ERP) *The Environmental Notice (TEN)*.

The Draft EA is provided as **Exhibit A**.

Background

In June 2023, the Department of Hawaiian Home Lands (DHHL) executed a development agreement to acquire and develop approximately 77-acre portion of land at the border of Wailuku and Waikapū, Maui identified as a portion of Tax Map Key (TMK) (2) 3-5-002:003 (por.). The property is located west of Honoapi‘ilani Highway amidst developed single-family residential neighborhoods. The project site (Site) was identified as an area to develop a residential homestead neighborhood for DHHL’s Maui island beneficiaries.

The purpose of the Wailuku Single Family Residential Subdivision project (Project) is to award residential lots to DHHL beneficiaries on the Maui Island Residential Homestead Waitlist. Beneficiary demand for homesteading opportunities is very high. The current waitlist stands at approximately 3,931 beneficiaries awaiting a residential homestead lease on Maui.

Based on a 2003 beneficiary survey conducted as part of the Maui Island Plan formulation process, and a 2014 “Central Maui” beneficiary study conducted for DHHL, Central Maui was identified as the preferred residential homestead area. More than two-thirds (68%) of residential applicants identified a turn-key house as their first choice in property type preference and nine percent (9%) of applicants identified a vacant improved lot, which were the two (2) highest housing preferences. Eighty-four percent (84%) of applicants desired three (3) or more bedrooms. The proposed Project responds to this demand.

### Project Description

The Project will be comprised of up to 204 residential lots (173 turn-key single-family homes and 31 vacant improved single-family lots). Each of the 204 lots will be approximately 7,500 square feet in area. The turn-key homes component of the Project will feature five (5) different model types, that will provide 2 to 5 bedrooms and 1 to 3 baths and will range in living area from approximately 764 square feet (sq. ft.) to 1,676 sq. ft., while the vacant lots will be lessee-built or allows lessees to partner with a non-profit such as Habitat for Humanity. DHHL beneficiaries will be able to purchase the turn-key homes outright or via a potential rent-with-option-to-purchase option.

Related improvements to be developed with the Project include internal roadways, curb, and sidewalks, a drainage detention basin, grading, potable water, fire protection, sewer, drainage, electrical power, and telecommunication utility connections, walls, fences, landscaping improvements, as well as roadway frontage improvements along Kuikahi Drive. In addition, a 3.1-acre linear park with an option for a community farm will be established for resident and community use along the southern portion of the Site.

The proposed subdivision will be accessed via two (2) entrances from Kuikahi Drive. The existing Kuikahi Drive/Kehalani Mauka Parkway “T” intersection will be converted into a 4-way intersection to serve as the western access point. One (1) full movement “T” intersection will be installed as the eastern access point located approximately 700 feet to the west from the Honoapi‘ilani Highway/Kuikahi Drive intersection.

The enclosed illustration (**Exhibit B**) depicts the preliminary conceptual site plan for the proposed subdivision. A more detailed description of the Project and its potential impact to the surrounding environment and proposed mitigation measures can be found in the Draft EA.

The following sections discuss infrastructure requirements for the Project:

- Water

The Site is located within the Maui County Department of Water Supply's (DWS) Central Maui water system. Water for the Project will be supplied from the DWS' existing distribution system in Waikapū and Wailuku. Average daily water consumption by the maximum 204 single-family residential lots that will comprise the proposed subdivision is projected to be approximately 129,200 gallons per day (gpd).

No water source improvements are proposed with the Project. An 8-inch water main is proposed to be extended into the subdivision from the DWS' existing 12-inch distribution mains along Old Waikapū Road and Kuikahi Drive. A network of 8-inch distribution mains will be installed within the subdivision and outfitted with service laterals and fire hydrants for water service and fire protection to serve each of the individual houselots in accordance with DWS standards. The storage capacity needed for the Project pursuant to DWS standards is 204,000 gallons.

- Wastewater

The Wailuku and Waikapū area is served by the County of Maui's sewer system, which collects wastewater and conveys it to the Kahului Wastewater Reclamation Facility (KWWRF) for treatment and disposal. The subdivision is expected to generate 71,400 gallons of wastewater per day.

A branching network of new gravity sewer pipes will be installed within the internal streets of the Project to collect wastewater from the house lots and convey it toward the low end of the subdivision near the northeast corner along Honoapi'ilani Highway. Two alternatives for connecting the subdivision to the County sewer system are being considered. Alternative 1 involves installing a new sewer main along Kuikahi Drive to connect to the existing sewer main along Waiale Road. Alternative 2 involves making a connection to the planned sewer main that will run eastward under the Honoapi'ilani Highway and across TMK (2)3-5-001:064 to a connection point at Waiale Road.

- Drainage

The Site currently does not have any stormwater infrastructure. Most of the surface runoff generated at the Site flows toward a natural drainageway passing through the Site which eventually conveys it to the Waiale Irrigation Reservoir. A smaller amount of the surface runoff from the Site flows toward the Kuikahi

Drive/Honoapi‘ilani Highway intersection where it enters the existing underground storm drainage system and is then conveyed southward to the Kehalani Project District’s Stormwater Retention Basin in Waikapū.

During construction, the contractor will install Best Management Practices (BMPs) such as silt fence around active work areas. Inlet protection devices near drainage outlets will also be installed to handle the treatment of runoff and mitigate potential construction related pollutants from entering drainage infrastructure and surface waters. The Project will obtain a National Pollutant Discharge Elimination System (NPDES) Permit from the State DOH, CWB. Surface runoff generated by the roads and homes within the subdivision will be directed to a new system of underground drain inlets/lines within the Site’s internal streets before either 1) draining downstream into the Waikapū Retention Basin, or 2) entering the Project stormwater detention basin located at the northeast corner of the Site and eventually discharging into the Waiale Reservoir. The Project detention basin will fully mitigate the anticipated increase in peak flows from the Site and will reduce potential water pollution through sediment removal.

- Traffic

A Traffic Impact Analysis Report (TIAR) was prepared for the proposed Project in November 2023 to evaluate potential traffic impacts resulting from the proposed Project. The TIAR included a Level of Service (LOS) analysis for various intersections surrounding the Project area to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions (LOS A) to congested conditions (LOS F).

The TIAR utilized year 2028 as the anticipated build-out completion base year for the Project. Projections for this year were based upon traffic counts, the Maui Regional Travel Demand Model growth for forecast year 2028, and projected traffic attributed to planned nearby developments. The TIAR also took into account planned roadway Projects anticipated to be completed by the build-out year.

The proposed Project will have two (2) access points along Kuikahi Drive. The “T” intersection at Kuikahi Drive/Kehalani Mauka Parkway will be converted to a full-movement four-way intersection to serve as the western access point. The eastern access point will be a full-movement “T” intersection located approximately 700 ft west of Honoapi‘ilani Highway. The TIAR noted that upon completion of the Project, all study intersections are forecasted to operate at LOS similar to base year 2028 conditions. A new traffic signal on Kuikahi Drive is not warranted by the Project.

- Electric, Telephone, Cable

There is existing overhead electrical by Hawaiian Electric near the Site. Telephone, and cable transmission lines are provided by Hawaiian Telcom, Sandwich Island Communications (SIC), and Spectrum Cable, respectively.

Hawaiian Electric, Hawaiian Telcom, SIC and Spectrum Cable will be able to provide electrical, telephone, and cable television services, respectively, for the proposed Project from the existing facilities along Honoapi‘ilani Highway and Kuikahi Drive. Within the Project, overhead or underground utility lines will provide electrical, telephone, and cable television services.

Coordination with Hawaiian Electric, Hawaiian Telcom, SIC and Spectrum Cable will continue to ensure that systems planning, and design can be programmed consistent with the Project development schedule.

### DHHL Planning System Consistency

The DHHL Maui Island Plan (MIP) was adopted in 2004 and serves as a comprehensive resource for planning and managing the Maui Island lands and establishes land use designations to encourage orderly social, physical, and economic development. Because the lands on which the proposed Project will be developed are part of DHHL’s land acquisition for Act 279, they are not yet designated by the MIP for a specific use. Acquiring these lands is consistent with a residential goal of the DHHL MIP to secure additional lands in Central Maui to meet the beneficiary demand for residential homesteads.

The proposed Project meets the following goals and objectives of the DHHL General Plan:

#### LAND USE PLANNING

##### Goals

- Utilize Hawaiian Home Land for uses most appropriate to meet the needs and desires of the beneficiary population.
- Encourage a balanced pattern of 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.

##### Objectives

- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences, and job opportunities.
- Consider opportunities to acquire or exchange lands best suited for purposes of the Hawaiian Homes Commission Act.

## RESIDENTIAL USES

### Goals

- Substantially increase the number of residential homesteads awarded each year.
- Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.
- Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.

### Objectives

- Provide a variety of residential types to meet the needs of beneficiaries in terms of construction procedures (owner-builder, turnkey, self-help), types of housing units (single-family, multi-family, kupuna housing, rental etc.) and financing.
- Ensure the availability of housing with a range of types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and quality public and private facilities.

## Draft Environmental Assessment

The Project is proposed on lands being acquired by DHHL and it will involve the use of state funds, both of which trigger Chapter 343, Hawai‘i Revised Statutes (HRS) environmental review requirements. As such, a Draft EA is being prepared to assess the technical characteristics and potential environmental impacts of the proposed Project, as well as advance findings and mitigative measures relative to the Project.

## Anticipation of a Finding of No Significant Impact

Based upon the analysis completed in the Draft EA, staff anticipates a finding of no significant impact for the Wailuku Single Family Residential Subdivision. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in Hawai‘i Administrative Rules (HAR) 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

### **1. Irrevocably commit a natural, cultural, or historic resource.**



The proposed Project is not anticipated to involve any construction activity that may lead to the loss or destruction of any sensitive natural, cultural, or historic resource. The presence of the endemic 'ōpe'ape'a or Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) was detected in the Project area with the Biological Resources Study. Appropriate mitigation measures from the U.S. Fish and Wildlife will be implemented to avoid any significant adverse impacts to this species. No native bird species were found on the property and outdoor lighting will be shielded to direct the lights downward to avoid potential impacts to migrating sea birds which may fly over the Site. An Archaeological Inventory Survey (AIS) and Cultural Impact Assessment (CIA) were completed for the Site and no burial features or human remains were identified and no ongoing cultural practices were identified at the Site. Though the SHPD accepted AIS did not recommend any further archaeological work, the DHHL has elected to conduct archaeological monitoring during ground disturbance construction-related activities in response to the consultation within the CIA. With the implementation of the proposed mitigation measures, the Project is not anticipated to result in a significant adverse impact on existing cultural, natural, or historic resources.

**2. Curtail the range of beneficial uses of the environment.**

The proposed action is located on a vacant, underutilized property, adjacent to existing residential developments of a similar nature, with readily available infrastructure. The commitment of land and resources for the proposed action will not curtail the range of beneficial uses of the environment. The Site, although designated for agricultural use, has not been in agricultural production for some time. The proposed use of the property to provide residential housing for native Hawaiian beneficiaries and their families is compatible with surrounding residential uses. Careful consideration has been given to the site plan, lot layout, turn-key homes, and linear park during the planning process to complement the surrounding developed Wailuku and Waikapū residential communities. Development of the Project will utilize BMPs to minimize any construction-related impacts and a State NPDES permit will be obtained to ensure that construction activity does not adversely impact water quality.

**3. Conflict with the State's environmental policies or long-term environmental goals established by law.**

The proposed action does not conflict with the State's environmental policies and guidelines of Chapters 343 and 344, HRS. An environmental assessment is being carried out to ensure the proposed Project will not have significant adverse impacts on the environmental resources. While this Project may have temporary construction-related impacts, based on the analysis conducted in this EA, the impacts are not anticipated to be significant. Where mitigation measures are needed due to potential impacts, the Project

will implement those applicable measures to the extent possible to curtail potential 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 proposed action will have beneficial effects on the local economy and social welfare during the short and long term. Positive economic and social impacts are anticipated because of the Project including homesteading opportunities and permanent housing for DHHL beneficiaries and their families near government and commercial services, construction-related jobs, real property assessment revenues, resident spending, and contribution of water meter and County permit fees. In addition, the CIA addresses issues relating to the protection of native Hawaiian rights and cultural practices.

**5. Have a substantial adverse effect on public health.**

A Phase I Environmental Site Assessment conducted did not reveal any recognized environmental conditions. The Project will comply with relevant State and County regulations during construction, will implement BMPs to minimize and mitigate potential temporary air quality and noise impacts, and will secure a State NPDES Permit. Wastewater disposal will be accommodated by connecting to the County's sewer system. In addition, the Project is not anticipated to result in long-term air or noise impacts. As such, no significant adverse impact to public health or welfare is anticipated as a result of the proposed action.

**6. Involve adverse secondary impacts, such as population changes or effect on public facilities.**

The proposed Project will provide needed long-term, permanent housing in Central Maui for DHHL beneficiaries and their families. While some residents of this new community may come from off island, most are expected to relocate from other areas on Maui. As such, the Project is not anticipated to involve substantial secondary impacts due to population change. Secondary impacts on public facilities are not anticipated. The DHHL will provide the necessary onsite and offsite infrastructure to support the proposed Project. No substantial changes or effects on public facilities are expected with the Project implementation.

**7. Involve a substantial degradation of environmental quality.**

No substantial degradation of environmental quality resulting from the action is anticipated. BMPs and appropriate erosion control measures will be utilized during the construction period. Drainage system improvements will be constructed in accordance

with applicable regulatory design and water quality standards to ensure that surface runoff will not have a significant adverse effect on adjacent or downstream properties.

Any potential short-term impacts to air and noise quality during the construction phase of the Project will be mitigated through employing appropriate BMPs. In the long term, the Project will not adversely impact air quality and ambient noise.

**8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.**

The proposed action is limited to the development of the proposed residential Project and does not represent a commitment to a larger action. The Project will stand on its own and is not a trigger for any other development. The DHHL will provide the necessary infrastructure to serve the residential subdivision. Drainage, wastewater, water, and roadway improvements will be designed to meet applicable local, State, and Federal regulations. The engineering and traffic reports prepared for the proposed Project have assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. There are no anticipated cumulative substantial adverse impacts associated with the proposed action.

**9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.**

A Biological Resources Survey report was prepared to ensure that any sensitive terrestrial flora/fauna biological resources within the Site would be identified and provided adequate protection. The presence of the endemic 'ōpe'ape'a or Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) was detected in the Site area. Appropriate mitigation measures from the U.S. Fish and Wildlife will be implemented to avoid any significant adverse impacts to this species. No native bird species were found on the property and outdoor lighting will be shielded to direct the lights downward to avoid potential impacts to migrating sea birds which may fly over the Site. The Site is located adjacent to existing residential developments of a similar nature. With the implementation of proposed mitigation measures the Project is not anticipated to have a substantial adverse effect on rare, threatened, or endangered species, or their habitat.

**10. Have a substantial adverse effect on air or water quality or ambient noise levels.**

The Project will secure an NPDES permit from State DOH and implement BMPs during construction to minimize potential temporary short-term impacts on air and water quality and noise. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. Noise impacts will be mitigated by complying with DOH provisions for community noise control. A project stormwater detention basin will reduce potential water pollution

through sediment removal will comply with the County's water quality rules and regulations. Utilizing approved BMPs and mitigations measures, the proposed action is not anticipated to have a significant adverse impact on air and water quality or ambient noise levels.

**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, fresh water, or coastal waters.**

The Site is situated inland approximately 2.3-miles from the ocean and is not anticipated to have any adverse impact upon coastal waters or resources, beaches, estuaries, or other fresh water bodies.

According to the Federal Emergency Management Agency's Flood Insurance Rate Maps currently in effect, the Site falls within Zone X (unshaded), an area of minimal flooding. The Site is located outside of the tsunami inundation zone and the 3.2-foot projected sea level rise exposure area.

During construction, recommended BMPs will be implemented for erosion and sedimentation control to minimize potential impacts to water quality. Drainage improvements, including a Project drainage detention basin, will be designed to mitigate runoff in accordance with County drainage and stormwater quality rules and regulations.

**12. Have a substantial adverse effect on scenic vistas and view planes, day, or night, identified in county or state plans or studies.**

The proposed low-rise single-family residential development has been designed to integrate with its surrounding environment of existing residential subdivisions of a similar nature and scale within the area to not block established scenic vistas, view planes, or corridors during the day or night. The Project is located inland away from coastal and open space areas and will not substantially affect coastal scenic or open space resources. Careful consideration has been given to the site plan, lot layout, turn-key homes, and linear park during the planning process to complement the surrounding developed Wailuku and Waikapū residential communities.

**13. Require substantial energy consumption or emit substantial greenhouse gases.**

The proposed action will involve the short-term commitment of fuel and energy for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources or substantial emission of greenhouse gasses. In the long term, the Project will create an additional demand for electricity. However, this demand will not be substantially or excessively

more than the energy consumed by similar single family residential developments throughout the region. In addition, the Project will incorporate energy saving, sustainable features, such as energy efficient fixtures, appliances, and solar water heating systems in the homes, as feasible.

Based on the above analysis, the proposed Project is not expected to result in a significant adverse impact, and it is anticipated that the EA will qualify for a Finding of No Significant Impact (FONSI).

#### Next Steps for EA Completion

The following is a list of anticipated next steps and milestones in the completion of the EA:

- Draft EA to be published in the ERP The Environmental Notice bulletin
- 30-day public comment period on the Draft EA
- Revise Draft EA per public comments and complete Final EA
- Present Final EA to HHC; HHC issues FONSI declaration for the Project
- HHC FONSI determination for the Project and Final EA submitted to ERP for publication in the ERP The Environmental Notice bulletin

#### Next Steps for Overall Project Implementation

In addition to the completion of the Final EA and HHC determination of FONSI for the Project in accordance with Chapter 343, HAR and Title 11-200.1, HAR, the following actions will need to be implemented:

- Coordinate with various State and County agencies
- Continue to coordinate with the DHHL beneficiaries
- Implement funding allocated from HHC and DHHL to fund the project through Act 279
- Obtain subdivision approval and lot TMKs from the County of Maui
- Complete design and construction of the Project

Furthermore, a willingness by current and future decision-makers to follow through with various aspects of the Wailuku Single Family Residential Subdivision will be needed to ensure successful implementation.

### List of Exhibits

Exhibit A. Draft Environmental Assessment

Exhibit B. Preliminary Conceptual Site Plan

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**EXHIBIT A.**

**Draft Environmental Assessment**



**TO BE DISTRIBUTED AT THE FEBRUARY 20<sup>TH</sup> MEETING**

**EXHIBIT B.**

**Preliminary Conceptual Site Plan**





# HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

## **E-2**

# **East Kapolei Projects Update**

**Land Development Division  
For Information Only**

February 20, 2024





# EAST KAPOLEI







# KANEHILI

404 single-family houses  
DHHL Offices  
Community facilities  
Fire Station  
Commercial Parcels

*Kānehili*





# Other Projects in the Region







# Parcels within Kauluokahai Owned by Others







# Other DHHL Parcels

UNIVERSITY  
of HAWAII  
WEST O'AHU

**Ka'uluokaha'i**

**HO'OPILI**  
COMING TOGETHER

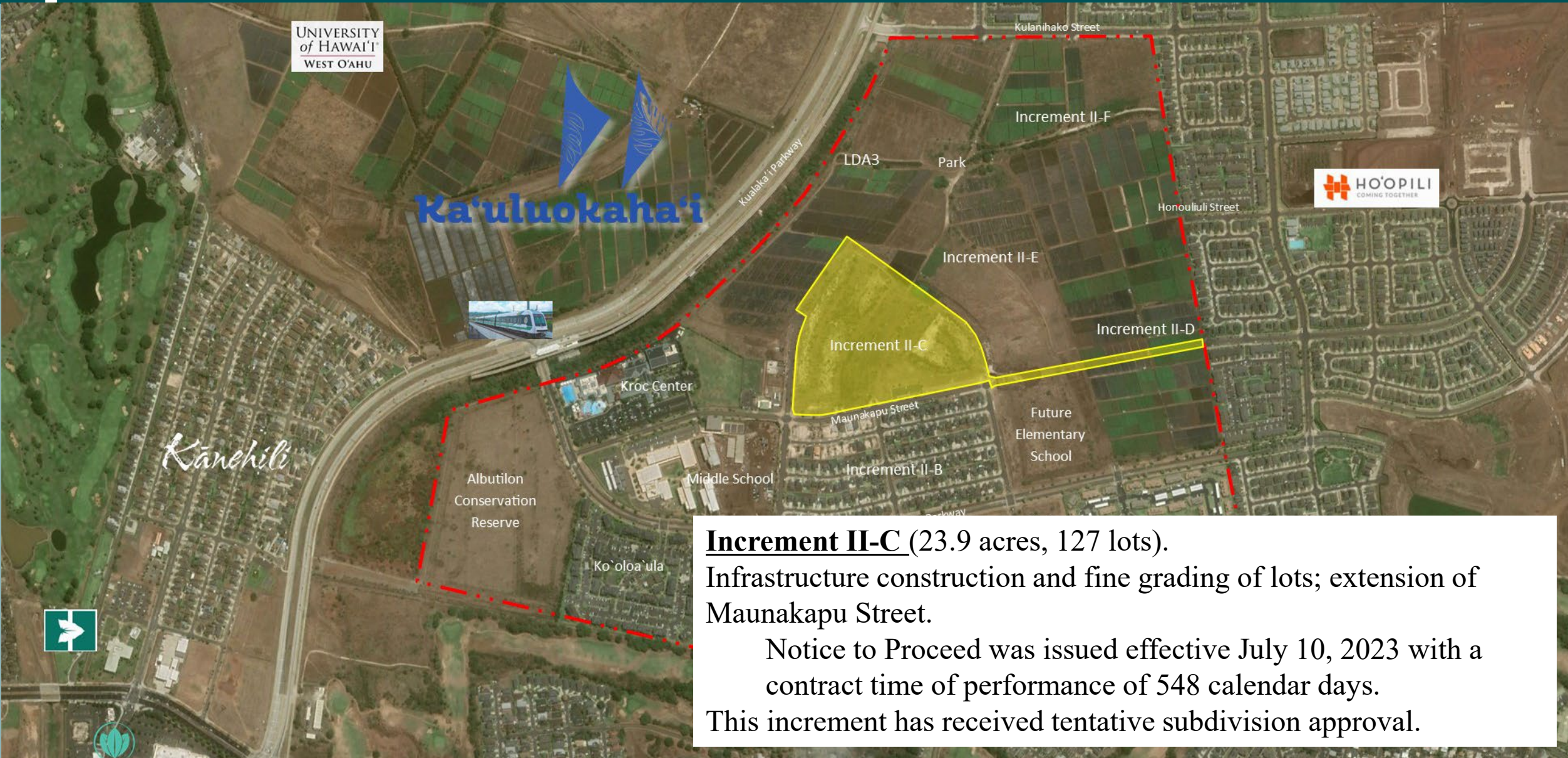
*Kānehili*







# Increment II-C



**Increment II-C** (23.9 acres, 127 lots).

Infrastructure construction and fine grading of lots; extension of Maunakapu Street.

Notice to Proceed was issued effective July 10, 2023 with a contract time of performance of 548 calendar days.

This increment has received tentative subdivision approval.





# Backbone Infrastructure

UNIVERSITY  
of HAWAII  
WEST O'AHU

**Ka'uluokaha'i**

**HO'OPILI**  
COMING TOGETHER

*Kānehili*

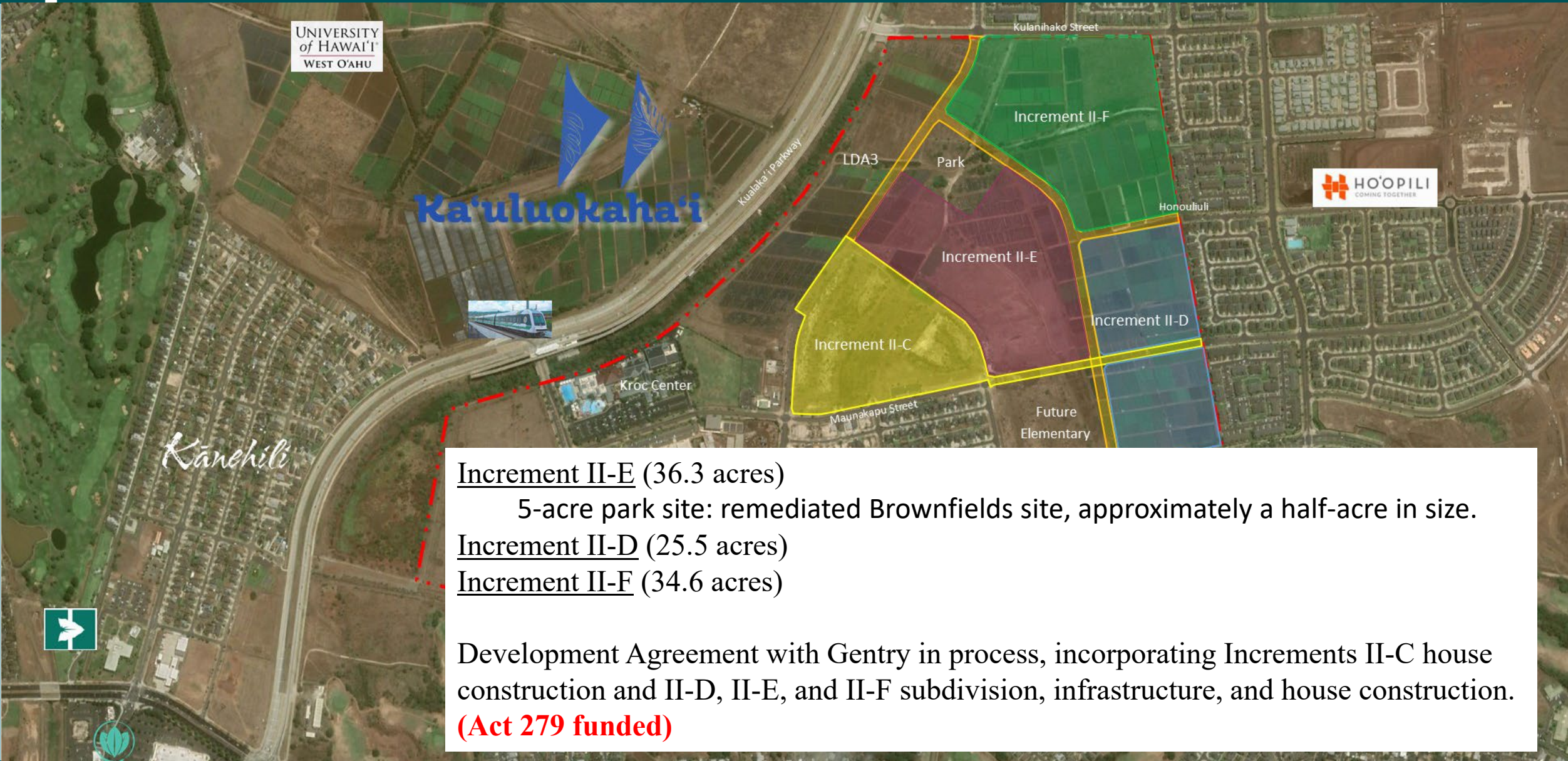
## **Backbone Infrastructure**

Planning, design, and construction of the backbone infrastructure and mass grading for Increments II-E, II-D, and II-F. Tentative Approval granted by DPP on April 21, 2023. Construction plans in progress.





# Increments II-E, II-D, and II-F







# KAULUOKAHAI FUTURE DEVELOPMENT



Google Earth





# Kaupea, Phase 2



Acquired from HHFDC December 2022  
Land Cost \$8,250,000 **(Act 279 funded)**

**Scope of Work:**

- Approximately 60 single-family lots
- Cluster mailboxes
- Traffic signal at Kapolei Parkway

**Development Agreement with Mark Development in process  
(Act 279 funded)**



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

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

**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**F – ITEMS**

**LAND MANAGEMENT DIVISION**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

TO: Chairman and Members of the Hawaiian Homes Commission  
THRU: Kali Watson, Chairman *KW*  
FROM: Peter "Kahana" Albinio, Jr., General Professional VI  
Land Management Division *KA*  
SUBJECT: Approval of Amendment to Right-of-Entry No. 687, Innergex Renewables USA  
LLC, Kalaeloa, Island of Oahu, TMK Nos. (1) 9-1-013:038 & :040

RECOMMENDED MOTION/ACTION

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

1. Approve to add three (3) additional one-year extensions to the right-of-entry (ROE) subject to the payment of \$75,000.00 in advance for each request for the one-year extension.
2. Approve to append the agreed upon form of lease. A term sheet on the appended form of lease is attached below.
3. Consent to the assignment of Right-of-Entry No. 687 from Innergex Renewables USA LLC to Barbers Point Solar, LLC, a wholly-owned affiliate, which is the special purpose company established for developing and holding assets for this project.

DISCUSSION

History

On December 21, 2018, the Department of Hawaiian Home Lands (DHHL) solicited developers for renewable energy projects in Kalaeloa, on the island of Oahu through a competitive process. Through a process of evaluation, scoring and ranking all applications, Innergex was selected as the developer.

At the July 9, 2019 special meeting, the Hawaiian Homes Commission authorized the issuance of a Right-of-Entry Permit (ROE) and conditional approval for a general lease to Innergex Renewables USA LLC.

ROE No. 687 was issued on August 1, 2019. The ROE is for due diligence activities on 107+ acres of lands in Kalaeloa (See Exhibit "A") to assess the potential of developing an estimated 20 MW solar project. The ROE is for a two-year term and the agreed permit fee was \$40,000 for

February 20-21, 2024

Year 1 and \$50,000 for Year 2 and for the three (3) one-year extension of the ROE the agreed payment is \$50,000 for each requested extension.

Permittee has been undertaking due diligence studies for the project since issuance of the ROE. The final extension was granted for the period August 1, 2023 through July 31, 2024.

#### Approval of Additional Extensions of the ROE

In a letter dated September 25, 2023 (See Exhibit “B”), Innergex has requested additional extensions of the ROE and proposed to pay the annual extension fee of \$75,000.00. This extension request is partly because the development of the project being delayed due to global effects of the COVID-19 pandemic impacting market conditions and supply chain issues that were not anticipated. The additional time under the ROE will provide Innergex time to continue with the necessary assessment and re-bid this Project into future Hawaiian Electric Requests for Proposal process and negotiate a Power Purchase Agreement.

#### Approval to Append the Form of Lease

The legal counsel of Innergex and our deputy Attorney General have come to an understanding of the final form of the General Lease. A term sheet of the agreed General Lease is attached hereto as Exhibit “C”. This action will give Innergex certainty on the terms and conditions of the lease in going forward with development of the solar project.

#### Consent to Assignment of the ROE to an Affiliate

Both Innergex Renewable USA LLC (“**IRU**”) and Barbers Point Solar LLC (“**Barbers Point**”) are directly owned subsidiaries of Innergex Renewable Development USA, LLC. Barbers Point, which is a special purpose company, was established for the purposes of developing and holding assets (land agreements, permits, interconnection agreements etc.) for this proposed solar project.

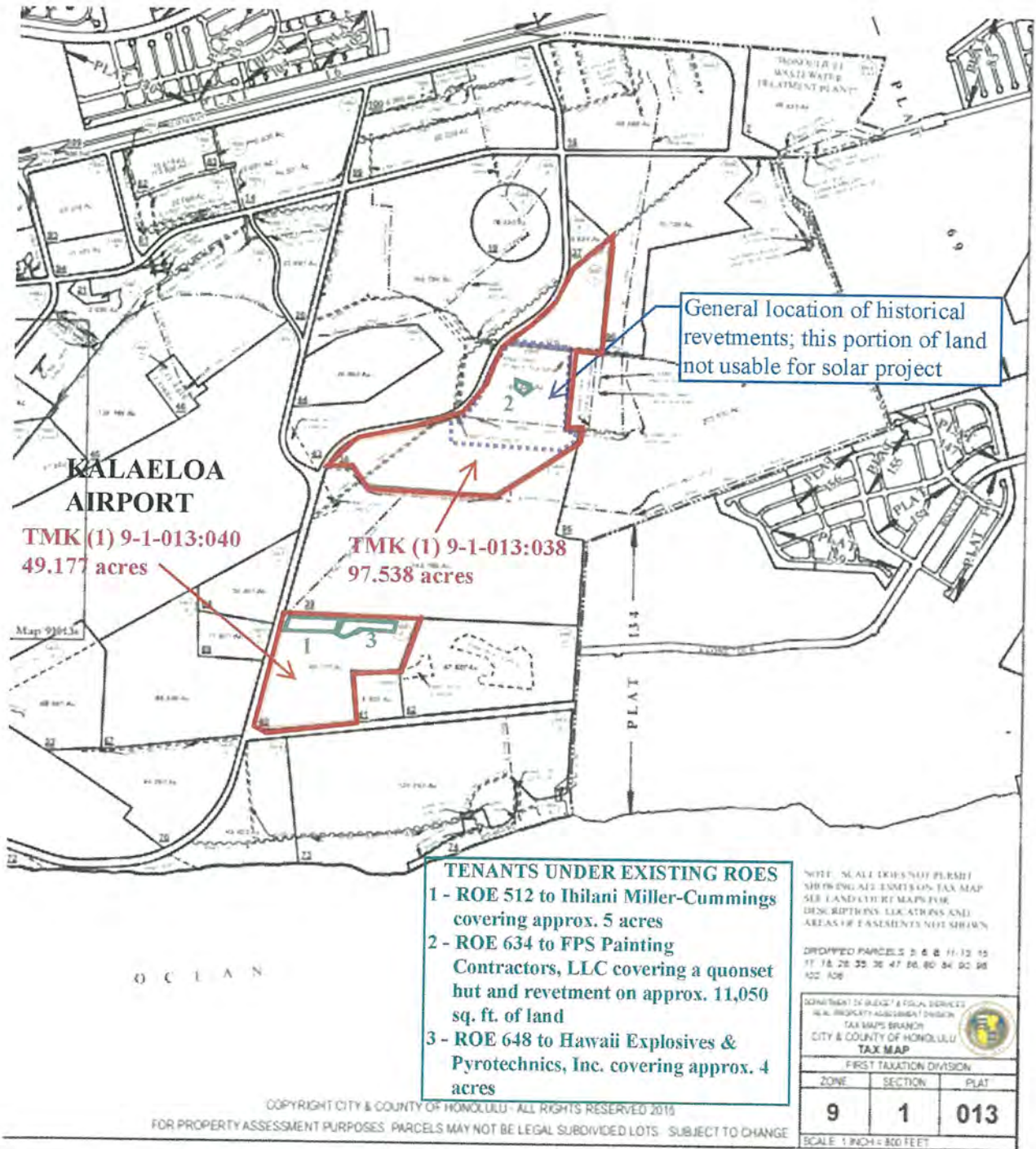
As the general development entity, **IRU** is no longer the appropriate legal entity to hold the ROE. The request is to assign the ROE to **Barbers Point** to hold all applicable permits and material contracts, including this ROE, related to this project.

#### RECOMMENDATION

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



**EXHIBIT "A"**  
(Property and Premises)



**DHHL KALAELOA PARCELS UNDER THE RIGHT-OF-ENTRY**

**END OF EXHIBIT "A"**

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



**INNERGEX**

Renewable Energy,  
Sustainable Development.

INNERGEX RENEWABLES USA LLC  
c/o Innergex Renewable Energy Inc.  
888 Dunsmuir Street, Suite 1100  
Vancouver, British Columbia V6C 3K4 Canada

September 25, 2023

BY FEDEX & EMAIL (to [alana.l.bryant@hawaii.gov](mailto:alana.l.bryant@hawaii.gov), [richard.hoke@hawaii.gov](mailto:richard.hoke@hawaii.gov), and [peter.k.albinio,jr@hawaii.gov](mailto:peter.k.albinio,jr@hawaii.gov))

**Attention: Alana L. Bryant, Deputy Attorney General  
and Richard Hoke, Executive Assistant to the Chairman  
and Peter Kahana Albinio Jr., Acting Administrator  
Land Management Division  
Department of Hawaiian Home Lands  
91-5420 Kapolei Parkway  
Kapolei, HI 96707**

and copy to:

**Attention: AG PSHH  
Department of the Attorney General  
425 Queen Street  
Honolulu, HI 96813**

Dear Ms. Bryant, Mr. Hoke, and Mr. Albinio:

**Re: Amendment to the Right-of-Entry No. 687 (the "ROE"), to (i) Extend Term of the ROE, (ii) Append the Agreed Form of Lease, and (iii) Assignment of the ROE to Affiliate.  
Innergex Renewables USA LLC ("Innergex")  
Barbers Point Solar Project  
Tax Key No. 1<sup>st</sup>/9-1-013 :038 & 040  
Kalaeloa, Island of Oahu, Hawaii**

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Reference is made to that certain Right-of-Entry No. 687 (the "ROE"), executed August 1, 2019, entered into by and between the State of Hawaii, Department Of Hawaiian Home Lands, as "Permitter" or "DHHL" thereunder (the "Permitter" or "DHHL"), and Innergex Renewables USA LLC, as "Permittee" thereunder (the "Permittee"), and First Amendment to Right of Entry No. 687 dated March 5, 2021. Capitalized terms used but not defined herein have the meanings ascribed to them under the ROE.

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

**A. Additional Extensions of the ROE:**

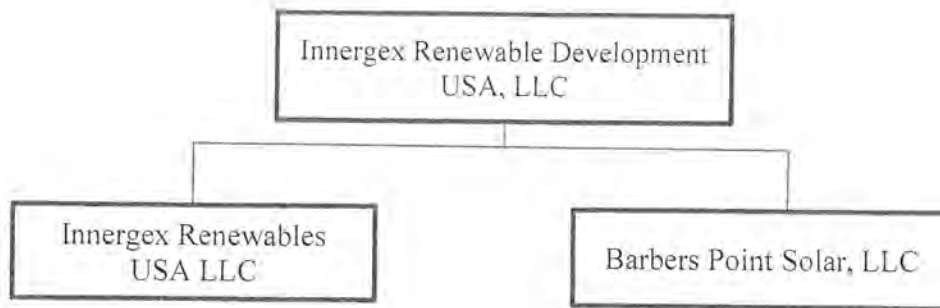
Further to letter dated October 4, 2022, and our recent discussions and subject to entering into a further fourth amendment agreement to the ROE (the "**Fourth Amendment Agreement**"), we are writing DHHL to request three additional one-year extensions to the ROE. For each one extension, we would pay the annual extension fee of \$75,000, as per DHHL email dated July 27, 2023, in advance. In follow-up to our meeting on April 5, 2022, our letter dated October 4, 2022 and our meeting on June 29, 2023, Permittee is writing to also inform Permitter that the development of the Project has been delayed due to unforeseen and global effects of the global COVID-19 pandemic, the global supply-chain and changing market conditions that were not reasonably foreseen and anticipated during the initial request for proposal ("RFP") and power purchase agreement ("PPA") negotiations. Therefore, the Permittee requires further time to re-bid the Project into future Hawaiian Electric RFP. Additionally, the Permittee acknowledges that it has exercised all three extension options pursuant to, and in accordance with Section 2 of the ROE. Therefore, without these additional extensions, the ROE will otherwise expire on July 31, 2024. If you are agreeable to the additional extensions, please advise if you would prefer us to draft an initial draft of the Fourth Amendment for your review.

**B. Appending the Form of Lease:**

Additionally, in connection with our letter dated December 6, 2022, and Section 13 of the ROE and as we have since come to an understanding on the final form of the General Lease (the "**Final Lease Form**"), we hereby request that DHHL include in the potential Fourth Amendment Agreement an additional amendment provision to append the previously agreed to Final Lease Form. By appending the Final Lease Form, we can have certainty on the terms and conditions of the General Lease (as defined in the ROE). Please find the Final Lease Form attached hereto as Schedule "A".

**C. Assignment of the ROE to an Affiliate:**

Lastly, pursuant to, and in accordance with our letter dated December 6, 2022, our meeting on June 29, 2023, and Section 8 of the ROE, we hereby request DHHL provide written consent to assign the ROE from "Innergex Renewables USA LLC" ("**IRU**") to our other wholly-owned affiliate, "Barbers Point Solar, LLC" ("**Barbers Point**"), which is the special purpose company established for purposes of developing and holding assets (land agreement, permits, interconnection agreements, etc.) for the Project. Please see the below organizational chart for reference. Although both IRU and Barbers Point are both wholly and directly-owned subsidiaries of Innergex Renewable Development USA, LLC, Barbers Point is technically not a "subsidiary" of the Permittee (ie. only a sister company). Therefore, we are hereby requesting DHHL's written consent for such assignment in accordance with the terms of the ROE by way of the Assignment Agreement (as defined below).



As background, we had entered into the ROE with IRU because such entity was our then existing general development entity in the United States. We had also not yet incorporated Barbers Point as the Project was only in its early stage of development. As our general development entity, IRU is also a party to a number of permits and material contracts that are for different projects (ie. unrelated to the Project) and therefore, IRU is no longer the appropriate legal entity to hold the ROE. Since then, we have further developed the Project and incorporated Barbers Point to be the specific legal entity for the Project which accordingly also holds all of the permits for the Project.

Now that the Project is in the late stage of development, we make this request for assignment due to the further development (and for construction and operation) of the Project requiring Barbers Point to hold all applicable permits and material contracts including, but not limited to, the ROE. For example, our financiers will require Barbers Point to hold all such applicable permits and material contracts (including the ROE) and no other assets that are unrelated to the Project (and thus, IRU is not a suitable legal entity for this reason). Please find a form of Assignment Agreement attached hereto as Schedule “B” for your review (the “**Assignment Agreement**”).

**D. DHHL Commission Approval:**

Lastly, we understand and acknowledge that the Hawaiian Homes Commission will need to approve of and may request further information on the matters herein. Therefore, please be advised that we are readily available for any requests for further information from DHHL to support the above matters.

We trust that the foregoing should be satisfactory. However, should you have any questions or wish to discuss, please do not hesitate to contact Julia Mancinelli at (604) 345-4009 or by email [jmancinelli@innergex.com](mailto:jmancinelli@innergex.com).

Very truly yours,

**INNERGEX RENEWABLES USA LLC**

**David Little**

By: Signed with ConSignO Cloud (2023/09/22)  
Verify with veriflo.com or Adobe Reader **INNERGEX**

David Little  
VP and Managing Director USA



EXHIBIT "C"  
(Basic Terms of the Appended General Lease)

Lessor:	State of Hawaii, Department of Hawaiian Home Lands
Lessee:	Barbers Point Solar, LLC, a wholly-owned subsidiary of Innergex Renewable Development USA, LLC, a Delaware limited liability company
Demised Premises:	A portion of the approximately 107+ acres of available lands in Kalaeloa, Oahu, identified by TMK No. (1) 9-1-013:038 and 9-1-013:040, which will be defined after due diligence studies.
Character of Use:	Lessee may use the Demised Premises to install, maintain, and operate a solar project.
Easements:	Lessor will grant Lessee easements for access, utilities, transmission lines and facilities reasonably necessary for the development of this solar project.
Term:	Construction term of 2 years; operational term of 25 years from commencement of commercial operation with option to extend up to three (3) additional five-year periods, upon terms and conditions that the parties will mutually agree.
Termination:	The lease will terminate upon the occurrence of (a) Expiration; (b) By mutual written agreement; (c) Surrender; and (d) By default
Lease Rent:	Rent for the construction term shall be waived; rent for the operational period shall be a minimum of \$200,000 per year with 1.5% annual increase together with a \$150,000 commercial operation date fee payable within 10 days of commercial operation.
Community Benefits:	The greater of \$35,000/year or 1% of gross revenue. During pre-construction and construction phases, Lessee shall organize and hold progress meetings with Lessor's beneficiaries in Kapolei, Oahu.

The agreed upon Form of the general lease shall contain other basic terms and conditions of a standard lease form issued by the Department of Hawaiian Home Lands



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission

Through: Kali Watson, Chairman *KW*  
Hawaiian Homes Commission

Kalei Young, Supervising Land Agent  
Land Management Division

From: Shelly Carreira, Land Agent *SC*  
Land Management Division

Subject: Approval to Issuance of License as Easement, City & County of Honolulu, Board of Water Supply, Heeia, Kaneohe, Oahu Island, TMK: (1) 4-6-015:014 (p)

APPLICANT:

City and County of Honolulu, Board of Water Supply "Licensee"

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to issue an exclusive license as easement to the City and County of Honolulu, Board of Water Supply, for approximately 0.192 acres (more or less) of Hawaiian home lands TMK: (1) 4-6-015:014(p), located in Heeia, Kaneohe, Oahu for the purpose of documenting an encroachment that existed prior to the Department of Hawaiian Home lands receiving the land.

This authorization of issuance of an exclusive license as easement to Licensee covering the subject area is subject to the following:

- A. The standard terms and conditions of the most current license form, as may be amended from time to time, and subject to the review and approval by the Department of the Attorney General;
- B. The term of the license shall in perpetuity, commencing upon execution of the license document. The license may be terminated upon mutual agreement, surrender or abandonment of the easement area;
- C. The fee for the term of the license shall be gratis;

- D. Licensee may not use the premises for any purpose other than easement for existing facilities;
- E. Licensee shall at its expense repair and maintain the licensed premise;
- F. All plans and specifications for any improvements, modifications, alterations, or additions to be constructed on the land, to include clearing, grading, grubbing, fencing, building construction, parking and signage must be submitted for approval by the Chairman of the Hawaiian Homes Commission prior to commencement. Licensee shall abide by all applicable governmental permits and shall comply with federal, state, and county laws and regulations, codes, and ordinances;
- G. Licensee shall not assign, mortgage, or pledge its interest in the license premises or improvements erected on the premises without the prior written consent of Licensor, which consent will not be withheld unreasonably;
- H. Licensee shall pay the non-refundable processing and documentation fee, \$275.00;
- I. Licensee shall at its own expense, obtain a metes and bounds survey of the proposed easement area. The metes and bounds survey shall replace the attached Exhibit "A"; and
- J. Such other terms and conditions as may be prescribed by the Hawaiian Homes commission;

LOCATION:

Portion of Hawaiian home lands situated in Heeia, Kaneohe, Island of Oahu, TMK:(1) 4-6-015:014 (Exhibit "A")

AREA:

0.192 (more or less)

DISCUSSION

On July 9, 1999, the United States of America conveyed 138.008 acres of government lands identified as TMK: (1) 4-6-015:014 located in Kaneohe, Oahu, to the Department of Hawaiian Home Lands (DHHL) through conveyance document, Certificate Title No. 535,892. The deed identified various easements, exceptions, and reservations that were previously issued to other entities under separate recorded documents.

The City and County of Honolulu, Board of Water Supply (BWS) constructed its Haiku Wells chlorinator and emergency generator buildings on its property during 1972 and 1997. Portions of these BWS buildings are encroaching into Hawaiian home lands Lot Q-3-C at the subject TMK, see Exhibit "B". The DHHL deed, Certificate Title No. 535,892, references a City and County of Honolulu, Board of Water Supply reservation to "all water, water development

facilities and water rights appurtenant to said Lot Q-3-C and all rights to further develop water thereon.” Although BWS was allowed certain rights, the encroachment was not documented by way of an easement prior to the land transferring to DHHL. Therefore, the issuance of the proposed license for easement would properly document the Board of Water Supply’s proposed Easement A covering the encroachment.

#### AUTHORITY

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of license as easements in perpetuity or shorter term subject to reverter to the department upon termination or abandonment.

#### RECOMMENDATION

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

LAND COURT  
STATE OF HAWAII

LAND COURT APPLICATION 1100

DESIGNATION OF EASEMENT A  
AFFECTING LOT Q-3-C  
AS SHOWN ON MAP 9

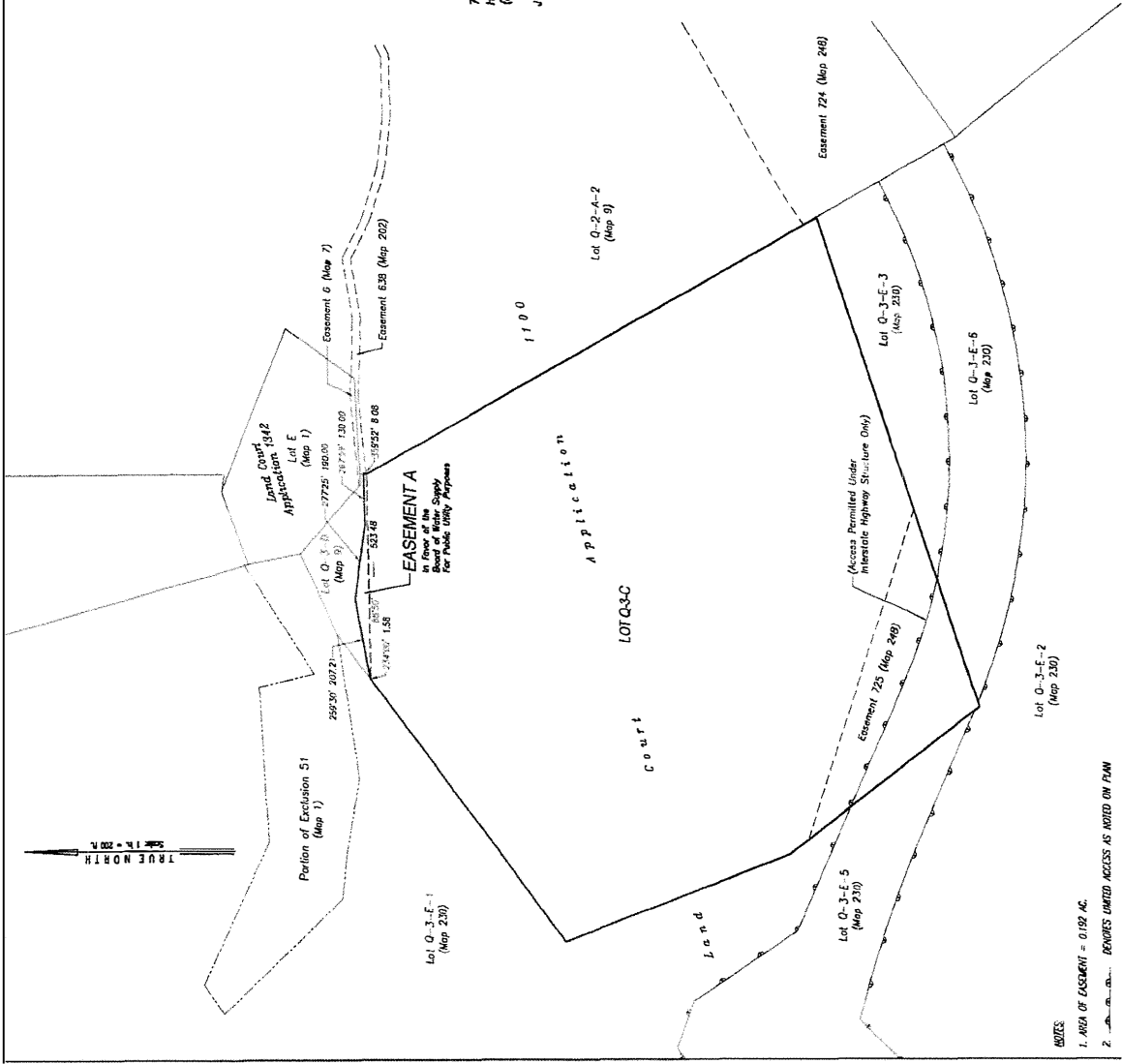
AT  
HEEIA, KOOLAUPOKO, OAHU, HAWAII  
OWNER: DEPARTMENT OF HAWAIIAN HOME LANDS

ACE LAND SURVEYING LLC

758 Bishop St., Suite 330  
Honolulu, Hawaii, 96813  
(808) 571-3900  
June 9, 2009



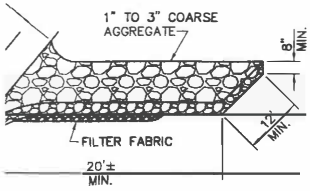
Kevin K. Aka  
Exp. 4/10  
Licensed Professional Land Surveyor  
Certificate No. 10928  
Land Court Surveyor No. 286



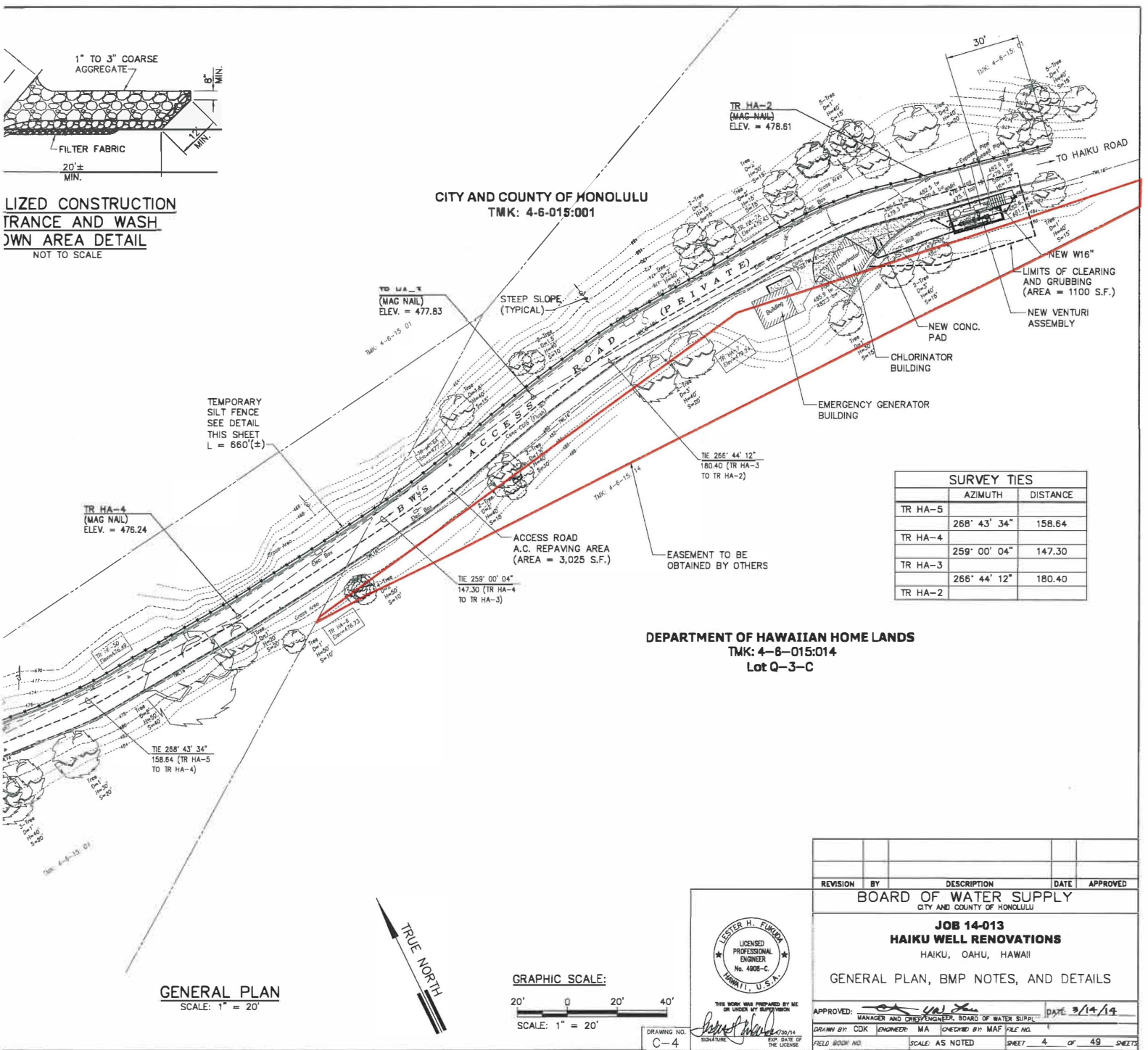
NOTES:  
1. AREA OF EASEMENT = 0.192 AC.  
2. REMAINS UNDEVELOPED ACCESS AS NOTED ON PLAN

15" x 21" x 2 1/2" IS S<sub>1</sub> R

EXHIBIT " A"  
ITEM NO. F-2



**LINED CONSTRUCTION  
TRENCH AND WASH  
DOWN AREA DETAIL**  
NOT TO SCALE

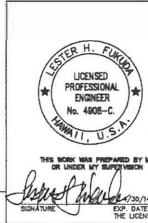
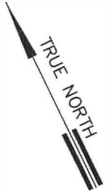
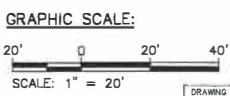


CITY AND COUNTY OF HONOLULU  
TMK: 4-6-015:001

DEPARTMENT OF HAWAIIAN HOME LANDS  
TMK: 4-6-015:014  
Lot Q-3-C

SURVEY TIES		
	AZIMUTH	DISTANCE
TR HA-5		
TR HA-4	268° 43' 34"	158.64
TR HA-3	259° 00' 04"	147.30
TR HA-2	266° 44' 12"	180.40

**GENERAL PLAN**  
SCALE: 1" = 20'



REVISION	BY	DESCRIPTION	DATE	APPROVED
<b>BOARD OF WATER SUPPLY</b> CITY AND COUNTY OF HONOLULU <b>JOB 14-013</b> <b>HAIKU WELL RENOVATIONS</b> HAIKU, OAHU, HAWAII GENERAL PLAN, BMP NOTES, AND DETAILS				
APPROVED: <i>[Signature]</i>			DATE: 3/14/14	
DRAWN BY: CDK		ENGINEER: MA	CHECKED BY: MAF	FILE NO.:
FIELD BOOK NO.:	SCALE: AS NOTED	SHEET 4 OF 49 SHEETS		

**EXHIBIT "B"**  
**ITEM NO. F-2**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission

Through: Kali Watson, Chairman *KW*  
Hawaiian Homes Commission

From: Brigida Ayson, Land Agent *BA*  
Land Management Division

Subject: Approval to Issuance of License Agreement to Hawaii Island Radio Corporation, Humuula, Island of Hawaii, Portion of TMK Nos. (3) 3-8-001:007 and 015

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (“HHC”) grant its approval to the issuance of a non-exclusive license agreement to Hawaii Island Radio Corporation, a Hawaii domestic profit corporation, to utilize the existing radio transmission facility (hereinafter “Improvement”) located on that certain parcels of Hawaiian home lands in Humuula, Island of Hawaii, identified as a portion of Tax Map Key Nos. (3) 3-8-001:007 and 015, containing an area of approximately 130 square feet, together with a 30-foot wide non-exclusive road easement, covering 2.713 acres of land, described in Exhibit “A” & “B” attached hereto and incorporated herein by reference the “easement area”, for its two (2) FM radio stations licensed to broadcast from Keaau, Hawaii.

The approval of this license agreement shall be subject to the following conditions:

1. The initial term of this license shall be five (5) years, to be effective upon final execution by the Chairman of the Hawaiian Homes Commission (the **Initial Term**), unless sooner cancelled or terminated. However, Licensor may in its discretion extend the Initial Term for up to two (2) additional five (5) year periods, (each an **Extension Term**), upon such terms and conditions as Licensor may reasonably determine. No more than twelve (12) months and no less than six (6) months before the expiration of the Initial Term or any Extension Term, Proposed LICENSEE may submit a written request to extend the term of this License (an **Extension Request**) to LICENSOR;
2. The fee shall be set at TWELVE THOUSAND DOLLARS (\$12,000.00) per annum, (ONE THOUSAND DOLLARS (\$1,000.00) per month) for five (5) years, payable monthly in advance on or before the first day of the month to LICENSOR.
3. Proposed LICENSEE shall remit a non-refundable processing fee of \$200.00 and documentation fee of \$75.00;

4. During the term of this License, Proposed LICENSEE shall pay, when due, all real property taxes and any other assessments against and upon the easement areas, and the improvements of Proposed LICENSEE, but not upon the land through which the easement area crosses, whether assessed to or payable by either LICENSOR or Proposed LICENSEE. This section shall survive the expiration, cancellation, or termination of this License;
5. Proposed LICENSEE shall use due care and diligence in the maintenance, repair, modification, operation, and removal, if necessary, of the existing Improvement or portions thereof, and shall keep the Improvement in good and safe condition and repair. LICENSOR and its employees, agents, and representatives may at all reasonable times and with reasonable notice to Proposed LICENSEE, access and inspect the Improvement, provided LICENSOR shall not unreasonably interfere with or disrupt Proposed LICENSEE's operations or use of the Improvement;
6. Proposed LICENSEE shall, to the extent permitted by law, indemnify and hold harmless the LICENSOR from any and all claims and demands against LICENSOR for any loss, damage, injury or death to persons or property that shall or may arise by reason of the installation, construction, modification, repair, maintenance, operation, or removal of any radio transmitter related equipment not caused by the negligence of LICENSOR, its agents, servants or employees acting within the scope of their employment, and from and against all damages costs, counsel fees, expenses of liabilities incurred or resulting from any such claim or demand or any action or proceeding brought thereon;
7. Proposed LICENSEE shall, to the extent permitted by law, within thirty (30) days from the date of execution of this License, provide the LICENSOR with evidence of a general comprehensive public liability insurance policy covering the Premises in an amount of not less than One Million Dollars (\$1,000,000.00) and One Hundred Thousand Dollars (\$100,000.00) for property loss or damages, naming LICENSOR as additional insured;
8. If at any time the easement area across which this License extends, or any part thereof, shall be condemned or taken for any public project by any governmental authority, Proposed LICENSEE shall have the right to claim and recover from the condemning authority, but not from LICENSOR, such compensation as is payable for the License and easement rights and for the Proposed LICENSEE'S equipment used in connection with this License, which shall be payable to Proposed LICENSEE as its interest appear;
9. In the event the easement area and the Improvement thereon, hereby granted, shall be abandoned or shall remain unused for a continuous period of one (1) year, all rights granted hereunder shall terminate, and Proposed LICENSEE shall remove its appliances, equipment and personal improvements and restore the Premises as nearly as is reasonably possible to the condition existing immediately prior to the commencement of this License, the LICENSOR hereby consenting and agreeing to such removal. Failure of Proposed LICENSEE to remove its appliances, equipment, and personal improvements and/or restore the Premises within 90 days after notification to do same from LICENSOR by certified mail at Proposed LICENSEE'S last known address will constitute a breach and LICENSOR may thereafter remove Proposed LICENSEE'S appliances, equipment and

personal improvements and/or restore the Premises to a condition similar to that existing immediately prior to the commencement of this License, and Proposed LICENSEE will reimburse LICENSOR for all reasonable costs in connection with such removal and/or restoration.

10. If LICENSOR shall determine that the continued exercise of the easement rights granted constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, LICENSOR shall have the right to terminate the easement granted to the extent necessary to eliminate such interference; provided that it shall grant to Proposed LICENSEE a substitute easement within the reasonable vicinity to permit Proposed LICENSEE to effect relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions as contained in this License. The cost of any such relocation shall be borne by LICENSEE.
11. If Proposed LICENSEE shall fail to observe or perform any of the covenants, terms, or conditions herein contained, and on its part to be observed and performed, LICENSOR shall deliver written notice of the breach or default by service as provided in Section 634-35 or 634-36 of the Hawaii Revised Statutes or by registered mail or certified mail to Proposed LICENSEE at its last known address, making demand upon Proposed LICENSEE to cure or remedy the breach or default within the time period provided herein or within such additional period as LICENSOR may allow for good cause, LICENSOR may terminate this License without prejudice to any other remedy or right of action.
12. LICENSOR or the County, and the agents or representatives thereof, shall have the right to enter and cross any portion of said easement area for the purpose of performing any public or official duties, provided, that in the exercise of such rights, LICENSOR or the County shall not interfere unreasonably with Proposed LICENSEE or Proposed LICENSEE'S use and enjoyment of the easement area.
13. Notwithstanding any provision contained herein to the contrary, wherever applicable, LICENSOR may for good cause shown, allow additional time beyond the time or times specified herein to Proposed LICENSEE, in which to comply with, observe and perform any of the terms, conditions and covenants contained herein.
14. Proposed LICENSEE shall keep the easement area and the Improvement thereon in a safe, clean, sanitary, and orderly condition, and shall not make, permit, or suffer, any waste, strip, spoil, nuisance or unlawful, improper, or offensive use of the easement area.
15. Whenever possible, each provision of this License shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this License should be prohibited, or invalidated under applicable law, such provisions shall be ineffective to the extent of such prohibition or invalidity without invalidating the remaining provisions of this License.
16. The singular or plural depends on its appropriate use.

17. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal successors and approved assigns.

18. SPECIAL CONDITIONS.

- a. Proposed LICENSEE shall use the easement area and the Improvement thereon strictly as transmitter location for its FM broadcast stations licensed by the Federal Communications Commission and designated as KBGX-FM LAVA 105 and KKOA KOA Country, and other related uses and for no other purposes;
- b. No expansion of the Premises or facilities on the Premises shall be permitted without the LICENSOR'S prior written approval and consent. LICENSOR'S approval of any requests for expansion of the Premises shall be contingent upon the availability of additional land at the time of the request and an agreement to adjust the fee.
- c. No other uses or subtenants shall be allowed to use the site without the prior written approval and consent of LICENSOR. Approval and consent to change uses or add users shall be contingent upon the type of use and the Proposed LICENSEE'S agreement to pay additional fee.
- d. Proposed LICENSEE shall have the option to terminate the License upon not less than sixty (60) days advance written notice if Proposed LICENSEE is unable to obtain required governmental approvals or permit to operate a Radio Relay Site for radio transmitter purposes as determined and documented by Proposed LICENSEE'S Engineer.
- e. LICENSOR shall have the right to terminate the License or withdraw any portion of the licensed property upon giving Proposed LICENSEE a two (2) year advance written notice.
- f. Upon termination, all added improvements, such as buildings constructed to house radio transmitter equipment, fencing, and tower structures shall become the property of the LICENSOR. All added equipment such as antennas, transmitters, cables, receivers, etc. shall remain the property of Proposed LICENSEE or subtenants and may be removed by Proposed LICENSEE. LICENSOR shall have the option to require the removal of all added equipment and/or improvement by Proposed LICENSEE.
- g. No new construction or modification of structures and facilities existing on the site as of the effective date of the License shall be permitted unless plans are first submitted and approved by LICENSOR. If construction is approved by LICENSOR, Proposed LICENSEE shall obtain all governmental approvals and permits prior to commencing construction. LICENSOR shall not unreasonably withhold approval provided Proposed LICENSEE can show good cause for the new construction and an agreement has been reached regarding any change in the size of the licensed area, the number of users and the fee to be charged.

- h. There shall be no subordination of the interest created by this License to any mortgage or other encumbrance.
  - i. The License may not be assigned or otherwise transferred without the mutual consent of the parties, except through successorship. The Attorney General of the State of Hawaii shall make a determination if a proposed assignment qualifies as a successorship, therefore Proposed LICENSEE must first request such a determination and provide supporting documents prior to any proposed assignment;
19. The License document shall be subject to the review and approval of the State of Hawaii Department of the Attorney General; and
20. The Chairman of the Hawaiian Homes Commission may set forth other terms and conditions deemed prudent and necessary.

LOCATION:

A portion of Hawaiian home lands located in Humuula, Island of Hawaii, identified by a portion of Tax Map Key Nos. (3) 3-8-001:007 and 15, (see Exhibits “A” and “B”), containing an area of approximately 130 square feet, together with a 30-foot wide, non-exclusive road easement, covering 2.713 acres of land.

DISCUSSION:

On October 6, 2023, a request was received from Mr. William Zucker, President of Hawaii Island Radio Corporation, (attached hereto as Exhibit “C”) to use, operate, maintain, and manage the existing radio transmitter facility on LICENSOR’S property in Humuula, Island of Hawaii, for its two (2) FM broadcast stations: KBGX Lava and KKOAA KOA Country.

The said radio transmitter site is originally licensed to Skynet Hawaii LLC, a Hawaii limited liability company, under License Agreement No. 607, for a term of twenty (20) years, commencing on April 1, 2004, up to and including March 31, 2025. Through mesne assignments, Skynet Hawaii LLC’s interest as Licensee was assigned to Mahalo Broadcasting LLC, a Hawaii limited liability company, as Assignee, by that certain Assignment of Lease dated September 6, 2007, and Consent to Assignment of Lease by the Hawaiian Homes Commission (HHC) dated January 22, 2008.

The license area is a portion of Tax Map Key Nos. (3) 3-8-001:007 and 015. There are currently seven (7) users up that location (See Exhibit “D”):

1. License Agreement No. 245 to State of Hawaii, Board of Land and Natural Resources
2. License Agreement No. 407 to Hawaii Electric Light Company
3. License Agreement No. 715 to Hawaiian Telcom
4. License Agreement No. 715-A to Sprint Nextel
5. License Agreement No. 716 to County of Hawaii, Hawaii Fire Department



**6. License Agreement No. 607 to Mahalo Broadcasting LLC**

7. License Agreement No. 602 to Insite Wireless Group, LLC

For nearly twelve (12) years, Mahalo Broadcasting LLC operated the three (3) radio stations it purchased from Skynet Hawaii LLC, namely KBGX-FM Lava 105, KKOA-FM, and KIPA-AM 620. However, shortly after the assignment of lease, Mahalo Broadcasting's account became delinquent, and as the economy began to slow down, the company's outstanding balance grew. It came to a financial situation where it was impossible for it to pay its total balance due.

Land Management Division (LMD) made every possible effort to collect payments from Mahalo Broadcasting, including sending Notice of Default, Notice of Delinquency, Notice of Revocation of License and, after Licensee finally reached out to LMD, asking the Hawaiian Homes Commission to agree to accept Licensee's proposed payment plan in an effort to cure its delinquency. (See Exhibit "E"). However, after making a few payments on the approved payment plan, Licensee vanished without a trace. LMD later found out that Mahalo Broadcasting LLC sold its Station Assets to Resonate Hawaii LLC, a Hawaii limited liability company, through the attached Bill of Sale dated July 1, 2019, (Exhibit "F"). Licensee did so without informing LMD, and without executing an assignment of lease, and obtaining HHC's consent to the assignment of lease.

After the transfer of purchased assets, Resonate Hawaii LLC started to remit to Licensor base license fee payments in the amount of \$1,000.00/month. Without knowing the situation, LMD sent a Notice of Delinquency to Licensee's last known address to collect the total outstanding balance owed. The Manager of Resonate Hawaii received the said notice and reached out to LMD to discuss the license agreement and the delinquent balance on the account, which was not disclosed to them at the time of sale. LMD stated that the License still belongs to Mahalo Broadcasting and should Resonate Hawaii decide to take over the license, an assignment of lease needs to be executed and the total outstanding balance needs to be settled.

After a series of negotiations, Resonate Hawaii offered to pay half of the total back dues owed by Mahalo Broadcasting. Rather than nothing, LMD accepted Resonate Hawaii's offer and waived 50% of the account's total back dues, (from \$17,000.00 to \$8,500.00). Resonate Hawaii settled the balance immediately, and the account currently shows no delinquency. (See Exhibit "G").

The determination of license fee was based on the existing fee currently paid by Proposed Licensee for License Agreement No. 607, as well as on the tower and site lease rent currently being charged by Mauna Towers of Hawaii, LLC to its lessees. Mauna Towers of Hawaii, LLC is a tower site leasing, maintenance, and development company that currently serve markets in the North Western United States as well as the Hawaiian Islands. (See Exhibit "H").

The General Manager of Resonate Hawaii and the President of Hawaii Island Radio Corporation is the same person, Mr. William Zucker. The two (2) FM broadcast stations operating in Humuula, formerly owned by Resonate Hawaii LLC, are now owned and operated by Hawaii Island Radio Corporation. Mr. Zucker furnished LMD with Hawaii Island Radio Corporation's

Articles of Incorporation, Certificate of Good Standing, and Tax Clearance Certificate from the State of Hawaii. (See Exhibit “I”).

An email outlining the terms and conditions of the proposed license agreement was emailed to Hawaii Island Radio Corporation’s President, Mr. Zucker, and he conveyed his acceptance via the same, with the exception of our initial proposed annual license fee of \$15,000.00. Mr. Zucker indicated that at \$1,250.00/mo, this would make by far, the most expensive tower site lease. Therefore, taking into consideration other comparable fees, LMD retained the original annual fee. (See Exhibit “J”).

Allowing Hawaii Island Radio Corporation to continue use of the land and the existing facility thereon under a new license agreement will benefit the beneficiaries and the general public as they will continue to receive radio broadcasting services, which include not only music entertainment but real-time, public-safety communications as well, particularly to the traveling public, through its broadcast of alerts and distribution of emergency information, and as such, the department is able to generate profit from the Proposed Licensee, which the department can use in providing further services to its beneficiaries.

#### AUTHORITY

Pursuant to the authority granted to the Department of Hawaiian Home Lands by Section 207 (c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended (hereinafter called “Act”), LICENSOR is authorized to grant licenses to public utility companies as easements for electrical power and communication facilities.

Section 10-4-22 of the Department Administrative Rules, as amended, permits the Department of Hawaiian Home Lands, subject to the approval of the commission, to negotiate and consummate the fee rate (or license value) of a license, when prudent management does not dictate that the fee rate be established by a formal and independent appraisal.

#### CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

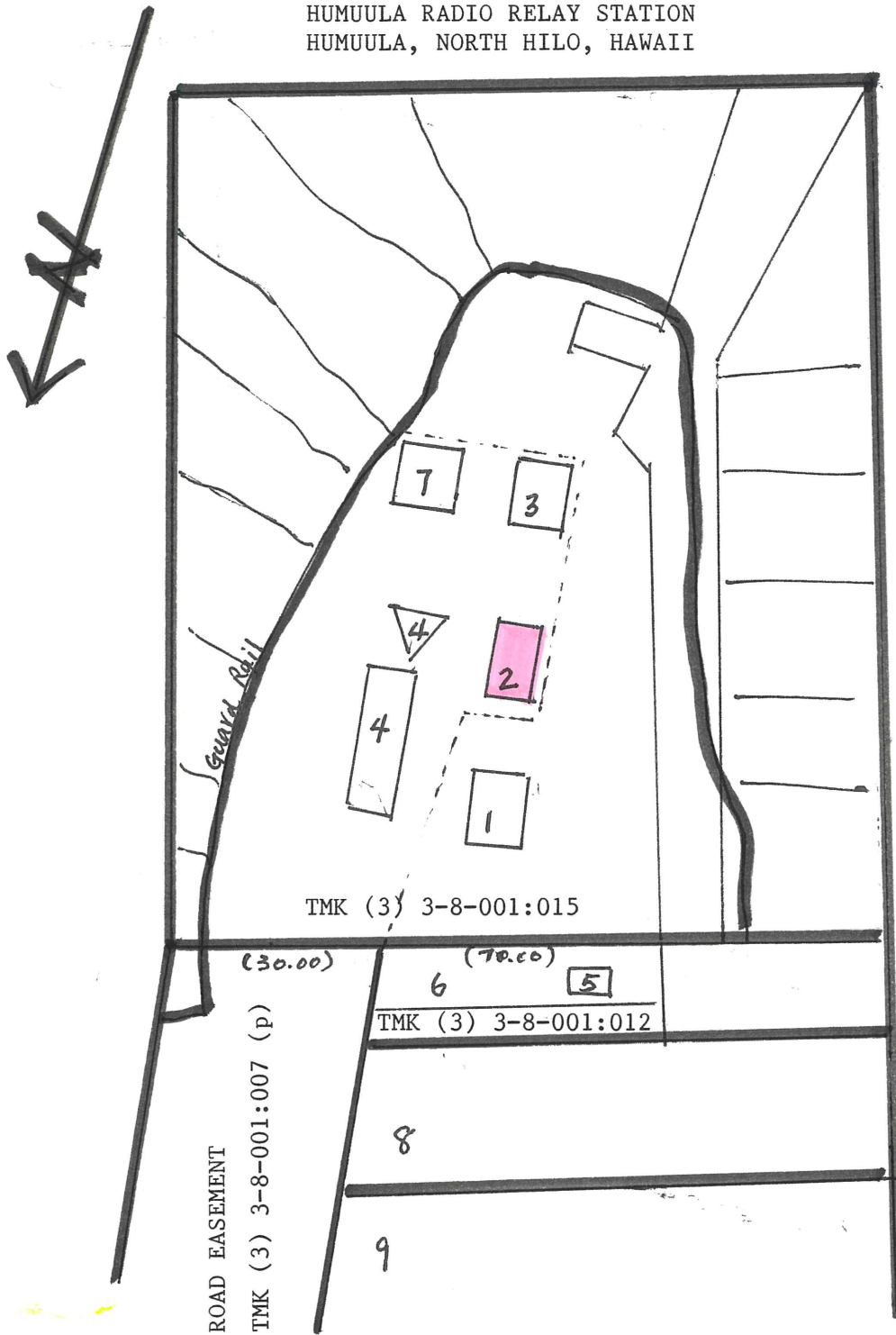
In accordance with the updated Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Approved by the Environmental Council as of April 6, 2021, the subject request is exempt from the preparation of an environmental assessment pursuant to Type 1 under Part I, titled De Minimis Activities, “Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

#### RECOMMENDATION

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

# EXHIBIT A

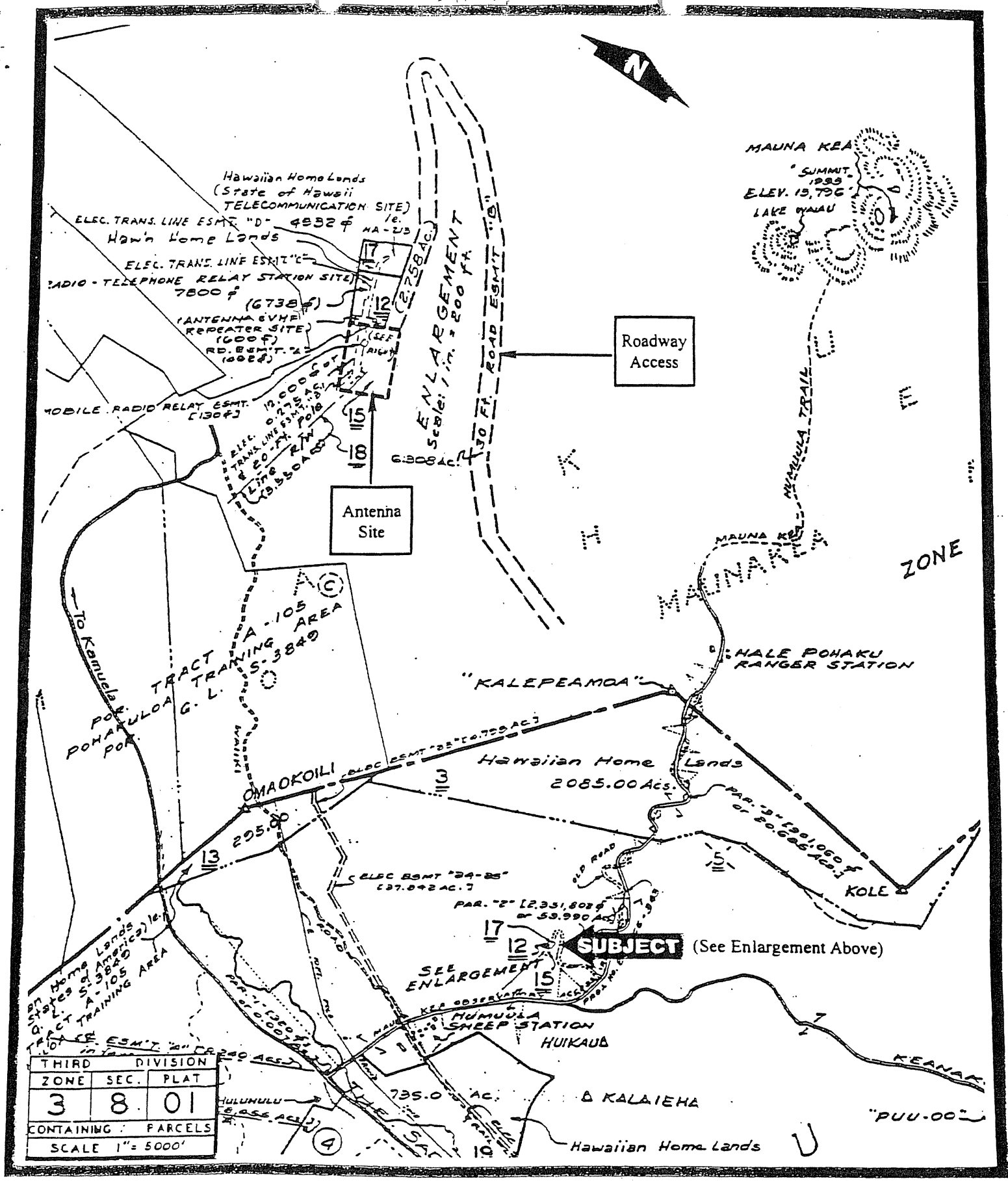
HUMUULA RADIO RELAY STATION  
HUMUULA, NORTH HILO, HAWAII



1. License Agreement No. 407 to Hawaii Electric Light Co.
2. License Agreement No. 607 to Mahalo Broadcasting LLC
3. License Agreement No. 716 to County of Hawaii Fire Department
4. License Agreement No. 715 to Hawaiian Telcom  
License Agreement No. 715A to Sprint/Nextel
5. Vacant
6. Sandwich Isles Wireless
7. Vacant
8. License Agreement No. 602 to Insite Wireless Group
9. License Agreement No. 245 to SOH-DLNR on behalf of DBF

# EXHIBIT B





Antenna Site

Roadway Access

**SUBJECT** (See Enlargement Above)

THIRD DIVISION		
ZONE	SEC.	PLAT
3	8	01
CONTAINING PARCELS		
SCALE 1" = 5000'		

# EXHIBIT C

RECEIVED  
LAND MANAGEMENT  
DIVISION

October 6, 2023

2023 OCT -6 PM 2: 21

Department of Hawaiian Home Lands  
Land Management Division  
91-5420 Kapolei Parkway  
Kapolei, Hawaii 96707

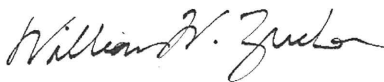
To Whom it May Concern:

Re: Issuance of New License Agreement for TMK: (3) 3-8-001:007 (p) and 15 (p)

This serves as my formal request for a new license agreement between Department of Hawaiian Home Lands (DHHL) and Hawaii Island Radio Corporation for the parcel located at Humuula, Island of Hawai'i, TMK: (3) 3-8-001:007 (p) and 15 (p), currently under the license of Mahalo Broadcasting LLC until March 31, 2025.

Please let me know if you require anything further to move forward.

Gratefully,



*William W. Zucker*  
President  
**Hawaii Island Radio Corp.**  
(808) 990-0990

# EXHIBIT D

**EXHIBIT “D”**  
**USERS Of SUBJECT LOCATION IN HUMUULA**  
Source: DHHL 2022 Annual Report

<b>License Agreement No.</b>	<b>TMK</b>	<b>Use</b>	<b>Name of Licensee</b>	<b>Term</b>	<b>Dates</b>	<b>Acre</b>	<b>Annual Lease Rent</b>
1. LI 245	(3) 3-8-001:007 (p) (3) 3-8-001:012 (p) (3) 3-8-001:015 (p)	Easement	State of Hawaii, Board of Land and Natural Resources	21 Years	6/1/1992-5/31/2013	2.869	\$0 (One time consideration fee of \$19,100.00; Radio Relay Site & Access)
2. LI 407	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Telecomm	Hawaii Electric Light Company	19 Years	1/20/1995-1/19/2014	6.32	\$14,453.00 (Telecomm site – extension pending)
3. LI 715	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Telecomm	Hawaiian Telcom	21 Years	8/1/2008-7/31/2029	2.72	\$16,855.00
4. LI 715-A	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Telecomm	Sprint Nextel	21 Years	8/1/2008-7/31/2029	2.72	\$12,000.00
5. LI 716	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Telecomm	County of Hawaii, Hawaii Fire Department		8/1/2008-7/31/2029	2.175	\$12,636.00
6. LI 607	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Telecomm	<b>Mahalo Broadcasting LLC</b>	<b>21 Years</b>	<b>4/1/2004-3/31/2025</b>	<b>0.10</b>	<b>\$12,000.00</b>
7. LI 602	(3) 3-8-001:007 (p) (3) 3-8-001:012 (p)	Telecomm	Insite Wireless Group, LLC	20 Years	1/26/2004-1/25/2024	0.155	\$6,631.00



# EXHIBIT E

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
INTERIM CHAIRMAN  
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

May 31, 2019

CERTIFIED MAIL  
7014 3490 0001 2886 5422  
RETURN RECEIPT REQUESTED

Mr. Daniel L. Deeb  
General Manager  
Mahalo Broadcasting LLC  
74-5605 Luhia Street, #B-7  
Kailua-Kona, Hawaii 96740

Dear Mr. Deeb:

LETTER OF TERMINATION OF OPERATION

Subject: License No. 607, Humuula, Hawaii  
Tax Map Key No. (3) 3-8-001:007 (p) & 015 (p)

You were advised by our certified letter dated November 30, 2018, which was received by your office and acknowledged receipt by S.L. Bracken on December 7, 2018, of your failure to pay monthly license fee of \$1,000.00 in the total amount of **\$14,000.00** as well as your failure to remit agreed upon payments on the Payment Plan as amended under First Amendment to License Agreement No. 607 dated February 17, 2012 with **\$16,000.00** remaining unpaid on the Payment Plan. You are therefore in default of your agreement with the State of Hawaii. A copy of the letter is enclosed for your information.

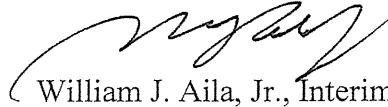
NOTICE is hereby given that you must cease all your operations upon receipt of this letter for non-payment of outstanding charges. Any action on your part to continue operation or activities at the Humuula Relay Station site is an unauthorized act and you will be subjected to immediate removal from the premises.

You are further advised that your account is being referred to the State of Hawaii, Department of the Attorney General, for legal action or a collection agency, whichever is appropriate.

Mr. Daniel L. Deeb  
Mahalo Broadcasting  
May 31, 2019  
Page 2

Should you have any questions, please call Peter "Kahana" Albinio, Jr., Acting Administrator of our Land Management Division at (808) 620-9451 or email at [peter.k.albinio.jr@hawaii.gov](mailto:peter.k.albinio.jr@hawaii.gov) or Mark Yim, Land Agent, at (808) 620-9453 or email at [mark.k.yim@hawaii.gov](mailto:mark.k.yim@hawaii.gov).

Aloha,



William J. Aila, Jr., Interim Chairman  
Hawaiian Homes Commission

Enc.

# EXHIBIT F

## BILL OF SALE

**THIS BILL OF SALE** (this "Instrument"), dated as of July 1, 2019, is made and delivered by and between Mahalo Multimedia, LLC, a Washington limited liability company ("Seller") and Resonate Hawaii, LLC, a Hawaii limited liability company ("Buyer"), pursuant to that certain Asset Purchase Agreement dated as of January 16, 2019 (the "Purchase Agreement"), between Seller and Buyer and with respect to the purchase and sale of the Station Assets used or held for use in the operation of radio broadcast stations KKO(A)(FM), Volcano, Hawaii, FCC Facility ID No. 37211, KBGX(FM), Keaau, Hawaii, FCC Facility ID No. 85061, together with their associated FM Booster stations (the "Stations"). Capitalized terms not otherwise defined in this Instrument will have the meanings given to such terms in the Purchase Agreement.

**WHEREAS**, by this Instrument, Seller desires to sell, assign, transfer, convey and deliver all of the Station Assets to Buyer, pursuant to the terms of, and in consummation of the transactions contemplated by, the Purchase Agreement.

**NOW, THEREFORE**, subject to the terms and conditions of the Purchase Agreement and for the consideration set forth therein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Transfer of Purchased Assets. Seller does hereby sell, assign, transfer, convey and deliver unto Buyer and its successors and assigns to have and to hold forever, free and clear of all mortgages, liens, deeds of trust, security interests, pledges, options, restrictions, prior assignments, charges, claims, defects in title and encumbrances of any kind or type whatsoever other than the Permitted Liens, all of Seller's respective right, title and interest in and to the Station Assets.

2. Effectiveness. This Instrument will be effective as of 12:01 a.m., Hawaii Time, on the Closing Date.

3. Further Assurances. From time to time following the effective time of this Instrument, upon the request of Buyer, Seller shall execute and deliver (or cause to be executed and delivered) to Buyer such other documents and further instruments of conveyance and transfer, and shall take (or cause to be taken) such other action, without any further compensation, as may be reasonably necessary to sell, transfer, convey, assign and deliver the Station Assets to Buyer and to vest in Buyer ownership, possession and operational control of the Station Assets, or for collecting and reducing to possession any of the Station Assets or exercising any rights with respect thereto, free and clear of all mortgages, liens, deeds of trust, security interests, pledges, options, restrictions, prior assignments, charges, claims, defects in title and encumbrances other than the Permitted Encumbrances.

4. Binding Effect. This Instrument will be binding upon Seller and its successors and assigns and will inure to the benefit of Buyer and its respective successors and assigns. Except for Buyer and its successors and assigns, no person or entity is or will be entitled to bring any action to enforce any provision of this Instrument against Seller.



5. Governing Law. THIS INSTRUMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF HAWAII, WITHOUT GIVING EFFECT TO THE PRINCIPLES OF CONFLICT OF LAWS THEREOF OR ANY OTHER PRINCIPLE THAT COULD RESULT IN THE APPLICATION OF THE LAWS OF ANY OTHER JURISDICTION.

6. Conflicts. This Instrument is executed and delivered pursuant to the Purchase Agreement. This Instrument may not be deemed to defeat, limit, alter, impair, enhance or enlarge any right, obligation, claim or remedy created by the Purchase Agreement, and in the event of any conflict between this Instrument and the Purchase Agreement, the Purchase Agreement will control.

7. Drafting. Neither this Instrument nor any provision contained in this Instrument shall be interpreted in favor of or against any party hereto because such party or its legal counsel drafted this Instrument or such provision.

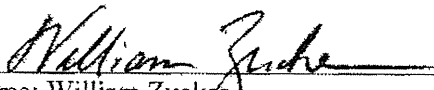
8. Counterparts. This Instrument may be executed in counterparts, each of which as so executed shall be deemed to be an original, but all of which together shall constitute one instrument.

*[The remainder of this page intentionally left blank.]*

IN WITNESS WHEREOF, Buyer and Seller have executed this Bill of Sale as of the date set forth above.

**BUYER:**

RESONATE HAWAII, LLC

By:   
Name: William Zucker  
Title: Manager

**SELLER:**

MAHALO MULTIMEDIA, LLC

By: \_\_\_\_\_  
Name: John H. Weller  
Title: Manager

IN WITNESS WHEREOF, Buyer and Seller have executed this Bill of Sale as of the date set forth above.

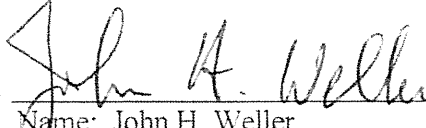
**BUYER:**

RESONATE HAWAII. LLC

By: \_\_\_\_\_  
Name: William Zucker  
Title: Manager

**SELLER:**

MAHALO MULTIMEDIA. LLC

By:  \_\_\_\_\_  
Name: John H. Weller  
Title: Manager

# EXHIBIT G

**Department of Hawaiian Home Lands**

**Account Details**

03.06.54 PM 11-JAN-24

**Account #: LI0607ha**

	Customer	Class	Trx #	Trx Date	GL Date	Due Date	Original Amt	Balance	Status	Comn
1	MAHALO BROADCASTING LLC	CM	118845	30-SEP-2023	30-SEP-2023	30-SEP-2023	-8,500.00	0.00	Closed	FI #24
2		<b>Sub Total</b>					<b>-8,500.00</b>	<b>0.00</b>		
3	MAHALO BROADCASTING LLC	INV	85331	01-JUL-2016	01-JUL-2016	01-AUG-2016	14,000.00	0.00	Closed	BALAI
4	MAHALO BROADCASTING LLC		85648	12-AUG-2016	12-AUG-2016	01-SEP-2016	1,000.00	0.00	Closed	
5	MAHALO BROADCASTING LLC		85975	07-SEP-2016	07-SEP-2016	01-OCT-2016	1,000.00	0.00	Closed	
6	MAHALO BROADCASTING LLC		86422	12-OCT-2016	12-OCT-2016	01-NOV-2016	1,000.00	0.00	Closed	
7	MAHALO BROADCASTING LLC		86875	10-NOV-2016	10-NOV-2016	01-DEC-2016	1,000.00	0.00	Closed	
8	MAHALO BROADCASTING LLC		87317	12-DEC-2016	12-DEC-2016	01-JAN-2017	1,000.00	0.00	Closed	
9	MAHALO BROADCASTING LLC		87697	12-JAN-2017	12-JAN-2017	01-FEB-2017	1,000.00	0.00	Closed	
10	MAHALO BROADCASTING LLC		88262	10-FEB-2017	10-FEB-2017	01-MAR-2017	1,000.00	0.00	Closed	
11	MAHALO BROADCASTING LLC		88657	10-MAR-2017	10-MAR-2017	01-APR-2017	1,000.00	0.00	Closed	
12	MAHALO BROADCASTING LLC		89053	12-APR-2017	12-APR-2017	01-MAY-2017	1,000.00	0.00	Closed	
13	MAHALO BROADCASTING LLC		89496	08-MAY-2017	08-MAY-2017	01-JUN-2017	1,000.00	0.00	Closed	
14	MAHALO BROADCASTING LLC		89905	12-JUN-2017	12-JUN-2017	01-JUL-2017	1,000.00	0.00	Closed	
15	MAHALO BROADCASTING LLC		90262	10-JUL-2017	10-JUL-2017	01-AUG-2017	1,000.00	0.00	Closed	
16	MAHALO BROADCASTING LLC		90705	10-AUG-2017	10-AUG-2017	01-SEP-2017	1,000.00	0.00	Closed	
17	MAHALO BROADCASTING LLC		91133	05-SEP-2017	05-SEP-2017	01-OCT-2017	1,000.00	0.00	Closed	
18	MAHALO BROADCASTING LLC		91605	02-OCT-2017	02-OCT-2017	01-NOV-2017	1,000.00	0.00	Closed	
19	MAHALO BROADCASTING LLC		92051	10-NOV-2017	10-NOV-2017	01-DEC-2017	1,000.00	0.00	Closed	
20	MAHALO BROADCASTING LLC		92469	12-DEC-2017	12-DEC-2017	01-JAN-2018	1,000.00	0.00	Closed	
21	MAHALO BROADCASTING LLC		92884	05-JAN-2018	05-JAN-2018	01-FEB-2018	1,000.00	0.00	Closed	
22	MAHALO BROADCASTING LLC		93325	02-FEB-2018	02-FEB-2018	01-MAR-2018	1,000.00	0.00	Closed	
23	MAHALO BROADCASTING LLC		93793	12-MAR-2018	12-MAR-2018	01-APR-2018	1,000.00	0.00	Closed	
24	MAHALO BROADCASTING LLC		94211	09-APR-2018	09-APR-2018	01-MAY-2018	1,000.00	0.00	Closed	
25	MAHALO BROADCASTING LLC		94602	08-MAY-2018	08-MAY-2018	01-JUN-2018	1,000.00	0.00	Closed	
26	MAHALO BROADCASTING LLC		94980	12-JUN-2018	12-JUN-2018	01-JUL-2018	1,000.00	0.00	Closed	
27	MAHALO BROADCASTING LLC		95402	12-JUL-2018	12-JUL-2018	01-AUG-2018	1,000.00	0.00	Closed	
28	MAHALO BROADCASTING LLC		95808	08-AUG-2018	08-AUG-2018	01-SEP-2018	1,000.00	0.00	Closed	
29	MAHALO BROADCASTING LLC		96219	07-SEP-2018	07-SEP-2018	01-OCT-2018	1,000.00	0.00	Closed	
30	MAHALO BROADCASTING LLC		96698	12-OCT-2018	12-OCT-2018	01-NOV-2018	1,000.00	0.00	Closed	
31	MAHALO BROADCASTING LLC		97091	12-NOV-2018	12-NOV-2018	01-DEC-2018	1,000.00	0.00	Closed	
32	MAHALO BROADCASTING LLC		97494	12-DEC-2018	12-DEC-2018	01-JAN-2019	1,000.00	0.00	Closed	
33	MAHALO BROADCASTING LLC		97834	08-JAN-2019	08-JAN-2019	01-FEB-2019	1,000.00	0.00	Closed	
34	MAHALO BROADCASTING LLC		98236	11-FEB-2019	11-FEB-2019	01-MAR-2019	1,000.00	0.00	Closed	
35	MAHALO BROADCASTING LLC		98612	12-MAR-2019	12-MAR-2019	01-APR-2019	1,000.00	0.00	Closed	
36	MAHALO BROADCASTING LLC		98903	08-APR-2019	08-APR-2019	01-MAY-2019	1,000.00	0.00	Closed	
37	MAHALO BROADCASTING LLC		99275	12-MAY-2019	12-MAY-2019	01-JUN-2019	1,000.00	0.00	Closed	
38	MAHALO BROADCASTING LLC		99588	30-MAY-2019	30-MAY-2019	01-JUL-2019	1,000.00	0.00	Closed	
39	MAHALO BROADCASTING LLC		99998	12-JUL-2019	12-JUL-2019	01-AUG-2019	1,000.00	0.00	Closed	
40	MAHALO BROADCASTING LLC		100303	06-AUG-2019	06-AUG-2019	01-SEP-2019	1,000.00	0.00	Closed	
41	MAHALO BROADCASTING LLC		100667	06-SEP-2019	06-SEP-2019	01-OCT-2019	1,000.00	0.00	Closed	
42	MAHALO BROADCASTING LLC		101040	09-OCT-2019	09-OCT-2019	01-NOV-2019	1,000.00	0.00	Closed	
43	MAHALO BROADCASTING LLC		101403	12-NOV-2019	12-NOV-2019	01-DEC-2019	1,000.00	0.00	Closed	
44	MAHALO BROADCASTING LLC		101750	06-DEC-2019	06-DEC-2019	01-JAN-2020	1,000.00	0.00	Closed	
45	MAHALO BROADCASTING LLC		102138	08-JAN-2020	08-JAN-2020	01-FEB-2020	1,000.00	0.00	Closed	
46	MAHALO BROADCASTING LLC		102481	07-FEB-2020	07-FEB-2020	01-MAR-2020	1,000.00	0.00	Closed	
47	MAHALO BROADCASTING LLC		102896	12-MAR-2020	12-MAR-2020	01-APR-2020	1,000.00	0.00	Closed	
48	MAHALO BROADCASTING LLC		103274	06-APR-2020	06-APR-2020	01-MAY-2020	1,000.00	0.00	Closed	
49	MAHALO BROADCASTING LLC		103611	06-MAY-2020	06-MAY-2020	01-JUN-2020	1,000.00	0.00	Closed	
50	MAHALO BROADCASTING LLC		103972	12-JUN-2020	12-JUN-2020	01-JUL-2020	1,000.00	0.00	Closed	
51	MAHALO BROADCASTING LLC		104309	07-JUL-2020	07-JUL-2020	01-AUG-2020	1,000.00	0.00	Closed	
52	MAHALO BROADCASTING LLC		104786	12-AUG-2020	12-AUG-2020	01-SEP-2020	1,000.00	0.00	Closed	
53	MAHALO BROADCASTING LLC		105174	11-SEP-2020	11-SEP-2020	01-OCT-2020	1,000.00	0.00	Closed	
54	MAHALO BROADCASTING LLC		105594	10-OCT-2020	10-OCT-2020	01-NOV-2020	1,000.00	0.00	Closed	
55	MAHALO BROADCASTING LLC		105973	12-NOV-2020	12-NOV-2020	01-DEC-2020	1,000.00	0.00	Closed	
56	MAHALO BROADCASTING LLC		106272	11-DEC-2020	11-DEC-2020	01-JAN-2021	1,000.00	0.00	Closed	
57	MAHALO BROADCASTING LLC		106633	11-JAN-2021	11-JAN-2021	01-FEB-2021	1,000.00	0.00	Closed	
58	MAHALO BROADCASTING LLC		107075	12-FEB-2021	12-FEB-2021	01-MAR-2021	1,000.00	0.00	Closed	



59	MAHALO BROADCASTING LLC	107390	06-MAR-2021	06-MAR-2021	01-APR-2021	1,000.00	0.00	Closed	
60	MAHALO BROADCASTING LLC	107868	12-APR-2021	12-APR-2021	01-MAY-2021	1,000.00	0.00	Closed	
61	MAHALO BROADCASTING LLC	108253	10-MAY-2021	10-MAY-2021	01-JUN-2021	1,000.00	0.00	Closed	
62	MAHALO BROADCASTING LLC	108649	09-JUN-2021	09-JUN-2021	01-JUL-2021	1,000.00	0.00	Closed	
63	MAHALO BROADCASTING LLC	109048	12-JUL-2021	12-JUL-2021	01-AUG-2021	1,000.00	0.00	Closed	
64	MAHALO BROADCASTING LLC	109449	06-AUG-2021	06-AUG-2021	01-SEP-2021	1,000.00	0.00	Closed	
65	MAHALO BROADCASTING LLC	109803	11-SEP-2021	11-SEP-2021	01-OCT-2021	1,000.00	0.00	Closed	
66	MAHALO BROADCASTING LLC	110167	12-OCT-2021	12-OCT-2021	01-NOV-2021	1,000.00	0.00	Closed	
67	MAHALO BROADCASTING LLC	110459	12-NOV-2021	12-NOV-2021	01-DEC-2021	1,000.00	0.00	Closed	
68	MAHALO BROADCASTING LLC	110859	10-DEC-2021	10-DEC-2021	01-JAN-2022	1,000.00	0.00	Closed	
69	MAHALO BROADCASTING LLC	111209	12-JAN-2022	12-JAN-2022	01-FEB-2022	1,000.00	0.00	Closed	
70	MAHALO BROADCASTING LLC	111574	12-FEB-2022	12-FEB-2022	01-MAR-2022	1,000.00	0.00	Closed	
71	MAHALO BROADCASTING LLC	111879	05-MAR-2022	05-MAR-2022	01-APR-2022	1,000.00	0.00	Closed	
72	MAHALO BROADCASTING LLC	112261	12-APR-2022	12-APR-2022	01-MAY-2022	1,000.00	0.00	Closed	
73	MAHALO BROADCASTING LLC	112541	28-APR-2022	28-APR-2022	01-JUN-2022	1,000.00	0.00	Closed	
74	MAHALO BROADCASTING LLC	112814	16-MAY-2022	16-MAY-2022	01-JUL-2022	1,000.00	0.00	Closed	
75	MAHALO BROADCASTING LLC	113253	11-JUL-2022	11-JUL-2022	01-AUG-2022	1,000.00	0.00	Closed	
76	MAHALO BROADCASTING LLC	113556	09-AUG-2022	09-AUG-2022	01-SEP-2022	1,000.00	0.00	Closed	
77	MAHALO BROADCASTING LLC	113862	31-AUG-2022	31-AUG-2022	01-OCT-2022	1,000.00	0.00	Closed	
78	MAHALO BROADCASTING LLC	114218	30-SEP-2022	30-SEP-2022	01-NOV-2022	1,000.00	0.00	Closed	
79	MAHALO BROADCASTING LLC	114552	20-OCT-2022	20-OCT-2022	01-DEC-2022	1,000.00	0.00	Closed	
80	MAHALO BROADCASTING LLC	114947	01-DEC-2022	01-DEC-2022	01-JAN-2023	1,000.00	0.00	Closed	
81	MAHALO BROADCASTING LLC	115302	07-JAN-2023	07-JAN-2023	01-FEB-2023	1,000.00	0.00	Closed	
82	MAHALO BROADCASTING LLC	115735	08-FEB-2023	08-FEB-2023	01-MAR-2023	1,000.00	0.00	Closed	
83	MAHALO BROADCASTING LLC	116075	06-MAR-2023	06-MAR-2023	01-APR-2023	1,000.00	0.00	Closed	
84	MAHALO BROADCASTING LLC	116436	03-APR-2023	03-APR-2023	01-MAY-2023	1,000.00	0.00	Closed	
85	MAHALO BROADCASTING LLC	116910	29-APR-2023	29-APR-2023	01-JUN-2023	1,000.00	0.00	Closed	
86	MAHALO BROADCASTING LLC	117295	12-JUN-2023	12-JUN-2023	01-JUL-2023	1,000.00	0.00	Closed	
87	MAHALO BROADCASTING LLC	117770	12-JUL-2023	12-JUL-2023	01-AUG-2023	1,000.00	0.00	Closed	
88	MAHALO BROADCASTING LLC	118217	11-AUG-2023	11-AUG-2023	01-SEP-2023	1,000.00	0.00	Closed	
89	MAHALO BROADCASTING LLC	118516	08-SEP-2023	08-SEP-2023	01-OCT-2023	1,000.00	0.00	Closed	
90	MAHALO BROADCASTING LLC	119091	12-OCT-2023	12-OCT-2023	01-NOV-2023	1,000.00	0.00	Closed	
91	MAHALO BROADCASTING LLC	119441	11-NOV-2023	11-NOV-2023	01-DEC-2023	1,000.00	0.00	Closed	
92	MAHALO BROADCASTING LLC	119823	12-DEC-2023	12-DEC-2023	01-JAN-2024	1,000.00	0.00	Closed	
93						<b>103,000.00</b>	<b>0.00</b>		
	<b>Sub Total</b>								
94	MAHALO BROADCASTING LLC	PMT	3126	08-AUG-2016	08-AUG-2016	08-AUG-2016	-1,000.00	0.00	Closed
95	MAHALO BROADCASTING LLC		3156	13-SEP-2016	13-SEP-2016	13-SEP-2016	-1,000.00	0.00	Closed
96	MAHALO BROADCASTING LLC		3182	11-OCT-2016	11-OCT-2016	11-OCT-2016	-1,000.00	0.00	Closed
97	MAHALO BROADCASTING LLC		3203	07-NOV-2016	07-NOV-2016	07-NOV-2016	-1,000.00	0.00	Closed
98	MAHALO BROADCASTING LLC		3232	12-DEC-2016	12-DEC-2016	12-DEC-2016	-1,000.00	0.00	Closed
99	MAHALO BROADCASTING LLC		3254	09-JAN-2017	09-JAN-2017	09-JAN-2017	-1,000.00	0.00	Closed
100	MAHALO BROADCASTING LLC		3281	06-FEB-2017	06-FEB-2017	06-FEB-2017	-1,000.00	0.00	Closed
101	MAHALO BROADCASTING LLC		3316	06-MAR-2017	06-MAR-2017	06-MAR-2017	-1,000.00	0.00	Closed
102	MAHALO BROADCASTING LLC		3350	10-APR-2017	10-APR-2017	10-APR-2017	-1,000.00	0.00	Closed
103	MAHALO BROADCASTING LLC		3374	05-MAY-2017	05-MAY-2017	05-MAY-2017	-1,000.00	0.00	Closed
104	MAHALO BROADCASTING LLC		3409	13-JUN-2017	13-JUN-2017	13-JUN-2017	-1,000.00	0.00	Closed
105	MAHALO BROADCASTING LLC		3437	10-JUL-2017	10-JUL-2017	10-JUL-2017	-1,000.00	0.00	Closed
106	MAHALO BROADCASTING LLC		3465	07-AUG-2017	07-AUG-2017	07-AUG-2017	-1,000.00	0.00	Closed
107	MAHALO BROADCASTING LLC		3501	11-SEP-2017	11-SEP-2017	11-SEP-2017	-1,000.00	0.00	Closed
108	MAHALO BROADCASTING LLC		3532	02-OCT-2017	02-OCT-2017	02-OCT-2017	-1,000.00	0.00	Closed
109	MAHALO BROADCASTING LLC		3535	10-OCT-2017	10-OCT-2017	10-OCT-2017	-1,000.00	0.00	Closed
110	MAHALO BROADCASTING LLC		3567	06-NOV-2017	06-NOV-2017	06-NOV-2017	-1,000.00	0.00	Closed
111	MAHALO BROADCASTING LLC		3593	04-DEC-2017	04-DEC-2017	04-DEC-2017	-1,000.00	0.00	Closed
112	MAHALO BROADCASTING LLC		3659	05-FEB-2018	05-FEB-2018	05-FEB-2018	-1,000.00	0.00	Closed
113	MAHALO BROADCASTING LLC		3688	12-MAR-2018	12-MAR-2018	12-MAR-2018	-1,000.00	0.00	Closed
114	MAHALO BROADCASTING LLC		3715	02-APR-2018	02-APR-2018	02-APR-2018	-1,000.00	0.00	Closed
115	MAHALO BROADCASTING LLC		3743	07-MAY-2018	07-MAY-2018	07-MAY-2018	-1,000.00	0.00	Closed
116	MAHALO BROADCASTING LLC		3769	30-MAY-2018	30-MAY-2018	30-MAY-2018	-1,000.00	0.00	Closed
117	MAHALO BROADCASTING LLC		3815	23-JUL-2018	23-JUL-2018	23-JUL-2018	-1,000.00	0.00	Closed
118	MAHALO BROADCASTING LLC		3826	29-JUL-2018	29-JUL-2018	29-JUL-2018	-1,000.00	0.00	Closed
119	MAHALO BROADCASTING LLC		3855	11-SEP-2018	11-SEP-2018	11-SEP-2018	-1,000.00	0.00	Closed
120	MAHALO BROADCASTING LLC		3886	29-SEP-2018	29-SEP-2018	29-SEP-2018	-1,000.00	0.00	Closed
121	MAHALO BROADCASTING LLC		3916	07-NOV-2018	07-NOV-2018	07-NOV-2018	-1,000.00	0.00	Closed
122	MAHALO BROADCASTING LLC		3982	14-JAN-2019	14-JAN-2019	14-JAN-2019	-2,000.00	0.00	Closed
123	MAHALO BROADCASTING LLC		4015	20-FEB-2019	20-FEB-2019	20-FEB-2019	-1,000.00	0.00	Closed
124	MAHALO BROADCASTING LLC		4031	04-MAR-2019	04-MAR-2019	04-MAR-2019	-1,000.00	0.00	Closed

125	MAHALO BROADCASTING LLC	4066	08-APR-2019	08-APR-2019	08-APR-2019	-1,000.00	0.00	Closed	
126	MAHALO BROADCASTING LLC	4093	06-MAY-2019	06-MAY-2019	06-MAY-2019	-1,000.00	0.00	Closed	
127	MAHALO BROADCASTING LLC	3141	03-SEP-2019	03-SEP-2019	03-SEP-2019	-1,000.00	0.00	Closed	
128	MAHALO BROADCASTING LLC	3142	03-SEP-2019	03-SEP-2019	03-SEP-2019	-1,000.00	0.00	Closed	
129	MAHALO BROADCASTING LLC	3142	16-SEP-2019	16-SEP-2019	16-SEP-2019	-1,000.00	0.00	Closed	
130	MAHALO BROADCASTING LLC	3142	16-SEP-2019	16-SEP-2019	16-SEP-2019	-1,000.00	0.00	Closed	
131	MAHALO BROADCASTING LLC	3160	16-SEP-2019	16-SEP-2019	16-SEP-2019	-1,000.00	0.00	Closed	
132	MAHALO BROADCASTING LLC	3176	04-OCT-2019	04-OCT-2019	04-OCT-2019	-1,000.00	0.00	Closed	
133	MAHALO BROADCASTING LLC	3262	27-JAN-2020	27-JAN-2020	27-JAN-2020	-1,000.00	0.00	Closed	
134	MAHALO BROADCASTING LLC	3264	27-JAN-2020	27-JAN-2020	27-JAN-2020	-1,000.00	0.00	Closed	
135	MAHALO BROADCASTING LLC	3281	13-FEB-2020	13-FEB-2020	13-FEB-2020	-1,000.00	0.00	Closed	
136	MAHALO BROADCASTING LLC	3324	29-MAR-2020	29-MAR-2020	29-MAR-2020	-1,000.00	0.00	Closed	
137	MAHALO BROADCASTING LLC	3565	30-JUL-2021	30-JUL-2021	30-JUL-2021	-16,000.00	0.00	Closed	
138	MAHALO BROADCASTING LLC	3600	01-NOV-2021	01-NOV-2021	01-NOV-2021	-2,000.00	0.00	Closed	
139	MAHALO BROADCASTING LLC	3637	07-FEB-2022	07-FEB-2022	07-FEB-2022	-1,000.00	0.00	Closed	
140	MAHALO BROADCASTING LLC	3716	09-DEC-2022	09-DEC-2022	09-DEC-2022	-5,000.00	0.00	Closed	TRAN
141	MAHALO BROADCASTING LLC	3807	28-JUN-2023	28-JUN-2023	28-JUN-2023	-15,000.00	0.00	Closed	
142	MAHALO BROADCASTING LLC	1005	08-JAN-2024	08-JAN-2024	08-JAN-2024	-5,000.00	0.00	Closed	
143	MAHALO BROADCASTING LLC	3849	08-JAN-2024	08-JAN-2024	08-JAN-2024	-8,500.00	0.00	Closed	
144		<b>Sub Total</b>				<b>-96,500.00</b>	<b>0.00</b>		
145							<b>Total: 0.00</b>		

# EXHIBIT H

**Mauna Towers of Hawaii, LLC**  
7889 Lichen Dr # 360  
Citrus Heights, CA 95621 US  
808-378-1919  
accounting@maunatowers.com



## INVOICE

### BILL TO

Resonate Hawaii, LLC  
(Hualalai, KWYI-FM, 12244)  
630 Kilauea Avenue, Suite 202  
Hilo, HI 96720

**INVOICE #** 268

**DATE** 12/20/2023

**DUE DATE** 01/01/2024

**TERMS** Net 15

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ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Lease</b>	Tower/Site rent - One Month, January 2024	1	1,012.25	1,012.25
<b>General Excise Tax</b>	General Excise Tax	1	47.70	47.70

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BALANCE DUE

**\$1,059.95**

Customer Name: MAHALO BROADCASTING LLC  
 Customer Number: 477659  
 Customer Address: 630 KILAUEA AVE  
 #202  
 HILO, HI 96720

Invoice Number	Business Unit	Invoice Date	Site Name	License Number	Customer Reference	Remark	Billed Amount	Open Amount
40073470	871266	2023/04/02	Kaupulehu	129935		Delinquent Late Fees00129935	\$25.00	\$25.00
40316202	871266	2023/04/02	Kaupulehu	129935		Delinquent Late Fees00129935	\$25.00	\$25.00
40560870	871266	2023/04/02	Kaupulehu	129935		Delinquent Late Fees00129935	\$25.00	\$25.00
41125846	871266	2023/05/01	Kaupulehu	129935		JZ tenant # change	\$1,083.01	\$1,083.01
41125846	871266	2023/05/01	Kaupulehu	129935		KAILUA KONA, HI (HAWAII)	\$48.74	\$48.74
41125846	871266	2023/06/02	Kaupulehu	129935		Delinquent Late Fees00129935	\$25.00	\$25.00
41442303	871266	2023/06/01	Kaupulehu	129935		JZ tenant # change	\$1,083.01	\$1,083.01
41442303	871266	2023/06/01	Kaupulehu	129935		KAILUA KONA, HI (HAWAII)	\$48.74	\$48.74
41682672	871266	2023/07/01	Kaupulehu	129935		JZ tenant # change	\$1,083.01	\$1,083.01
41682672	871266	2023/07/01	Kaupulehu	129935		KAILUA KONA, HI (HAWAII)	\$48.74	\$48.74

Total Balance Due: \$3,495.25 \$3,495.25



# EXHIBIT I

# DCCA State of Hawaii

Downloaded on October 17, 2023.

The information provided below is not a certification of good standing and does not constitute any other certification by the State.

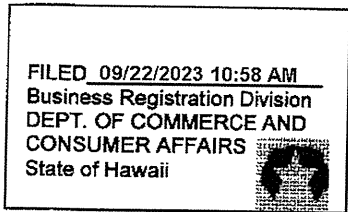
Website URL: <http://hbe.ehawaii.gov/documents>

## Business Information

MASTER NAME	HAWAII ISLAND RADIO CORPORATION
BUSINESS TYPE	Domestic Profit Corporation
FILE NUMBER	328399 D1
STATUS	Active
ORGANIZED IN	Hawaii UNITED STATES
INCORPORATION DATE	Sep 22, 2023
MAILING ADDRESS	POST OFFICE BOX 1418 KAMUELA, Hawaii 96743 UNITED STATES
TERM	PER
AGENT NAME	WILLIAM ZUCKER
AGENT ADDRESS	74-5606 LUHIA STREET, #87 KAILUA-KONA, Hawaii 96740 UNITED STATES

## Stocks

DATE	CLASS	SHARES	PAID SHARES	PAR VALUE	STOCK AMOUNT
Sep 22, 2023	COMMON	10,000			



ARTICLES OF INCORPORATION  
 OF  
 HAWAII ISLAND RADIO CORPORATION

ARTICLE I

Name of Corporation

The name of the corporation is HAWAII ISLAND RADIO CORPORATION.

ARTICLE II

Place of Principal Office

The mailing address of the initial principal office of the corporation is Post Office Box 1418, Kamuela, Hawaii 96743. The corporation may change the location of its principal office and may have such other offices within and without the State of Hawaii as may be necessary or desirable in the operation of its business.

ARTICLE III

Incorporator; Agent

The incorporator is Thomas R. Daniel, whose address is 737 Bishop Street, Suite 1450, Honolulu, Hawaii 96813. The current agent for service of process on the corporation is William Zucker, whose business address is 74-5606 Luhia Street, #87, Kailua-Kona, Hawaii 96740.

ARTICLE IV

Powers and Purposes

- 4.1. This corporation is organized for purposes of purchasing, owning, and operating radio stations in the State of Hawaii.
- 4.2. The corporation is further organized to engage in any lawful act or activity for which corporations may be organized under the laws of the State of Hawaii.
- 4.3. The corporation shall be a body corporate under the laws of the State of Hawaii, with all the rights, privileges, powers, and immunities which are now or may hereafter be secured

by law to corporations, and shall be subject to all general laws now in force or hereafter to be enacted relating to corporations of like character. The period of the corporation's duration is perpetual and, in furtherance of the purposes aforesaid, this corporation shall have the power to do every other act and thing necessary, suitable, or proper to carry on its business not inconsistent with the law.

ARTICLE V

Capital Stock

The number of shares that the corporation is authorized to issue is 10,000 shares of common stock, all of one class without par value. The board of directors is authorized to provide for the issuance from time to time of authorized but unissued shares of common stock to such persons, firms, corporations, or associations, and for such consideration and upon such terms as the board of directors deems advisable and determines to be adequate, including the issuance of shares as and for stock dividends and the issuance of shares (including pursuant to options or other awards) as equity compensation. The board of directors is authorized to determine whether shares of common stock shall be exchangeable for or convertible into shares of the same class or cash, indebtedness, securities, or other property, and to determine the terms and conditions and the limitations, if any, upon which such shares shall be convertible or exchangeable. No shareholder shall have any preemptive or preferential right of subscription for or to purchase any shares of stock or other securities of the corporation, whether now or hereafter authorized, other than such right or rights, if any, and upon such terms and at such price as the board of directors, in its discretion, from time to time may determine, and the board of directors may issue shares of stock or other securities without offering the same in whole or in part to the shareholders of the corporation.

ARTICLE VI

Officers

6.1 The officers of the corporation shall be as specified in or pursuant to the bylaws and shall be appointed by the board of directors in accordance with the bylaws. The officers are elected or appointed, hold office and may be removed as may be prescribed by the bylaws. The officers need not be shareholders, except as may otherwise be provided in the bylaws of the corporation. Unless otherwise provided in the bylaws, the same individual may hold at the same time two or more offices.

6.2 All officers and agents of the corporation, as between themselves and the corporation, have such authority and powers and may perform such duties in the management of the corporation as may be prescribed by the bylaws or, to the extent not inconsistent with the bylaws, as may be determined by resolution of the board of directors, as may be prescribed by an

officer authorized by the board of directors to prescribe the duties of other officers or as may be customarily incidental to the office.

## ARTICLE VII

### Board of Directors

7.1 The board of directors may consist of one or more individuals, the number to be fixed initially by the shareholders and thereafter by the board of directors from time to time in accordance with the bylaws. The directors, who need not be shareholders, shall be elected or appointed and, subject to the following restriction, any vacancies at any time occurring on the board of directors shall be filled by the shareholders or the board of directors in such manner and for such terms as the bylaws may prescribe.

7.2 The board of directors has full power to control and direct the business and affairs of the corporation, subject, however, to instructions of shareholders and to any limitations which may be set forth in statutory provisions or in these articles of incorporation. Without limiting the generality of the foregoing, the board of directors shall have the power, by provisions set forth in the corporation's bylaws or by board resolution, to create from among its members committees of the board of directors and to delegate to such committees any or all of the powers of the board of directors to the fullest extent permitted by law.

7.3 Without limiting the generality of the provisions of Section 7.2, the board of directors, without the approval of the shareholders of the corporation, or of any percentage thereof, may authorize the borrowing of money or the incurring of debts, even though as a result thereof the amount of the corporation's indebtedness may exceed the amount of its capital stock, and may authorize the making of donations.

7.4 The board of directors in the name of the corporation shall have power at any time or from time to time to make or to delegate to any officer or officers the power to make contracts with any person, firm, corporation, association, or organization, employing, engaging, or appointing such person, firm, corporation, association, or organization as agent of the corporation or as manager of the business and affairs of the corporation, to perform duties and services and to exercise powers and authority in behalf of the corporation, including ministerial, executive, discretionary, and/or managerial powers, subject, however, to the supervision of the board of directors. Any such contract shall run for such period of time and shall contain such terms and provisions with respect to the duties, services, powers, and authority to be performed and exercised by such agent or manager and with respect to the compensation to be given to such agent or manager therefor, and otherwise, as the board of directors may determine.



## ARTICLE VIII

Shareholders' Liability

All property of the corporation shall at all times be liable for its just debts, but no shareholder shall be individually liable for the debts of the corporation beyond the amount (if any) which is due and unpaid upon the share or shares held or owned by him, her, or it. The corporation shall indemnify and defend its shareholder for any liability incurred by such shareholder on account of any action taken or any failure to act in a matter requiring such shareholder's action as a shareholder of the corporation.

## ARTICLE IX

Limitation of Director Liability

The personal liability of directors and former directors of the corporation shall be and is eliminated to the fullest extent permissible under Hawaii law, including without limitation, the Hawaii Business Corporation Act, as the same may be modified or amended from time to time, and any successor statutes thereto. Any repeal, amendment, or other modification of this provision, or any applicable provision of Hawaii law, that has the effect of increasing the liability or potential liability of any director or former director shall (with respect to any such increase in liability) have prospective effect only and shall not diminish the limitation of liability afforded by this provision, or give rise to or increase any liability, for acts or omissions of a director or former director of the corporation occurring prior to such repeal, amendment, or other modification. The reference in this Article IX to director or former director shall include, and the protections afforded in this Article IX shall inure to the benefit of, the heirs and personal representatives of the director or former director.

## ARTICLE X

Indemnification

10.1 The corporation shall indemnify each current or former director and officer of the corporation for any liability to any person for any action taken, and any failure to take action, as a director or officer of the corporation to the fullest extent permitted by law, except liability for (a) receipt of a financial benefit to which the director or officer is not entitled, (b) an intentional infliction of harm on the corporation or its shareholders; (c) a violation of Section 414-223 of the Hawaii Business Corporation Act (or any similar successor provision relating to unlawful distributions) or (d) an intentional violation of criminal law. The corporation shall advance or promptly reimburse the reasonable expenses incurred by a current or former director or officer of the corporation who is a party to a proceeding because the individual is or was a director or officer

of the corporation, including the fees and expenses of counsel, provided that such current or former director or officer of the corporation has provided to the corporation a written affirmation as required by Section 414-244 of the Hawaii Business Corporation Act (or any similar successor provision). Any repeal, amendment, or other modification of this provision shall have prospective effect only and shall not affect the right of any current or former director or officer of the corporation to indemnification and advancement of expenses for any action taken or failure to take action by such individual as a director or officer of the corporation prior to the date of such repeal, amendment, or other modification.

10.2 Any indemnification pursuant to this Article X shall not be deemed exclusive of any other rights to which those seeking indemnification or those indemnified may be entitled and shall continue as to a person who has ceased to be a director or officer and shall inure to the benefit of the heirs and personal representatives of that person.

10.3 The corporation shall have the power to purchase and maintain insurance on behalf of any person who is or was a director or officer of the corporation or is or was serving at the request of the corporation as a director or officer of another domestic or foreign corporation, partnership, joint venture, company, trust, employee benefit plan or other entity, against any liability asserted against such person or incurred by such person in any such capacity or arising out of such person's status as such, whether or not the corporation would have the power to indemnify such person against such liability under the provisions of this Article X.

10.4 This Article X shall be effective with respect to any person who is a director or officer of the corporation at any time on or after its adoption with respect to any action, suit or proceeding pending on or after that date, by reason of the fact that such person is or was, before or after that date, a director or officer of the corporation or is or was serving, before or after that date, at the request of the corporation as a director or officer of another domestic or foreign corporation, partnership, joint venture, company, trust, employee benefit plan or other entity.

ARTICLE XI  
Amendments

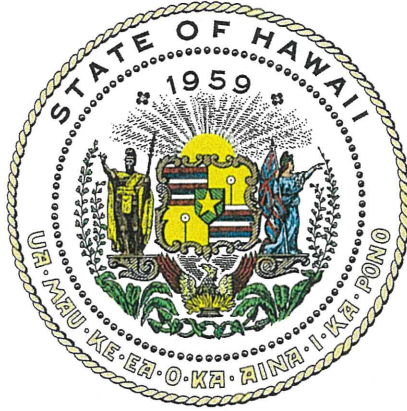
Any amendment, repeal, or other modification of these Articles of Incorporation or any provision hereof, may be made only upon the affirmative approving vote of the holders of seventy-five percent or more of the shares of the corporation's capital stock outstanding and entitled to vote at a meeting of the shareholders duly called and held for that purpose.

I certify that I have read the above statements, I am authorized to sign these Articles of Incorporation, and the statements set forth above are true and correct to the best of my knowledge and belief.

Signed this 22 day of September, 2023.



\_\_\_\_\_  
THOMAS R. DANIEL  
Incorporator



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that according to the records of this Department,

HAWAII ISLAND RADIO CORPORATION

was incorporated under the laws of Hawaii on 09/22/2023 ; and that it is an existing corporation in good standing, and is duly authorized to transact business.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: October 17, 2023

Director of Commerce and Consumer Affairs



< HAWAII ISLAND RADIO CORP.

## Tax Compliance

HAWAII ISLAND RADIO CORP.

\*\*\_\*\*\*6055

### Tax Compliance Status

Status : **Compliant**

Status Date : **Jan-04-2024**



#### INFORMATION

Contact Us  
Department of Taxation



#### POLICIES

Terms of Use  
Accessibility  
Privacy Policy



#### LOCATION

830 Punchbowl Street  
Honolulu  
HI 96813-5094



#### HOURS

M-F: 7:45 a.m. to 4:00 p.m.

# EXHIBIT J



STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission  
Through: Kali Watson, Chairman Hawaiian Homes Commission  
From: William Zucker, President – Hawaii Island Radio Corporation

Subject: Approval to Issue a License Agreement to Hawaii Island Radio Corporation, Humu'ula, Island of Hawaii, Tax Map Key Nos. (3) 3-8-001:007 (por.) and 015 (por.)

I would like to thank the members and chairman of the Hawaiian Homes Commission for the consideration of my request.

I have lived and worked on Hawai'i Island for over 20 years. I raised my boys here for their entire lives. I have worked in radio for almost all of the 20 years I have been here. I have also been a high school teacher and coach here for well over a decade. I sold my home in Waimea last summer and had the opportunity to move to the mainland and live a decent life. However, this island is my home. I chose to reinvest almost all proceeds from my home and buy a business that I believe is beneficial to the island community and its businesses. I am committed to carrying on the opportunity and privilege to inform and delight our listeners and to support community events.

Radio is not the same as it was here 20 years ago. The costs of operating have gone up significantly and the rates that advertisers pay have gone down, mainly due to businesspeople coming from off island, driving rates to unsustainable levels, failing, and moving away. I am determined to operate effectively.

In order to do so I am requesting that the rent for this area not be increased. I understand that it has been at this level for some time and that my request may seem ridiculous. I assure you that I am sincere as I cannot afford to fail and that every penny saved brings me closer to staying in business and keeping people employed. The previous 3 owners of these stations have failed. This is not a cash cow, and it will be several years before I can recoup my investment.

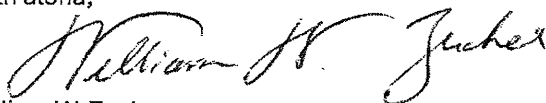
I am asking all lessors to make small concessions in hopes of reducing my costs by one to two thousand dollars. If I could get HELCO to do the same, I would. Unfortunately, the leases that I am assuming are the only places to request a little consideration.

I have two other leases for transmission sites, both of which are just over \$1000. However, these sites include the tower and structure where my equipment is housed. The lease with the Department of Hawaii Home Lands does not include that and I pay an additional \$600 per month for those elements. A \$1250 per month rent would make this by far the most expensive tower site lease.

I ask for a freeze on the increase for the next 5 years. I will be happy to show my books to the commission at that time and discuss an increase. I will either be successful or have followed in the footsteps of my predecessors; I am determined to be the former.

Thank you for your consideration.

With aloha,



William W. Zucker

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission

Through: Kali Watson, Chairman *KW*  
Hawaiian Homes Commission

From: Brigida Ayson, Land Agent *BA*  
Land Management Division

Subject: Approval to Issuance of License Agreement to Hawaii Electric Light Company, Inc., and Hawaiian Telephone Company, Puukapu, Kamoku, Waikoloa, Waialeale, and Kapulena, Island of Hawai'i, Portion of TMK Nos. (3) 6-4-003:026, (3) 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, and 004

**RECOMMENDED MOTION/ACTION**

That the Hawaiian Homes Commission (“HHC”) grant its approval to the issuance of a non-exclusive, non-benefit license agreement to Hawaii Electric Light Company, Inc. (HELCO), a Hawaii domestic profit corporation, and Hawaiian Telcom, Inc. (HTI), a Hawaii domestic profit corporation, to utilize their existing easements for electrical power and communication facilities located on that certain parcels of Hawaiian home lands in Puukapu, Kamoku, Waikoloa, Waialeale, and Kapulena, Island of Hawaii, identified as a portion of Tax Map Key Nos. (3) 6-4-003:026, (3) 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, and 004, covering a total of approximately 13.209 acres of land, as shown below and further described in and outlined in red on Exhibit “A” & “B”, attached hereto and incorporated herein by reference the “easement areas”.

Easement No.	Location	Tax Map Key	Area
1	Pu'ukapu	(3) 6-4-003:026 (p)	0.743 acre
6	Kamoku	(3) 4-7-007:007 (p)	1.245 acres
7	Kamoku	(3) 4-7-007:023 (p)	1.118 acres
8	Kamoku	(3) 4-7-007:024 (p)	1.146 acres
9	Waikoloa 1st	(3) 4-7-007:026 (p)	1.128 acres
10	Waikoloa 1st	(3) 4-7-007:027 (p)	0.987 acre
11	Waialeale 2nd	(3) 4-7-007:028 (p)	1.025 acres
12	Waialeale 2nd	(3) 4-7-007:002 (p)	1.395 acres
13	Kapulena	(3) 4-7-007:009 (p)	2.130 acres
14	Kapulena	(3) 4-7-007:004 (p)	2.292 acres

The approval of this license agreement shall be subject to the following conditions:

1. The term of this license shall be forty-three (43) years, retroactively commencing on April 30, 2002, up to and including April 29, 2045, unless sooner cancelled or terminated;
2. This license shall grant to JOINT LICENSEES the non-exclusive right, privilege, and authority to enter upon the above-described premises to operate and maintain electrical power and communication facilities, and to engage in all activities reasonably pertaining thereto. This license shall further grant to JOINT LICENSEES the non-exclusive right, privilege, and authority to enter upon the above-described premises to trim and keep trimmed any vegetation, shrubbery, bushes, or trees in the way of said electrical power and communication facilities, also including the right of entry upon said premises for the repair and maintenance of said electrical power and communication facilities in efficient use and condition over, across, and under said easement;
3. Each LICENSEE shall pay a one-time consideration fee of TWENTY THOUSAND FOUR HUNDRED DOLLARS (\$20,400.00) in advance to Licensor;
4. JOINT LICENSEES shall remit a non-refundable processing fee of TWO HUNDRED DOLLARS (\$200.00) and documentation fee of SEVENTY-FIVE DOLLARS (\$75.00);
5. During the term of this license, JOINT LICENSEES shall pay when due all real property taxes and any other assessments against and upon the rights of way and the improvements of JOINT LICENSEES, but not upon the land through which the rights of way pass, whether assessed to or payable by either LICENSOR or JOINT LICENSEES. This section shall survive the expiration, cancellation, or termination of this License;
6. JOINT LICENSEES shall use due care and diligence in the construction, operation, repair, renewal and removal of their appliances and equipment and shall keep their appliances and equipment in good and safe condition and repair. LICENSOR and its employees, agents, and representatives may at all reasonable times and with reasonable notice to JOINT LICENSEES, access and inspect the facilities, provided LICENSOR shall not unreasonably interfere with or disrupt JOINT LICENSEES' operations or use of the facilities;
7. JOINT LICENSEES shall, to the extent permitted by law, indemnify and hold harmless the LICENSOR from any and all claims and demands against the LICENSOR for any loss or damage or injury to persons or property that shall or may arise by reason of the construction, maintenance, operation, renewal and removal of its electrical power facility not caused by the negligence of the LICENSOR, its agents, servants or employees acting within the scope of their employment, and from and against all damages, costs, counsel fees, expenses or liabilities incurred or resulting from any such claim or demand or any action or proceeding brought thereon;
8. If, at any time, the premises across which this license easement extends, or any part thereof, shall be condemned or taken for any public project by any governmental authority, JOINT

LICENSEES shall have the right to claim and recover from the condemning authority, but not from LICENSOR, such compensation as is payable for the license easement and right of way for JOINT LICENSEES' appliances and equipment used in connection with this license easement, which shall be payable to JOINT LICENSEES as their interests appear;

9. JOINT LICENSEES shall not, in any manner, transfer to, mortgage, pledge, sublease, sublet, or otherwise hold or agree to do so, for the benefit of any other person or persons or organizations of any kind, its interest in this license and the improvements now on or hereafter erected thereon without the prior written consent of LICENSOR; provided, however, that JOINT LICENSEES may, without such consent, assign its rights hereunder to the Trustees for the bondholders of JOINT LICENSEES;
10. In the event the licensed premises hereby granted shall be abandoned or shall remain unused for a continuous period of one (1) year, all rights granted hereunder shall terminate and JOINT LICENSEES shall remove their appliances and equipment and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of their facilities, LICENSOR hereby consenting and agreeing to each removal;
11. If LICENSOR shall determine that the continued exercise of the easement rights granted constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, LICENSOR shall have the right to terminate the easement granted to the extent necessary to eliminate such interference; provided that it shall grant to JOINT LICENSEES a substitute easement within the reasonable vicinity to permit JOINT LICENSEES to effect relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions as contained in this License. The cost of any such relocation shall be borne by JOINT LICENSEES;
12. If JOINT LICENSEES shall fail to observe or perform any of the covenants, terms, or conditions herein contained, and on its part to be observed and performed, LICENSOR shall deliver written notice of the breach or default by service as provided in Section 634-35 or 634-36 of the Hawaii Revised Statutes or by registered mail or certified mail to JOINT LICENSEES at its last known address, making demand upon JOINT LICENSEES to cure or remedy the breach or default within the time period provided herein or within such additional period as Licensor may allow for good cause, Licensor may terminate this License without prejudice to any other remedy or right of action;
13. LICENSOR or the County, and the agents or representatives thereof, shall have the right to enter and cross any portion of said easement area for the purpose of performing any public or official duties, provided, that in the exercise of such rights, LICENSOR or the County shall not interfere unreasonably with JOINT LICENSEES or JOINT LICENSEES' use and enjoyment of the easement areas;
14. Notwithstanding any provision contained herein to the contrary, wherever applicable, LICENSOR may for good cause shown, allow additional time beyond the time or times specified herein to JOINT LICENSEES, in which to comply with, observe and perform any of the terms, conditions and covenants contained herein;

15. Whenever possible, each provision of this License shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this License should be prohibited, or invalidated under applicable law, such provisions shall be ineffective to the extent of such prohibition or invalidity without invalidating the remaining provisions of this License;
16. The singular or plural depends on its appropriate use;
17. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal successors and approved assigns;
18. This License document shall be subject to the review and approval of the State of Hawaii Department of the Attorney General; and
19. The Hawaiian Homes Commission may set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

LOCATION:

A portion of Hawaiian Home Lands in Puukapu (South Kohala), Kamoku, Waikoloa, Waialeale, and Kapulena (Hamakua), Island of Hawaii, identified by a portion of Tax Map Key Nos. (3) 6-4-003:026 , (3) 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, and 004, (see Exhibits “A” and “B”), covering a total of approximately 13.209 acres of land.

DISCUSSION:

Through the attached email marked as Exhibit “C”, Hawaii Electric Company, Inc. (HELCO), and Hawaiian Telcom, Inc. (HTI) are seeking DHHL’s approval to obtain a new license agreement which will allow HELCO and HTI to continue to use, operate, manage, maintain, and repair their existing electrical power and communication facilities to the following premises:

- Easement 1 – being a portion of the Hawaiian Home Land of Puukapu, South Kohala, Island of Hawaii;
- Easements 6, 7 and 8 – being a portion of the Hawaiian Home Land of Kamoku-Kapulena, (being also portion of Lots 7-A, 8-A and 9-A of Kamoku-Kapulena Pasture Lots), Hamakua, Island of Hawaii;
- Easements 9, 10, 11 and 12 – being a portion of the Mauka or Upper parts of Waikoloa 1<sup>st</sup> and Waialeale 2<sup>nd</sup>, (being also portion of Lots 14-A and 15-A of Waikoloa-Waialeale Pastoral Lots), Hamakua, Island of Hawaii;

- Easements 13 and 14 – being a portion of the Hawaiian Home Land of Kamoku-Kapulena, (being also portion of Lots 10-A and 11-A of Kamoku-Kapulena Pasture Lots), Hamakua, Island of Hawaii.

HELCO and HTI had a license easement on the above-mentioned premises for a term of twenty-one (21) years, commencing on May 1, 1981, up to and including April 30, 2002, under License Agreement No. 130 (Exhibit “D”). At the time, DHHL charged HELCO and HTI twenty-one dollars (\$21.00) rental payment for the entire term. Their electric and communication transmission lines are now a major part of their main transmission lines, connecting the island circuit, therefore DHHL will be charging each LICENSEE a one-time consideration fee of TWENTY THOUSAND FOUR HUNDRED DOLLARS (\$20,400.00), similar to what DHHL charged HELCO for its poles and powerlines in Humuula, Island of Hawaii, under License Agreement No. 282-A. To establish value and set a fair market fee for the use of a property, an appraisal is generally ordered. However, because these electric and communication transmission lines also service our beneficiaries, it is felt that using comparable fee is justified. Furthermore, a review of DHHL’s most recent annual report shows that Licensees with license easements on the Island of Hawaii paid a one-time consideration fee of between \$11,728.00 to \$59,500.00 prior to the installation or construction of their improvements. (See Exhibit “E”).

An email outlining the terms and conditions of the new license agreement was emailed to HELCO and HTI, and they conveyed their acceptance via the same.

HELCO and HTI are in full compliance with all provisions of their license easement agreement and continue to maintain their electrical power and communication facilities to date.

Allowing HELCO and HTI to continue use of the land and their existing facilities under a new license agreement will benefit LICENSOR’S homestead beneficiaries residing in Puukapu, Kamoku, Waikoloa, Waialeale, and Kapulena as they will have access to the electrical and communication services provided by HELCO and HTI.

Once the issuance of a new license agreement to HELCO and HTI is approved by the HHC, HELCO and HTI will be notified to pay the above-mentioned one time consideration fee, which will be their rental payment for the entire 43-year term.

#### AUTHORITY

Pursuant to the authority granted to the Department of Hawaiian Home Lands by Section 207 (c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended (hereinafter called “Act”), LICENSOR is authorized to grant licenses to public utility companies as easements for electrical power and communication facilities.

Section 10-4-22 of the Department Administrative Rules, as amended, permits the Department of Hawaiian Home Lands, subject to the approval of the commission, to negotiate and consummate the rental rate (or license value) of a license, when prudent management does not dictate that the rental rate be established by a formal and independent appraisal.



CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

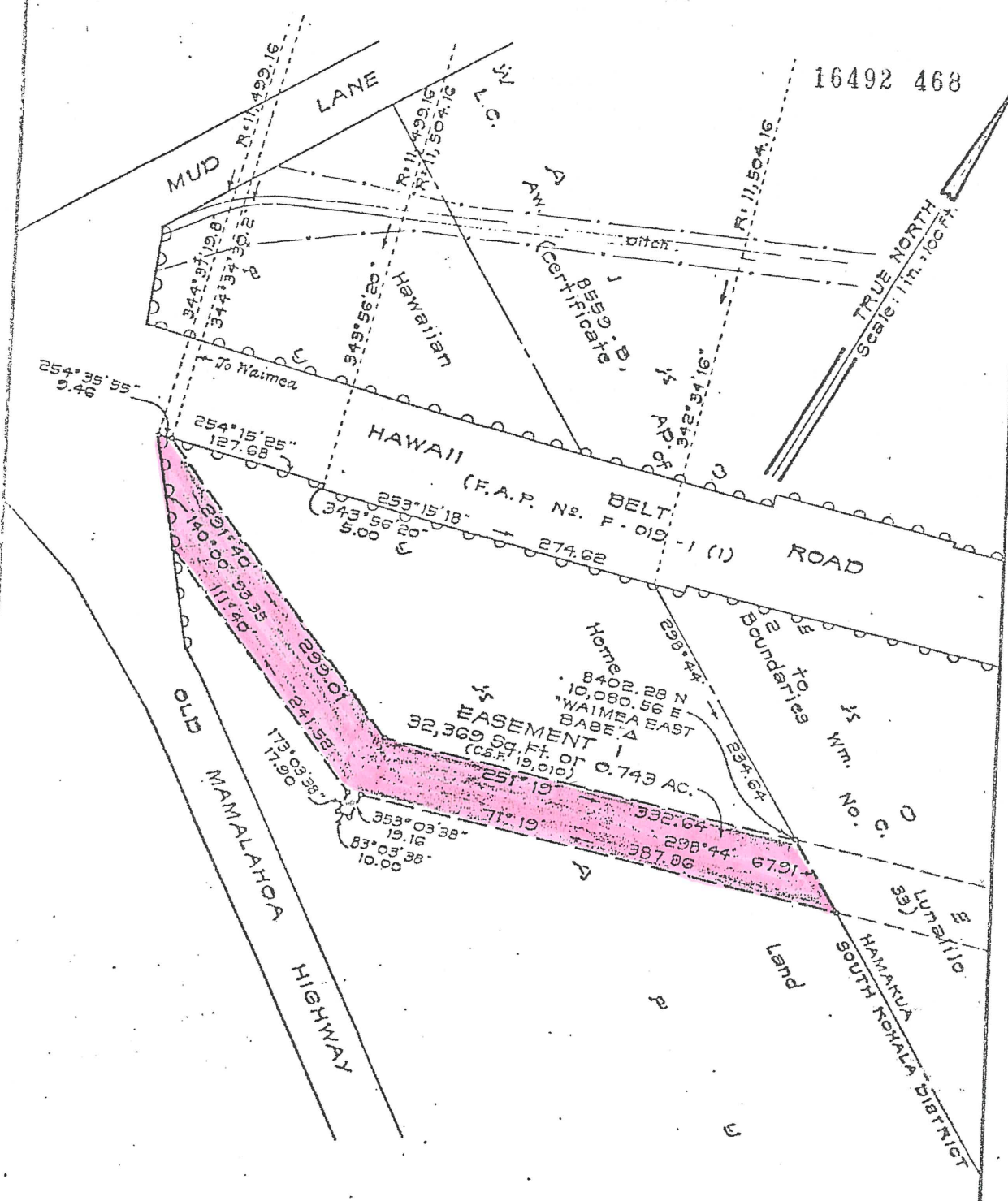
In accordance with the updated Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Approved by the Environmental Council as of April 6, 2021, the subject request is exempt from the preparation of an environmental assessment pursuant to Type 1 under Part I, titled De Minimis Activities, “Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

RECOMMENDATION

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

# EXHIBIT "A"

16492 468



**ELECTRIC TRANSMISSION LINE  
EASEMENT 1**  
Puukapu, South Kohala, Island of Hawaii, Hawaii  
Scale: 1 inch = 100 feet

JOB H-143 (80)  
D. B. F. No. 19,010

PLAT MAP G-4-03:26

D. B. F. No. 19,010

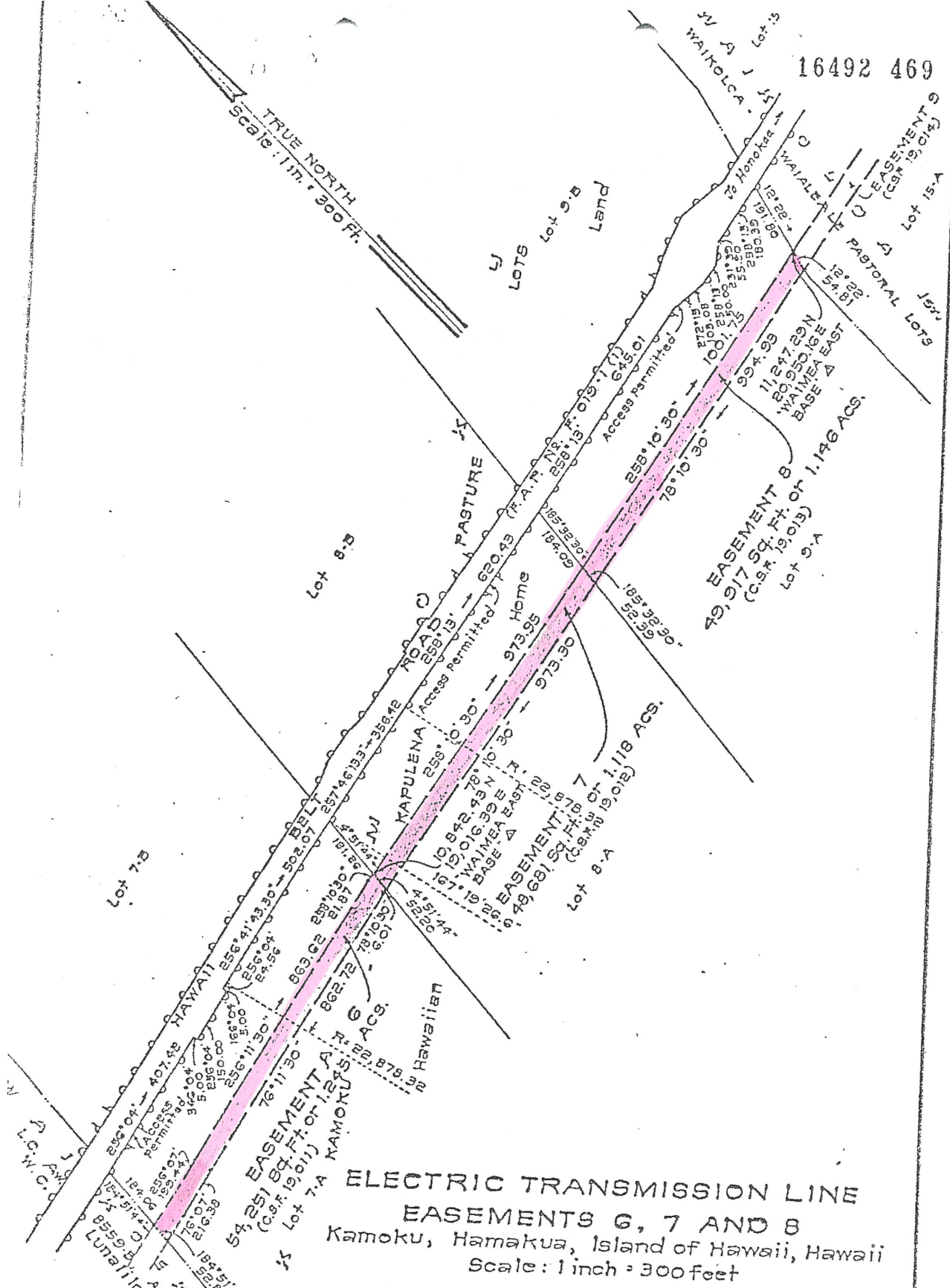
**SURVEY DIVISION**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
**STATE OF HAWAII**

**EXHIBIT "A"**

GNK Sept. 13, 1980

16492 469

TRUE NORTH  
Scale: 1 in. = 300 Ft.



**ELECTRIC TRANSMISSION LINE  
EASEMENTS G, 7 AND 8**  
Kamoku, Hamakua, Island of Hawaii, Hawaii  
Scale: 1 inch = 300 feet

DB H-149 (80)  
KX 21, BAKAMOTO

MAP 4-7-07: 7, 23 & 24

S. P. No 19,011, 19,012 & 19,013

**SURVEY DIVISION**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
**STATE OF HAWAII**

**EXHIBIT "A"**

GNK Sept. 16, 1980



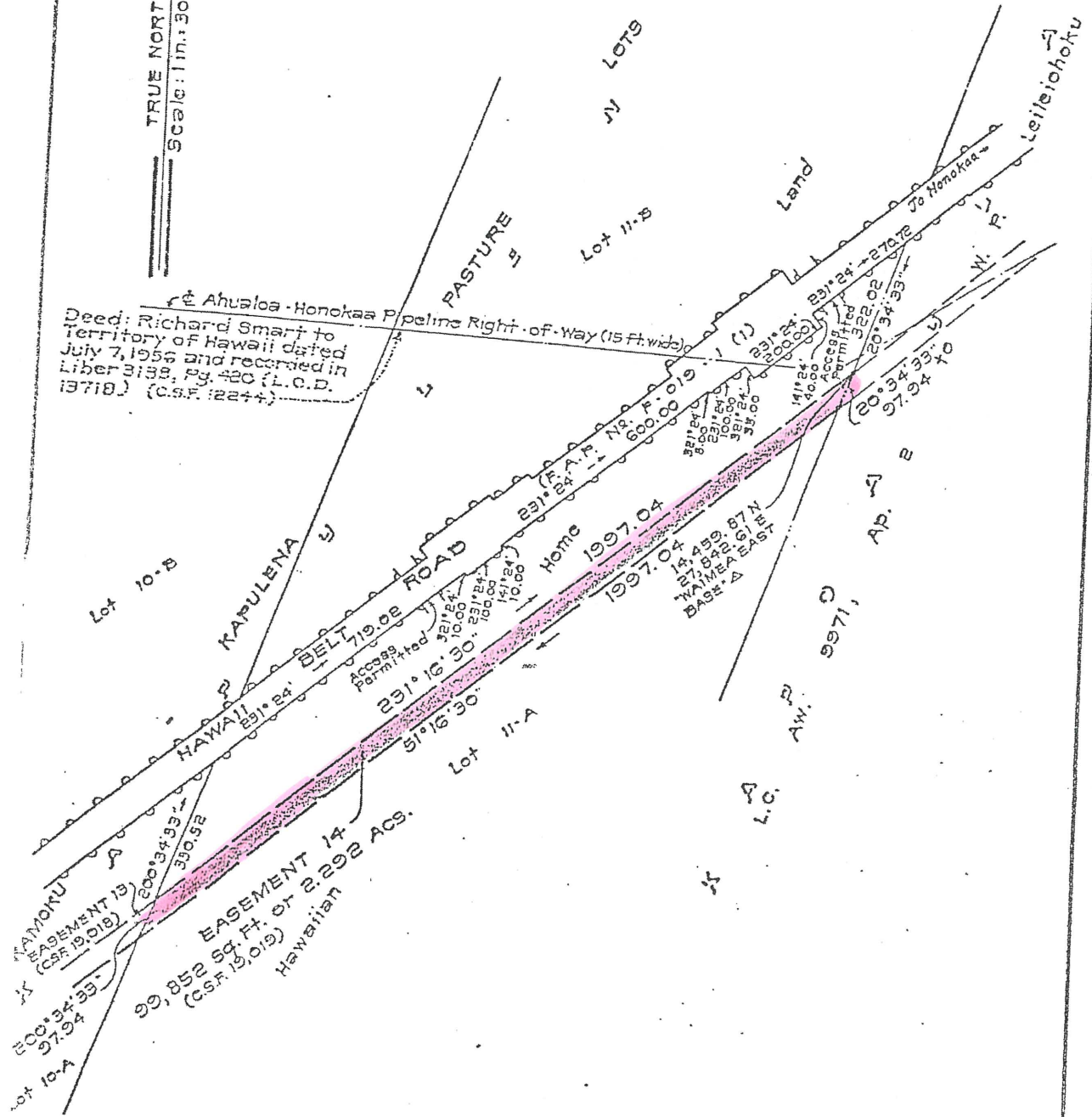






16492 472

TRUE NORTH  
Scale: 1 in. = 300 ft.



Deed: Richard Smart to Territory of Hawaii dated July 7, 1956 and recorded in Liber 3138, Pg. 420 (L.O.D. 13718) (C.S.F. 12277)

Access Permitted

**ELECTRIC TRANSMISSION LINE  
EASEMENT 14**  
Kapulena, Hamakua, Island of Hawaii, Hawaii  
Scale: 1 inch = 300 feet

103 H-145 (80)  
BK 21, BAKAMOTC

TAX MAP 4-7-07:4

C. S. F. No. 19,019

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

**EXHIBIT "A"**

GNK Sept. 16, 1955

# EXHIBIT "B"



16492 473

STATE OF HAWAII  
SURVEY DIVISION  
DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,010

ELECTRIC TRANSMISSION LINE

EASEMENT 1

Puukapu, South Kohala, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Puukapu.

Beginning at the northeast corner of this easement on the boundary between the lands of Waikoekoe and Puukapu, the coordinates of said point of beginning referring to Government Survey Triangulation Station "WAIMEA EAST BASE" being 8402.28 feet North and 10,080.56 feet East, thence running by azimuths measured clockwise from True South:-

1. 298° 44' 67.91 feet along L.C.Aw. 8559-B, Ap. 2 to William C. Lunalilo (Certificate of Boundaries No. 33);
2. 71° 19' 387.86 feet along the remainder of the Hawaiian Home Land of Puukapu;
3. 353° 03' 38" 19.16 feet along the remainder of the Hawaiian Home Land of Puukapu;
4. 83° 03' 38" 10.00 feet along the remainder of the Hawaiian Home Land of Puukapu;
5. 173° 03' 38" 17.90 feet along the remainder of the Hawaiian Home Land of Puukapu;
6. 111° 40' 241.52 feet along the remainder of the Hawaiian Home Land of Puukapu;
7. 140° 00' 93.35 feet along the northeast side of Hawaii Belt Road, Federal Aid Project No. F-019-1 (1);
8. Thence along the south side of Hawaii Belt Road, Federal Aid Project No. F-019-1 (1), on a curve to the left with a radius of 11,499.16 feet, the chord azimuth and distance being:  
254° 35' 55" 9.46 feet;
9. 291° 40' 299.01 feet along the remainder of the Hawaiian Home Land of Puukapu;

EXHIBIT "B"

September 16, 1980

10. 251° 19'

332.64 feet along the remainder of the Hawaiian Home Land of Puukapu to the point of beginning and containing an AREA OF 32,369 SQUARE FEET OR 0.743 ACRE.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

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EXHIBIT "B"



16492 475

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,011

ELECTRIC TRANSMISSION LINE

EASEMENT 6

Kamoku, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Kamoku-Kapulena.

Being also portion of Lot 7-A of Kamoku-Kapulena Pasture Lots.

Beginning at the northeast corner of this easement and on the boundary between Lots 8-A and 7-A of Kamoku-Kapulena Pasture Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAINEA EAST BASE" being 10,842.43 feet North and 19,016.39 feet East, thence running by azimuths measured clockwise from True South:-

1. 4° 51' 44" 52.20 feet along Lot 8-A of Kamoku-Kapulena Pasture Lots;
2. 78° 10' 30" 6.01 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots;
3. 76° 11' 30" 862.72 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots;
4. 76° 07' 216.38 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots;
5. 184° 51' 44" 52.80 feet along L.C.Aw. 8559-B, Ap. 2 to William C. Lunalilo;
6. 256° 07' 199.44 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots;
7. 256° 11' 30" 863.62 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots;
8. 258° 10' 30" 21.87 feet along the remainder of Lot 7-A of Kamoku-Kapulena Pasture Lots to the point of beginning and containing an AREA OF 54,251 SQUARE FEET OR 1.245 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

EXHIBIT "B"

Compiled from map and desc. by Island Survey, Inc. and Govt. Survey Records.



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

c.s.f. No. 19,012

ELECTRIC TRANSMISSION LINE

EASEMENT 7

Kamoku, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Kamoku-Kapulena.

Being also portion of Lot 8-A of Kamoku-Kapulena Pasture Lots.

Beginning at the northwest corner of this easement and on the boundary between Lots 7-A and 8-A of Kamoku-Kapulena Pasture Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 10,842.43 feet North and 19,016.39 feet East, thence running by azimuths measured clockwise from True South:-

- 1. 258° 10' 30" 973.95 feet along the remainder of Lot 8-A of Kamoku-Kapulena Pasture Lots;
- 2. 5° 32' 30" 52.39 feet along Lot 9-A of Kamoku-Kapulena Pasture Lots;
- 3. 78° 10' 30" 973.30 feet along the remainder of Lot 8-A of Kamoku-Kapulena Pasture Lots;
- 4. 184° 51' 44" 52.20 feet along Lot 7-A of Kamoku-Kapulena Pasture Lots to the point of beginning and containing an AREA OF 48,681 SQUARE FEET OR 1.118 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

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Compiled from map and desc. by Island Survey, Inc. and Govt. Survey Records.

EXHIBIT "B"





16492 477

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,013

ELECTRIC TRANSMISSION LINE

EASEMENT 8

Kamoku, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Kamoku-Kapulena.

Being also portion of Lot 9-A of Kamoku-Kapulana Pasture Lots.

Beginning at northeast corner of this easement and on the boundary between Lot 15-A of Waikoloa-Waialeale Pastoral Lots and Lot 9-A of Kamoku-Kapulana Pasture Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 11,247.29 feet North and 20,950.16 feet East, thence running by azimuths measured clockwise from True South:-

1. 12° 22' 54.81 feet along Lot 15-A of Waikoloa-Waialeale Pastoral Lots;
2. 78° 10' 30" 994.93 feet along the remainder of Lot 9-A of Kamoku-Kapulana Pasture Lots;
3. 185° 32' 30" 52.39 feet along Lot 8-A of Kamoku-Kapulana Pasture Lots;
4. 258° 10' 30" 1001.75 feet along the remainder of Lot 9-A of Kamoku-Kapulana Pasture Lots to the point of beginning and containing an AREA OF 49,917 SQUARE FEET OR 1.146 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

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EXHIBIT "B"



16492 478

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,014

ELECTRIC TRANSMISSION LINE

EASEMENT 9

Waikoloa 1st, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Mauka or Upper parts of Waikoloa 1st and Waialeale 2nd (Grant 868 to J. P. Parker, Jr. and Ebenezer Parker, by name only and covered by Boundary Certificate No. 20) conveyed to the Hawaiian Homes Commission by Richard Smart by deed dated July 7, 1956 and recorded in Liber 3138, Page 426 (Land Office Deed 13,719).

Being also portion of Lot 15-A of Waikoloa-Waialeale Pastoral Lots.

Beginning at the northwest corner of this easement and on the boundary between Lots 9-A of Kamoku-Kapulena Pasture Lots and Lot 15-A of Waikoloa-Waialeale Pastoral Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WADMEA EAST BASE" being 11,247.29 feet North and 20,950.16 feet East, thence running by azimuths measured clockwise from True South:-

1. 258° 10' 30" 979.54 feet along the remainder of Lot 15-A of Waikoloa-Waialeale Pastoral Lots;
2. 6° 27' 23" 52.66 feet along Lot 14-A of Waikoloa-Waialeale Pastoral Lots;
3. 78° 10' 30" 985.48 feet along the remainder of Lot 15-A of Waikoloa-Waialeale Pastoral Lots;
4. 192° 22' 54.81 feet along Lot 9-A of Kamoku-Kapulena Pasture Lots to the point of beginning and containing an AREA OF 49,126 SQUARE FEET OR 1.128 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

EXHIBIT "B"



16492 479

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,015

ELECTRIC TRANSMISSION LINE

EASEMENT 10

Waikoloa 1st, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Mauka or Upper parts of Waikoloa 1st and Waialeale 2nd (Grant 868 to J. P. Parker, Jr. and Ebenezer Parker, by name only and covered by Boundary Certificate No. 20) conveyed to the Hawaiian Homes Commission by Richard Smart by deed dated July 7, 1956 and recorded in Liber 3138, Page 426 (Land Office Deed 13,719).

Being also portion of Lot 14-A of Waikoloa-Waialeale Pastoral Lots.

Beginning at the northeast corner of this easement and on the boundary between Lots 13-A and 14-A of Waikoloa-Waialeale Pastoral Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAI MEA EAST BASE" being 11,624.74 feet North and 22,752.96 feet East, thence running by azimuths measured clockwise from True South:-

1. 12° 00' 54.66 feet along Lot 13-A of Waikoloa-Waialeale Pastoral Lots;
2. 78° 10' 30" 856.79 feet along the remainder of Lot 14-A of Waikoloa-Waialeale Pastoral Lots;
3. 186° 27' 23" 52.66 feet along Lot 15-A of Waikoloa-Waialeale Pastoral Lots;
4. 258° 10' 30" 862.35 feet along the remainder of Lot 14-A of Waikoloa-Waialeale Pastoral Lots to the point of beginning and containing an AREA OF 42,979 SQUARE FEET OR 0.987 ACRE.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

EXHIBIT "B"



16492 480

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,016

ELECTRIC TRANSMISSION LINE

EASEMENT 11

Waialeale 2nd, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Mauka or Upper parts of Waikoloa 1st and Waialeale 2nd (Grant 868 to J. P. Parker, Jr. and Ebenezer Parker, by name only and covered by Boundary Certificate No. 20) conveyed to the Hawaiian Homes Commission by Richard Smart by deed dated July 7, 1956 and recorded in Liber 3138, Page 426 (Land Office Deed 13,719).

Beginning at the northwest corner of this easement and on the boundary between Lots 14-A and 13-A of Waikoloa-Waialeale Pastoral Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 11,624.74 feet North and 22,752.96 feet East, thence running by azimuths measured clockwise from True South:-

1. 258° 10' 30" 895.92 feet along the remainder of Lot 13-A of Waikoloa-Waialeale Pastoral Lots;
2. 17° 14' 23" 57.20 feet along Lot 12-A of Waikoloa-Waialeale Pastoral Lots;
3. 78° 10' 30" 890.21 feet along the remainder of Lot 13-A of Waikoloa-Waialeale Pastoral Lots;
4. 192° 00' 54.66 feet along Lot 14-A of Waikoloa-Waialeale Pastoral Lots to the point of beginning and containing an AREA OF 44,653 SQUARE FEET OR 1.025 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

EXHIBIT B



16492 481

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,017

ELECTRIC TRANSMISSION LINE

EASEMENT 12

Waialeale 2nd, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Mauka or Upper parts of Waikoloa 1st and Waialeale 2nd (Grant 868 to J. P. Parker, Jr. and Ebenezer Parker, by name only and covered by Boundary Certificate No. 20) conveyed to the Hawaiian Homes Commission by Richard Smart by deed dated July 7, 1956 and recorded in Liber 3138, Page 426 (Land Office Deed 13,719).

Beginning at the northeast corner of this easement and on the boundary between Lot 10-A of Kamoku-Kapulena Pasture Lots and Lot 12-A of Waikoloa-Waialeale Pastoral Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 12,058.39 feet North and 24,819.71 feet East, thence running by azimuths measured clockwise from True South:-

1. 18° 23' 15" 57.97 feet along Lot 10-A of Kamoku-Kapulena Pasture Lots;
2. 77° 59' 30" 259.75 feet along the remainder of Lot 12-A of Waikoloa-Waialeale Pastoral Lots;
3. 78° 10' 30" 954.69 feet along the remainder of Lot 12-A of Waikoloa-Waialeale Pastoral Lots;
4. 197° 14' 23" 57.20 feet along Lot 13-A of Waikoloa-Waialeale Pastoral Lots;
5. 258° 10' 30" 926.83 feet along the remainder of Lot 12-A of Waikoloa-Waialeale Pastoral Lots;
6. 257° 59' 30" 289.00 feet along the remainder of Lot 12-A of Waikoloa-Waialeale Pastoral Lots to the point of beginning and containing an AREA OF 60,757 SQUARE FEET OR 1.395 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor.

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

EXHIBIT <sup>ac</sup> "B"



16492 482

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. NO. 19,018

ELECTRIC TRANSMISSION LINE

EASEMENT 13

Kapulena, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Kamoku-Kapulena.

Being also portion of Lot 10-A of Kamoku-Kapulena Pasture Lots.

Beginning at the northwest corner of this easement and on the boundary between Lot 12-A of Waikoloa-Waialeale Pastoral Lots and Lot 10-A of Kamoku-Kapulena Pasture Lots, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 12,058.39 feet North and 24,819.71 feet East, thence running by azimuths measured clockwise from True South:-

1. 257° 59' 30" 22.32 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
2. 232° 23' 388.28 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
3. 231° 16' 30" 1455.48 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
4. 20° 34' 33" 97.94 feet along Lot 11-A of Kamoku-Kapulena Pasture Lots;
5. 51° 16' 30" 1371.76 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
6. 52° 23' 401.31 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
7. 348° 53' 24.56 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
8. 78° 53' 10.00 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
9. 168° 53' 24.92 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;
10. 77° 59' 30" 51.95 feet along the remainder of Lot 10-A of Kamoku-Kapulena Pasture Lots;

EXHIBIT "B"



11. 198° 23' 15" 57.97 feet along Lot 12-A of Waikoloa-Waialeale  
Pastoral Lots to the point of beginning  
and containing an AREA OF 92,780 SQUARE  
FEET OR 2.130 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

ac

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.



16492 484

STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

September 16, 1980

C.S.F. No. 19,019

ELECTRIC TRANSMISSION LINE

EASEMENT 14

Kapulena, Hamakua, Island of Hawaii, Hawaii

Being a portion of the Hawaiian Home Land of Kamoku-Kapulena.

Being also portion of Lot 11-A of Kamoku-Kapulena Pasture Lots.

Beginning at the northeast corner of this easement and on the boundary between the lands of Kapoaula and Kapulena, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WALMEA EAST BASE" being 14,459.87 feet North and 27,842.61 feet East, thence running by azimuths measured clockwise from True South:-

1. 20° 34' 33" 97.94 feet along L.C.Aw. 9971, Ap. 2 to W. P. Leleiohoku;
2. 51° 16' 30" 1997.04 feet along the remainder of Lot 11-A of Kamoku-Kapulena Pasture Lots;
3. 200° 34' 33" 97.94 feet along Lot 10-A of Kamoku-Kapulena Pasture Lots;
4. 231° 16' 30" 1997.04 feet along the remainder of Lot 11-A of Kamoku-Kapulena Pasture Lots to the point of beginning and containing an AREA OF 99,852 SQUARE FEET OR 2.292 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Ichiro Sakamoto  
Ichiro Sakamoto  
Land Surveyor

Compiled from map  
and desc. by Island  
Survey, Inc. and  
Govt. Survey Records.

ac

EXHIBIT "B"

# EXHIBIT "C"

RECORDATION REQUESTED BY:

HAWAIIAN TELEPHONE COMPANY  
P. O. Box 2200  
Honolulu, Hawaii 96841

29

H81-137  
HELD's Copy

AFTER RECORDATION, RETURN TO:

HAWAIIAN TELEPHONE COMPANY  
P. O. Box 2200  
Honolulu, Hawaii 96841

82- 67921

82- 67922

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

RETURN BY: MAIL ( ) PICKUP ( ) 82- 67923

STATE OF HAWAII

82 JUL 30 P 1: 39

DEPARTMENT OF HAWAIIAN HOME LANDS

16492, 461

LIBRARY  
C.F. NEUMANN, L.L.M. REGISTRAR

LICENSE AGREEMENT NO. 130

THIS LICENSE made and issued this 22<sup>nd</sup> day of

June, 1982, but effective as of  
May 1, 1982, by the STATE OF HAWAII, Department  
of Hawaiian Home Lands, whose principal place of business is  
335 Merchant Street, Honolulu, Hawaii 96813 and whose post  
office address is P. O. Box 1879, Honolulu, Hawaii 96805,  
hereinafter called "LICENSOR," and HAWAII ELECTRIC LIGHT  
COMPANY, INC., a Hawaii corporation, whose post office  
address is P. O. Box 1027, Hilo, Hawaii 96720, and HAWAIIAN  
TELEPHONE COMPANY, a Hawaii corporation, whose post office  
address is P. O. Box 2200, Honolulu, Hawaii 96841, herein-  
after called "JOINT LICENSEES."

W I T N E S S E T H:

WHEREAS, LICENSOR, pursuant to the authority  
granted to it by Section 207(c)(1) of the Hawaiian Homes  
Commission Act, 1920, as amended (hereinafter called "Act"),  
is authorized to grant licenses to public utility companies  
as easements for electrical power and communication facili-  
ties; and

WHEREAS, JOINT LICENSEES, public utility companies,  
desire and intend to construct, operate and maintain elec-  
trical power and communication facilities on certain Hawaiian  
home lands to service both homesteaders as well as the  
general public.

NOW THEREFORE, LICENSOR, pursuant to Section  
207(c)(1) of the Act and in consideration of the terms,  
covenants and conditions herein contained on the part of  
JOINT LICENSEES to be kept, observed and performed, hereby

grants and conveys unto JOINT LICENSEES, their successors and assigns, a nonexclusive license easement as hereinafter set forth, subject to all of the conditions and obligations imposed by the Act, to the following premises:

<u>Easement No.</u>	<u>Location</u>	<u>Tax Map Key</u>	<u>Area</u>
1	Puukapu	6-4-03:26✓	.743 acre
6	Kamoku	4-7-07:07✓	1.245 acres
7	Kamoku	4-7-07:23✓	1.118 acres
8	Kamoku	4-7-07:24✓	1.146 acres
9	Waikoloa 1st	4-7-07:26✓	1.128 acres
10	Waikoloa 1st	4-7-07:27✓	.987 acre
11	Waialeale 2nd	4-7-07:28✓	1.025 acres
12	Waialeale 2nd	4-7-07:02✓	1.395 acres
13	Kapulena	4-7-07:09✓	2.130 acres
14	Kapulena	4-7-07:04✓	2.292 acres

and as more specifically described by metes and bounds together with maps which are marked Exhibits "A" and "B," attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto JOINT LICENSEES, their successors and assigns, for the term of twenty-one (21) years, commencing on the 1st day of May, 1981, up to and including the 30th day of April, 2002, unless sooner terminated as hereinafter provided.

AND THE PARTIES HEREBY AGREE to the following terms, covenants and conditions:

1. This license grants to JOINT LICENSEES the nonexclusive right, privilege and authority to enter upon the above described premises to build and construct electrical power and communication facilities, and to operate and maintain these facilities and to engage in all activities reasonably pertaining thereto. This license further grants to JOINT LICENSEES the nonexclusive right, privilege and authority to enter upon the above described premises to trim and keep trimmed any vegetation, shrubbery, bushes, or trees in the way of said electrical power and communication facilities and including also the right of entry upon said

premises for the repair and maintenance of said electrical power and communication facilities in efficient use and condition over, across and under said easement.

2. JOINT LICENSEES shall pay to LICENSOR at the Office of the Department of Hawaiian Home Lands, Honolulu, Oahu, State of Hawaii, the sum of TWENTY-ONE AND NO/DOLLARS (\$21.00) in full for rental payments for said term in advance.

3. During the period of this license JOINT LICENSEES shall pay when due all real property taxes and ~~any other assessments against and upon the real property taxes~~ and any other assessments against and upon the rights of way and the improvements of JOINT LICENSEES, but not upon the land through which the rights of way pass, whether assessed to or payable by either LICENSOR or JOINT LICENSEES.

*epf*  
*Jul*

4. JOINT LICENSEES shall use due care and diligence in the construction, operation, repair, renewal and removal of the appliances and equipment and shall keep its appliances and equipment in good and safe condition and repair.

5. JOINT LICENSEES will, each for itself and not for the other, indemnify and hold harmless the LICENSOR from any and all claims and demands against the LICENSOR for any loss or damage or injury to persons or property that shall or may arise by reason of the construction, maintenance, operation, renewal and removal of their electrical power and communication facilities not caused by the negligence of the LICENSOR, its agents, servants or employees acting within the scope of their employment, and from and against all damages, costs, counsel fees, expenses or liabilities incurred or resulting from any such claim or demand or any action or proceeding brought thereon.



6. If at any time the premises across which this license easement extends, or any part thereof, shall be condemned or taken for any public project by any governmental authority, JOINT LICENSEES shall have the right to claim and recover from the condemning authority, but not from LICENSOR, such compensation as is payable for the license easement and right of way and for JOINT LICENSEES' appliances and equipment used in connection with this license easement, which shall be payable to JOINT LICENSEES as its interests appear.

7. JOINT LICENSEES shall not in any manner transfer to, mortgage, pledge, sublease, sublet, or otherwise hold or agree to do so, for the benefit of any other person or persons or organizations of any kind, its interest in this license and the improvements now on or hereafter erected thereon without the prior written consent of LICENSOR; provided, however, that JOINT LICENSEES may, without such consent, assign its rights hereunder to the Trustees for the bondholders of JOINT LICENSEES.

8. In the event the licensed premises hereby granted shall be abandoned or shall remain unused for a continuous period of one (1) year, all rights granted hereunder shall terminate and JOINT LICENSEES will remove its appliances and equipment and restore the land as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of the lines, LICENSOR hereby consenting and agreeing to each removal.

9. In the event said easement interferes with the use or development of said land, at the request of the LICENSOR and upon the LICENSOR furnishing to JOINT LICENSEES a substitute easement within a reasonable vicinity of the

easement area above granted, JOINT LICENSEES will at their own expense make one relocation of the said easement to the extent necessary.

10. This agreement shall be binding upon and inure to the benefit of the legal successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the day and year first above written.

STATE OF HAWAII  
Department of Hawaiian Home Lands

Approved by the HHC  
at its meeting held on  
February 25, 1972

By Merwyn S. Jones  
Chairman  
Hawaiian Homes Commission

LICENSOR

APPROVED AS TO FORM  
AND LEGALITY:

James K.K. Kaula  
Deputy Attorney General  
State of Hawaii

HAWAII ELECTRIC LIGHT COMPANY, INC.

By Fred S. Johnson  
Its President

By John P. Corbelli  
Its Assistant Secretary

LICENSEE

HELCO
Approved:
<input checked="" type="checkbox"/> Eng.
<input checked="" type="checkbox"/> Land

HAWAIIAN TELEPHONE COMPANY

By Donald Lawrence  
Its ASSISTANT SECRETARY

LICENSEE

HAWAIIAN TELEPHONE CO.  
ENGINEERING DEPT

CHECKED dk ccl

APPROVED Ruby

STATE OF HAWAII )  
 ) : ss  
COUNTY OF HAWAII )

On this 21st day of May, 1982,  
before me appeared Fred S. Johnson  
and John P. Corbelli, to me personally  
known, who, being by me duly sworn, did say that they are the  
President and Assistant Secretary  
respectively, of Hawaii Electric Light Company, Inc.  
a Hawaii corporation, and that the seal affixed to the  
foregoing instrument is the corporate seal of said corporation,  
and that said instrument was signed and sealed on behalf of  
said corporation by authority of its Boards of Directors, and  
the said Fred S. Johnson and John P. Corbelli  
acknowledged that they executed said instrument as the free  
act and deed of said corporation.

h.s.

James Hatada  
Notary Public,  
~~Judicial Circuit~~, State of Hawaii  
My commission expires: 9-3-84

STATE OF HAWAII

16492 467

City & County of Honolulu )  
: ss.

On this 2nd day of June, 1982,  
before me appeared JANE D. LOWE

and \_\_\_\_\_ to me personally known,  
who, being by me duly sworn, did say that <sup>she is</sup> they are the by NP by NP  
ASSISTANT SECRETARY and \_\_\_\_\_

respectively, of Hawaiian Telephone Company  
a Hawaii corporation, and that the seal affixed to  
the foregoing instrument is the corporate seal of said corpora-  
tion, and that said instrument was signed and sealed on behalf  
of said corporation by authority of its Boards of Directors,  
and the said JANE D. LOWE and \_\_\_\_\_  
<sup>by NP</sup> acknowledged that <sup>she</sup> they executed said instrument as the free  
act and deed of said corporation.

Billie Ann Pangilian  
Notary Public, INC  
Judicial Circuit, State of Hawaii

My commission expires: April 5, 1986

# EXHIBIT "D"

## Ayson, Brigida

---

**From:** Cristina Cabanilla <cristina.cabanilla@hawaiiantel.com>  
**Sent:** Tuesday, February 6, 2024 1:55 PM  
**To:** Ayson, Brigida  
**Cc:** HT-Real Estate Portfolio; Julianne Hughes; Lynette Yoshida  
**Subject:** [EXTERNAL] RE: Approval to Issue a License Agreement to HELCO and HTI (Hamakua)

Aloha Brigida,

Thank you for sending this notice. Ms. Kelepolo informed us regarding the license agreement and responded that we are willing to join HELCO on this renewal application. I have conferred with our in-house team regarding the monetary compensation and obtained approval to move forward with it.

Please let us know if you require anything else from us at this point. If not, will await for the renewal agreement after the scheduled agenda.

Mahalo,

*Cristina Cabanilla*

*Real Estate Portfolio Specialist*

1177 Bishop Street Suite 50, Honolulu, Hawaii 96813

O: 808.546.8900 C: 808.475-7973

[cristina.cabanilla@hawaiiantel.com](mailto:cristina.cabanilla@hawaiiantel.com)



---

**From:** Ayson, Brigida <brigida.v.ayson@hawaii.gov>  
**Sent:** Monday, February 5, 2024 12:25 PM  
**To:** Cristina Cabanilla <cristina.cabanilla@hawaiiantel.com>  
**Subject:** Approval to Issue a License Agreement to HELCO and HTI (Hamakua)

Aloha, Cristina.

My name is Brigida Ayson, Land Agent at the Land Management Division of the Department of Hawaiian Home Lands. I am in charge of processing the license renewal request of HELCO for their electric transmission line easements in Hamakua. As this was previously a Joint-License Easement Agreement issued by DHHL to HELCO AND Hawaiian Tel under License Agreement No.130, I requested Ms. Kelepolo if she can ask Hawaiian Tel if Hawaiian Tel is willing to join HELCO for its license renewal application, and I received her response today.

Please confirm that you agree to participate for the License Easement Agreement with DHHL. As a requirement, each Licensee shall remit a non-refundable processing fee of \$200 and documentation fee of \$75. In addition, each Licensee shall pay a one-time consideration fee of \$20,400 in advance to DHHL as your facilities not only service our beneficiaries, but the general public as well, and as such, both Licensees are able to generate income revenue.

I await your reply. If you agree, I can include HTI to my submittal to the Hawaiian Homes Commission for its approval.



Should you have any questions or concerns, please feel free to contact me.

Mahalo!

*Brigida Ayson*

Land Agent | Land Management Division  
Department of Hawaiian Home Lands  
91-5420 Kapolei Pkwy, Kapolei, HI 96707  
OP: (808) 620-9453 | CP: (808) 308-2400  
Email: [brigida.v.ayson@hawaii.gov](mailto:brigida.v.ayson@hawaii.gov)



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**From:** Kelepolo, Alexandra <[alex.kelepolo@hawaiianelectric.com](mailto:alex.kelepolo@hawaiianelectric.com)>  
**Sent:** Monday, February 5, 2024 11:37 AM  
**To:** Ayson, Brigida <[brigida.v.ayson@hawaii.gov](mailto:brigida.v.ayson@hawaii.gov)>  
**Subject:** [EXTERNAL] RE: Submittal Draft - Approval to Issue a License Agreement to HELCO (Hamakua)

Hi Brigida. Hawaiian Telcom, Inc. agreed to participate for the License Agreement. Please include them in submittal.

I did inform her of the upcoming DHHL meeting on 2/20. Contact person for HTI is:

*Cristina Cabanilla*

*Real Estate Portfolio Specialist*

1177 Bishop Street Suite 50, Honolulu, Hawaii 96813

O: 808.546.8900 C: 808.475-7973

[cristina.cabanilla@hawaiiantel.com](mailto:cristina.cabanilla@hawaiiantel.com)



Mahalo for your help.

## Chinn, Linda

---

**From:** Carreira, Shelly P  
**Sent:** Wednesday, October 4, 2023 12:25 PM  
**To:** Chinn, Linda  
**Cc:** Albinio Jr, Peter K  
**Subject:** FW: DHHL License Agreement No. 130; TMK's: 6-4-003:026; 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, 004  
**Attachments:** Pages from 1981-137.pdf

Hi Linda,

Per our discussion, transmitting the attached for your review.

Mahalo,

Shelly Carreira  
Land Agent, Land Management Division  
Department of Hawaiian Home Lands  
91-5420 Kapolei Parkway  
Kapolei, Hawaii 96707  
Ph: (808)620-9459

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**From:** Kelepolo, Alexandra <alex.kelepolo@hawaiianelectric.com>  
**Sent:** Wednesday, October 04, 2023 11:13 AM  
**To:** Carreira, Shelly P <shelly.p.carreira@hawaii.gov>  
**Subject:** [EXTERNAL] FW: DHHL License Agreement No. 130; TMK's: 6-4-003:026; 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, 004

Aloha Shelly, left you a voicemail message regarding this request. I received your contact information from our O'ahu land office. Appreciate any assistance to renew the expired License Agreement which I've attached.

Please feel free to contact me should you have any questions, mahalo.

**From:** Kelepolo, Alexandra  
**Sent:** Tuesday, August 15, 2023 2:40 PM  
**To:** Albinio Jr, Peter K < peter.k.albinio.jr@hawaii.gov >; abigail.l.tubera@hawaii.gov  
**Subject:** RE: DHHL License Agreement No. 130; TMK's: 6-4-003:026; 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, 004

Aloha Kahana, hope you are well. Wanted to provide you with an update for the subject License Agreement. I met with Reid and Gerald at DAGS Survey Division to inquire about updating the CSF map and description for the expired agreement. After review it was determined that as there was no changes to the easement or the State lots that were affected, we would be able to use the existing CSF Nos. 19,010 – 19,019 as shown below for the following properties:

CSF 19,010	Easement 1	(3) 6-4-003:026
CSF 19,011, 19,012, 19,013	Easements 6, 7 and 8	(3) 4-7-007:007, 023, 024
CSF 19,014, 19,015, 19,016	Easements 9, 10 and 11	(3) 4-7-007:026, 027, 028
CSF 19, 017, 19,018	Easements 12 and 13	(3) 4-7-007:002, 009
CSF 19,019	Easement 14	(3) 4-7-007:004

Please advise what information you need so that we may proceed with securing a new agreement. I appreciate your assistance, mahalo.

**ALEXANDRA KELEPOLO**  
Land Agent, Land & Rights of Way

O: 808.969-0261 | M: 808.315-3757  
[alex.kelepolo@hawaiianelectric.com](mailto:alex.kelepolo@hawaiianelectric.com)

**Hawaiian Electric**  
PO Box 1027, Hilo, HI 96721



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# EXHIBIT "E"

**EXHIBIT "E"**  
**LICENSE EASEMENT FEES**  
**ISLAND OF HAWAII**  
Source: DHHL 2022 Annual Report

License Number	Location	TMK	Use	Name of Licensee	Term	Dates	Acre	Annual Lease Rent
LI 163	Kawaihae	(3) 6-1-002:072 (p), 077 (p), 083 (p)	Easement	Hawaii Electric Light Company	Perpetual	5/1/1983	6.32	\$21.00 (One time consideration fee of \$16,800.00; Utilities)
LI 245	Humuula	(3) 3-8-001:007 (p) (3) 3-8-001:012 (p) (3) 3-8-001:015 (p)	Easement	State of Hawaii, Board of Land and Natural Resources	21 Years	6/1/1992- 5/31/2013	2.869	\$0 (One time consideration fee of \$19,100.00; Radio Relay Site & Access)
LI 282	Humuula	(3) 3-8-001:007 (p) (3) 3-8-001:013 (p)	Easement	Hawaii Electric Light Company and GTE H-TEL	Perpetual	5/4/1993	130.68	\$0 (One time consideration fee of \$16,800.00; Utilities)
LI 282-A	Humuula	(3) 3-8-001:007 (p) (3) 3-8-001:008 (p) (3) 3-8-001:013 (p)	Easement	Hawaii Electric Light Company	Perpetual	5/1/1993	45.62	\$0 (One time consideration fee of \$20,400.00; Poles and Power Lines)
LI 288	Makuu	(3) 1-5-008:003 (p) (3) 1-5-010:004 (p), 017 (p)	Easement	Hawaii Electric Light Company and Hawaiian Tel. Com, Inc.	Perpetual	7/1/1994	9.903	\$0 (One time consideration fee of \$59,500.00; Utilities)
LI 407	Humuula	(3) 3-8-001:007 (p) (3) 3-8-001:015 (p)	Easement	Hawaii Electric Light Company	19 Years	1/20/1995- 1/19/2014	6.32	\$14,453.00 (Telecom site extension pending)
LI 426	Honomu	(3) 3-8-011:009 (p)	Easement	Hawaii Electric Light Company	Perpetual	8/1/1998	***	\$0 (One time consideration fee of \$7,000.00; Utilities)
LI 509	Makuu	(3) 1-5-119:047 (p)	Easement	Hawaii Electric Light Company	21 Years	6/1/2002- 5/31/2023		\$0 (One time consideration fee of \$252.00; Anchor Easement)
LI 657	Piihonua	(3) 3-8-001:015 (p), (3) 3-8-001:007 (p)	Easement	Hawaii Electric Light Company	20 Years	9/1/2005- 8/31/2026	1.766	\$0 (One time consideration fee of \$6,700.00; Access)
LI 715	Humuula	(3) 2-6-009:005 (p)	Telecom	Hawaiian Tel Com	21 Years	8/1/2008- 7/31/2029	2.72	\$16,855.00 (Telecom Site)
LI 810	Kalaoa	(3) 7-3-010:039 (p)	Easement	Hawaii Electric Light Company	Perpetual	6/15/2015	2.25	\$0 (One time consideration fee of \$40,500.00; Electrical Easement)

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission

Thru: Kali Watson, Chairman *KW*

From: Kalei Young, Supervising Land Agent  
Land Management Division

Subject: Approval of a Promissory Note, Right-of-Entry No. 616, Pacific Island  
Equipment Rental, Inc., Kalaeloa, Island of Oahu, TMK No. (1) 9-1-013:027  
(por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant its approval to the following:

1. A promissory note on delinquent permit fees under cancelled Right of Entry Permit No. 616 (ROE 616), in the total amount of \$58,690.00, to be given and personally guaranteed by Mr. John Griffin, Sr., President of Pacific Isle Equipment Rental, Inc., a Hawaii corporation, permittee under cancelled ROE 616, subject, but not limited to the following terms and conditions:
  - a. Based upon a delinquent balance of \$58,690.00; amortized at 8% per annum, a monthly installment of THREE THOUSAND TWO HUNDRED NINETY-EIGHT DOLLARS AND 98/100 (\$3,298.98) will be due on or before the 1<sup>st</sup> of each month for a term of 19 months (see attached schedule Exhibit "A");
  - b. There is no pre-payment penalty should Mr. Griffin desire to pay the outstanding balance before the expiration of the term that is described above; and
  - c. The Promissory Note is subject to the review and approval by the Department of the Attorney General office.
2. Issuance of a NEW ROE to Pacific Isle Equipment Rental, Inc., a native Hawaiian owned corporation, covering 24,394 *sf* of Hawaiian home lands, identified more specifically by TMK: (1) 9-1-013: 27 (por), as delineated in on the attached tax map (see exhibit "B"), which will replace cancelled ROE 616 subject to the following conditions:
  - a. The terms and conditions as enforced under the cancelled ROE 616 shall continue and remain in full force and effect under the NEW ROE issued to Pacific Isle Equipment Rental, Inc..



- b. Should the HHC approve the conversion of all existing ROE in compliance to the new Revocable Permit Program, this NEW ROE will be eligible to be converted; and
- c. Failure to remit any payment when due under the Promissory Note OR under the NEW ROE Permit as issued will result in the immediate termination of the NEW ROE Permit without recourse and legal action will be initiated to collect the outstanding balances and all subsequent fees needed to collect all outstanding balances.

## DISCUSSION

On March 17, 2004, Revocable Permit No. 311 (RP 311) was awarded to Pacific Isle Equipment Rental, Inc (PIER), a small family run business doing commercial and residential construction and hauling. In July 2013, RP 311 was converted to Right of Entry Permit No. 616. (ROE 616). At the June 21, 2023, meeting, the HHC voted to terminate ROE 616 for delinquent permit fee payments.

It was only after the HHC action had been taken that staff was advised of Mr. Griffin Sr.'s health concerns. Unbeknownst to staff, our attempts to contact the owner, prior to the June 2023 meeting, to alert him of the upcoming consequences were unanswered because his family were more concerned about Mr. Griffin's health issues. Furthermore, LMD staff discovered that Mr. Griffin is a DHHL beneficiary and resides in DHHL's Kanehili Homestead Subdivision.

The family as well as Mr. Griffin are now requesting that they be allowed to keep their business operating under the ROE premises. PIER is a general contractor doing commercial and residential construction and hauling. PIER is licensed with a general contractor license #ABC-25183. The business is native Hawaiian owned and is UDBE certified. Since this is a month-to-month use of Hawaiian home lands, a Promissory Note personally guaranteed by Mr. Griffin and not the business for the delinquent amount will allow the business to be on a clean slate with the NEW ROE.

Mr. Griffin has agreed to this arrangement and has kept the monthly permit fee and the promissory note amount current even though Hawaiian Homes Commission permission has not been granted. Mr. Griffin understands that this is the one chance that the Hawaiian Homes Commission may reconsider the termination action and issue a NEW ROE to allow them continued operation and use of the permit area. Mr. Griffin also understands that any failure to pay the required amount under the Note and/or NEW ROE will be grounds for immediate termination.

## RECOMMENDATION

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

Mr. John Griffin, Sr.					
Promissory Note					
Principal Balance				\$58,690.87	
Interest Rate		8%			
		<b>Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
3/1/2024		\$ 3,298.98	\$ 391.27	\$ 2,907.71	\$ 58,299.60
4/1/2024		\$ 3,298.98	\$ 388.66	\$ 2,910.32	\$ 55,389.28
5/1/2024		\$ 3,298.98	\$ 369.26	\$ 2,929.72	\$ 52,459.56
6/1/2024		\$ 3,298.98	\$ 349.73	\$ 2,949.25	\$ 49,510.31
7/1/2024		\$ 3,298.98	\$ 330.07	\$ 2,968.91	\$ 46,541.40
8/1/2024		\$ 3,298.98	\$ 310.28	\$ 2,988.70	\$ 43,552.70
9/1/2024		\$ 3,298.98	\$ 290.35	\$ 3,008.63	\$ 40,544.07
10/1/2024		\$ 3,298.98	\$ 270.29	\$ 3,028.69	\$ 37,515.38
11/1/2024		\$ 3,298.98	\$ 250.10	\$ 3,048.88	\$ 34,466.51
12/1/2024		\$ 3,298.98	\$ 229.78	\$ 3,069.20	\$ 31,397.30
1/1/2025		\$ 3,298.98	\$ 209.32	\$ 3,089.66	\$ 28,307.64
2/1/2025		\$ 3,298.98	\$ 188.72	\$ 3,110.26	\$ 25,197.38
3/1/2025		\$ 3,298.98	\$ 167.98	\$ 3,131.00	\$ 22,066.38
4/1/2025		\$ 3,298.98	\$ 147.11	\$ 3,151.87	\$ 18,914.51
5/1/2025		\$ 3,298.98	\$ 126.10	\$ 3,172.88	\$ 15,741.62
6/1/2025		\$ 3,298.98	\$ 104.94	\$ 3,194.04	\$ 12,547.59
7/1/2025		\$ 3,298.98	\$ 83.65	\$ 3,215.33	\$ 9,332.26
8/1/2025		\$ 3,298.98	\$ 62.22	\$ 3,236.76	\$ 6,095.49
9/1/2025		\$ 3,298.98	\$ 40.64	\$ 3,258.34	\$ 2,837.15
10/1/2026		\$ 3,298.98	\$ 18.91	\$ 3,280.07	\$ (442.91)

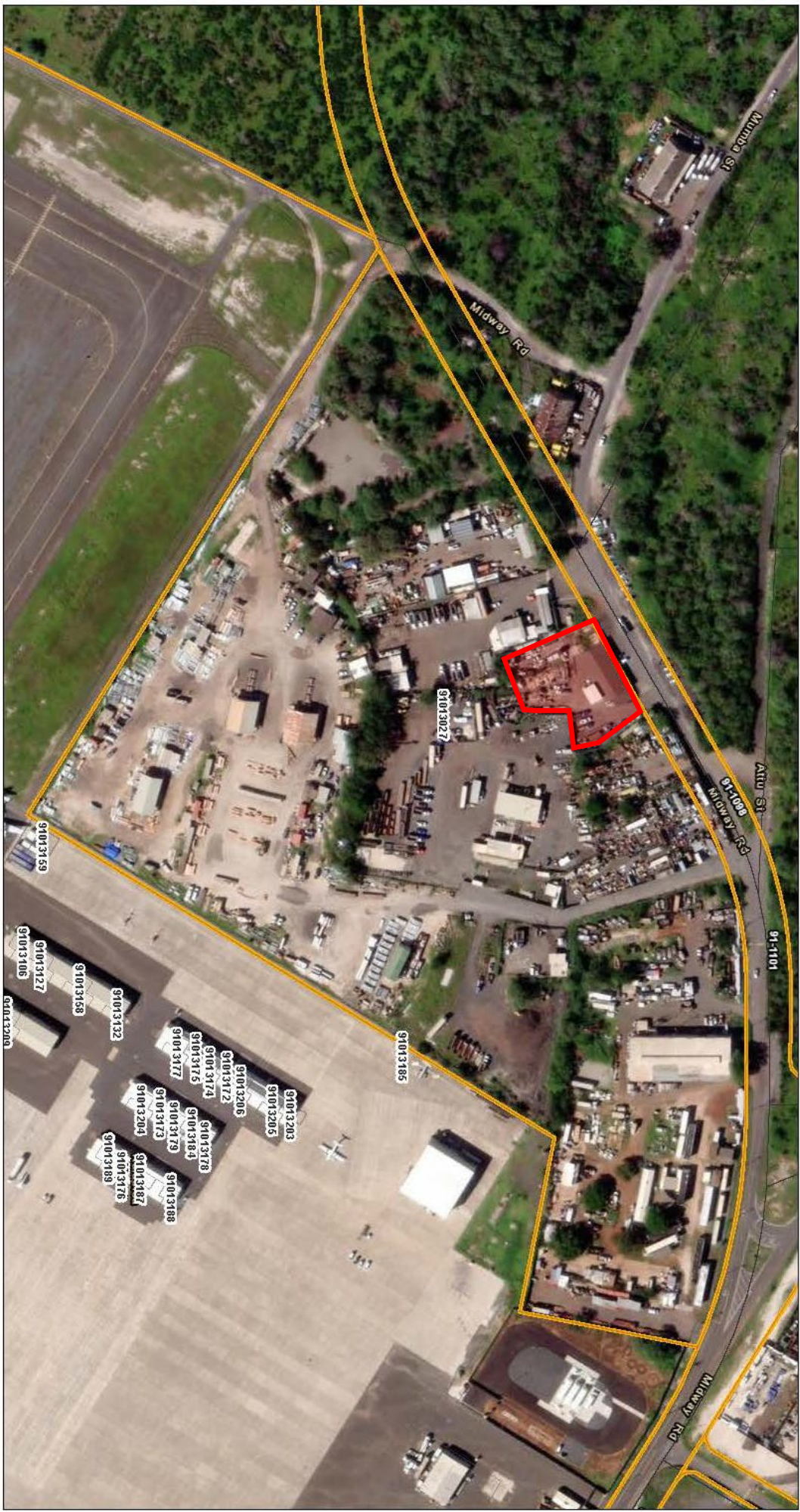
**EXHIBIT "A"**  
Item No. F-5

Account # RE06160a

Customer	Class	Trx #	Trx Date	Gl Date	Due Date	Original Amt	Balance	Status	Comments
235 PACIFIC ISLES EQUIPMENT RENTAL	PMT	5972	30-OCT-2020	30-OCT-2020	30-OCT-2020	-2,190.24	0.00	Closed	
236 PACIFIC ISLES EQUIPMENT RENTAL		6035	07-DEC-2020	07-DEC-2020	07-DEC-2020	-2,190.24	0.00	Closed	
237 PACIFIC ISLES EQUIPMENT RENTAL		6071	19-JAN-2021	19-JAN-2021	19-JAN-2021	-2,190.24	0.00	Closed	
238 PACIFIC ISLES EQUIPMENT RENTAL		6114	24-FEB-2021	24-FEB-2021	24-FEB-2021	-2,190.24	0.00	Closed	
239 PACIFIC ISLES EQUIPMENT RENTAL		6144	12-MAR-2021	12-MAR-2021	12-MAR-2021	-2,190.24	0.00	Closed	
240 PACIFIC ISLES EQUIPMENT RENTAL		6204	16-MAY-2021	16-MAY-2021	16-MAY-2021	-2,190.24	0.00	Closed	
241 PACIFIC ISLES EQUIPMENT RENTAL		6252	06-JUL-2021	06-JUL-2021	06-JUL-2021	-8,294.28	0.00	Closed	
242 PACIFIC ISLES EQUIPMENT RENTAL		6293	17-AUG-2021	17-AUG-2021	17-AUG-2021	-2,889.09	0.00	Closed	
243 PACIFIC ISLES EQUIPMENT RENTAL		6331	24-SEP-2021	24-SEP-2021	24-SEP-2021	-2,944.00	0.00	Closed	
244 PACIFIC ISLES EQUIPMENT RENTAL		6373	12-OCT-2021	12-OCT-2021	12-OCT-2021	-2,190.24	0.00	Closed	
245 PACIFIC ISLES EQUIPMENT RENTAL		6431	06-DEC-2021	06-DEC-2021	06-DEC-2021	-2,385.39	0.00	Closed	
246 PACIFIC ISLES EQUIPMENT RENTAL		6451	24-JAN-2022	24-JAN-2022	24-JAN-2022	-2,190.24	0.00	Closed	
247 PACIFIC ISLES EQUIPMENT RENTAL		6485	19-FEB-2022	19-FEB-2022	19-FEB-2022	-2,190.24	0.00	Closed	
248 PACIFIC ISLES EQUIPMENT RENTAL		6498	17-MAR-2022	17-MAR-2022	17-MAR-2022	-2,190.24	0.00	Closed	
249 PACIFIC ISLES EQUIPMENT RENTAL		6519	04-MAY-2022	04-MAY-2022	04-MAY-2022	-2,190.24	0.00	Closed	
250 PACIFIC ISLES EQUIPMENT RENTAL		6525	20-MAY-2022	20-MAY-2022	20-MAY-2022	-2,190.24	0.00	Closed	
251 PACIFIC ISLES EQUIPMENT RENTAL		1008	11-JUL-2022	11-JUL-2022	11-JUL-2022	-2,190.24	0.00	Closed	
252 PACIFIC ISLES EQUIPMENT RENTAL		6603	11-OCT-2022	11-OCT-2022	11-OCT-2022	-6,570.72	0.00	Closed	
253 PACIFIC ISLES EQUIPMENT RENTAL		6662	22-NOV-2022	22-NOV-2022	22-NOV-2022	-4,380.48	0.00	Closed	
254 PACIFIC ISLES EQUIPMENT RENTAL		6696	24-JAN-2023	24-JAN-2023	24-JAN-2023	-2,190.24	0.00	Closed	
255 PACIFIC ISLES EQUIPMENT RENTAL		6697	24-JAN-2023	24-JAN-2023	24-JAN-2023	-1,116.02	0.00	Closed	
256 PACIFIC ISLES EQUIPMENT RENTAL		6712	03-FEB-2023	03-FEB-2023	03-FEB-2023	-4,380.48	0.00	Closed	
257 PACIFIC ISLES EQUIPMENT RENTAL		6726	10-MAR-2023	10-MAR-2023	10-MAR-2023	-4,380.48	0.00	Closed	
258 PACIFIC ISLES EQUIPMENT RENTAL		102	01-NOV-2023	01-NOV-2023	01-NOV-2023	-5,986.53	0.00	Closed	
259 PACIFIC ISLES EQUIPMENT RENTAL		7030	04-DEC-2023	04-DEC-2023	04-DEC-2023	-5,986.53	0.00	Closed	
	Sub Total					-191,247.72	0.00		
260									
261									
									Total: 58,690.87



# Parcel and Zoning Information

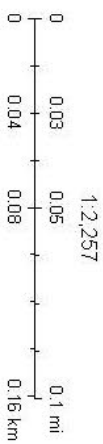


2/13/2024, 9:00:06 AM

Parcel Info (TMK)

Parcel Info (POI)

Street Centerlines



Esri, HERE, Resource Mapping Hawaii

## EXHIBIT "B"

Item No. F-5

**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**G – ITEMS  
PLANNING OFFICE**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 20 - 21, 2024

TO: Chairman and Members, Hawaiian Homes Commission  
FROM: Andrew H. Choy, Planning Program Manager *AC*  
SUBJECT: Approval of Recommendations for Various Grant Awards

RECOMMENDED MOTION/ACTION

- (1) That the Hawaiian Homes Commission (HHC) approves (i) \$2.0 million allocation from the State General Fund (one-time only); (ii) a \$1,000,000 allocation from the Native Hawaiian Rehabilitation Fund (NHRF); and (iii) a combination thereof to fund the following organizations for the following grants (statewide).
- a. RFP-23-HHL-002 Grant for improvements to existing programs, services, and facilities and on Hawaiian Home Lands
  - b. RFP-23-HHL-003 Grant for project implementation
  - c. RFP-23-HHL-004 Grant for community capacity building

**Grant for programs, services, and existing facilities on Hawaiian Home Lands (RFP-24-HHL-002)**

\$500,000 to **'Āina Alliance** to conduct strategic planning activities to create a comprehensive Makai Management Plan, a priority project in the 2022 DHHL Anahola Regional Plan .

\$456,180 to **Kīpuka o Ke Ola**, to cover the initial 8-months to establish full-time family physician and full-time psychiatrist to provide 5,500 health encounters to the community annually. Position funding would be self-sustainable after initial 8-month period through health insurance reimbursables.



- \$500,000 to **Moloka`i Homestead Farmers Alliance**, dba Moloka`i Homestead Farmers Alliance, for improvements to Lanikeha Center, built in 2000. Funds will be used to continue renovations, including the kitchen, bathroom area flooring, upgrade electrical, repair wall, and paint interior. The is an existing facility located in Ho`olehua on Hawaiian Home Lands.
- \$215,200 to **Kapolei Community Development Corporation.**, to beneficiaries better materials, equipment, and facilities, and provide beneficiaries free cultural program classes.
- \$210,063 to **Waimānalo Hawaiian Homestead Association**, to restore and renovate its community facility also known as Ka Ho`oilina Na Kuhio Halau and surrounding campus.
- \$96,542 to **Kēōkea Homestead Farm Lots Association**, to cover the costs to acquire MECO power to the Kēōkea Marketplace.
- \$59,589 to **Keaukaha-Pana`ewa Community Alliance**, to cover HRS 6E (Historic Preservation) compliance for its Resiliency and Agricultural Innovation Hub Project.

**Grant for Project Implementation (RFP-24-HHL-003)**

- \$200,000 to **Kīpuka o Ke Ola**, to secure one full-time Traditional Healing Practitioner. Position funding would be self-sustainable after initial period through health insurance reimbursables.
- \$200,000 to **Kapolei Community Development Corporation**, to develop architectural layout planning; designing; and structured timeline to complete Heritage Center's Phase II & Phase 3 - constructing an enclosed 350-person capacity Hālau (large covered gathering space), and other facilities.
- \$200,000 to **Ke Kula Nui O Waimānalo**, to provide health and education programs to native Hawaiian wāhine in Waimānalo.

\$200,000 to **Hui Aloha Pu'ukapu**, for fire mitigation for the Pu'ukapu homestead lots through a community pasture program.

**Grant for Community Capacity Building (RFP-24-HHL-004)**

\$20,000 to **Hui Aloha Pu'ukapu** to provide board members financial and fiduciary training.

\$20,000 to **Kapolei Community Development Corporation** to develop a strategic plan for the organization.

\$20,000 to **Waimea Hawaiian Homestead Association Inc** to design a robust communications system to provide access to the membership and to give all native Hawaiians in the Waimea Nui region the ability to be informed on activities and development of the organization.

\$20,000 to **Kipuka o Ke Ola** to secure administrative time for the organization CEO and Business Manager to conduct program development activities related to the building of the health facility.

\$17,200 to **Waiohuli Hawaiian Homesteaders Association, Inc.**, to provide technical assistance to its board members in 501c3 regulation and compliance; business organization structuring; leadership succession; and program marketing.

\$20,000 to **Keaukaha-Pana'ewa Community Alliance** to provide leadership governance and development training to its board members.

\$20,000 to **La'i'ōpua 2020** to continue its Project Hui Mana, to better communications within the community through a diverse array of communication channels including print and digital formats.

\$20,000 to **Princess Kahanu Estates** to provide greater community access to native Hawaiian plants and pass on the knowledge of their nutritional value to our keiki by mentoring the younger generations in the traditions of their ancestors.

- (2) That the HHC approves carrying over to the 2024 - 2025 fiscal year, any of the approved allocated funds that cannot be encumbered by contract by June 30, 2024.

#### BACKGROUND

As part of the Native Hawaiian Development Program Plan (NHDPP), Hawaiian Home Land Trust Grants are made available to nonprofit organizations provided the purpose of the assistance is to benefit native Hawaiians. Over the years, grants have been offered in several program areas – including COVID relief projects, Capacity Building, Project Implementation, Regional Plan Priority Projects, Community Economic Development, and Agriculture Peer-to-Peer – as a means of implementing the community development component of the NHDPP. Grant offerings reflect DHHL priorities and community interests.

The Hawaii State Legislature appropriated a one-time only \$2.0 million in State General Funds to the Department of Hawaiian Home Lands (DHHL) for “services to existing homesteads.”

The Hawaiian Homes Commission (HHC) at its regularly scheduled meeting on June 26 - 27, 2023, approved the department’s agency budget for Fiscal Year 2024 (FY). The approval included allocating \$2.0 million in State General Funds (as described above) to the DHHL Native Hawaiian Development Program Plan (NHDPP). These funds are to be used as a funding source for the DHHL Community Development Grants program to provide “services to existing homesteads.”

Additionally, the HHC approved a \$1 million allocation from the Native Hawaiian Rehabilitation Fund (NHRF) as a funding source for the DHHL Community Development Grants program. This brings the total DHHL Grants budget for FY 23 to \$8.5 million. These funds were administratively allocated as follows in Table 1 below.

TABLE 1  
FY 2024 Grants Budget Amounts

Request for Proposal (RFP)	Budget amount	Source of Funds
RFP-23-HHL-002 Existing programs, services, and facilities on Hawaiian Home Lands	\$2,000,000	State General Funds (one-time only)
RFP-23-HHL-003 Project Implementation	\$800,000	Native Hawaiian Rehabilitation Fund
RFP-23-HHL-004 Community Capacity building	\$200,000	Native Hawaiian Rehabilitation Fund
TOTAL FY 2024 Grants Budget	\$3,000,000	STATE and NHRF

The implementing action to deploy the funds is through the DHHL Community Grants program. Solicitation Notices for these grants follow the State Procurement rules using the Competitive Sealed process or "Request for Proposal." Notices were posted on November 2, 2023, with a January 8, 2024 deadline. Notices were posted on the State Procurement Website and the DHHL Website; email notifications sent to beneficiary organizations; and grant information meetings (virtual) were held on November 13 and 15 2023. Meetings were recorded and available on the DHHL website - <https://dhhl.hawaii.gov/grants/>. Grant eligibility was open to nonprofits designated by the U.S. Internal Revenue Service as federally tax-exempt 501(c)(3); or, nonprofits incorporated under HRS 414D Nonprofit corporation act; or, associations incorporated under HRS 421J Planned Community (DCCR homesteads).

Table 2 below shows the timeline and process as published in all the RFP grant application packets.

Table 2  
Deadline, Processing Time, and Project Timeframes  
Subject to Change

Key Dates and Times	Activity
November 2, 2023	RFP Release Date.
<ul style="list-style-type: none"> <li>• Monday November 13, 2023, 12 PM – 1:00 PM, HST; or</li> <li>• Wednesday, November 15, 2023, 7:00 PM-8:00 PM, HST</li> </ul>	Optional Pre-proposal orientation sessions. Please go to the DHHL website ( <a href="https://dttl.hawaii.gov/procurement/">dttl.hawaii.gov/procurement/</a> ) for information on how to attend the pre-proposal orientation and obtain the recording.
November 17, 2023, 4:00 PM HST	Due date to submit questions to <a href="mailto:DHHL.Grants@hawaii.gov">DHHL.Grants@hawaii.gov</a>
November 24, 2023, 4:00 PM, HST	DHHL's response to questions. Responses will be posted at: <a href="https://hands.ehawaii.gov/hands/opportunities">https://hands.ehawaii.gov/hands/opportunities</a>
January 3, 2023, 4:00 PM, HST	Pre-opening modification and withdrawal notice to DHHL shall be accepted at: <a href="mailto:DHHL.GrantsRFP@hawaii.gov">DHHL.GrantsRFP@hawaii.gov</a>
<b>January 8, 2024, 4:00 PM HST</b>	<b>Proposals' due date/time. Electronic submittals shall be accepted at: <a href="mailto:DHHL.GrantsRFP@hawaii.gov">DHHL.GrantsRFP@hawaii.gov</a></b>
January 2024	Proposal evaluations by the DHHL Grants Committee
February 2024	Matrix of scores completed
February 20 - 21, 2024	Award recommendation and Hawaiian Homes Commission's approval
March 2024	Notifications to all applicants and grant agreement review
TBD	Estimated grant agreement start date

(Dates subject to change)

DISCUSSION

A total of 32 grant applications were received by the January 8, 2024 4:00pm deadline and email notifications were sent to each applicant to acknowledge receipt. See Table 3 below. Two applications were submitted after the deadline and were not accepted.

Table 3  
 Number of applications received by island  
 and received by the grant deadline

Applications received	Organizations submitting	Island
10	4	O`ahu
1	1	Kaua`i
3	2	Maui
1	1	Moloka`i
0	0	Lāna`i
14	8	Hawai`i
3	3	Statewide
32	19	TOTAL

Applications received by the deadline were sent to the Grants Review Committee for review and evaluation. The committee consisted of department staff. The committee reviewed the proposed project goals, work plan scope, budget and timeline, and potential benefit to beneficiaries of the Hawaiian Homes Commission Act of 1920, as amended (HHCA). The grant application packets included a description of the review process, a detailed explanation of all the review factors, and stated that “applications with any missing items will be returned without being reviewed.” A checklist was provided in the application packet to assist applicants. All required forms were also included in the application packet.

For RFP-24-HHL-002, a total of 11 applications were received by the January 8, 2024 deadline. All applications were complete and all applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **\$500,000**. The total amount requested by all applicants was **\$4,886,901.50**. This amount is far above the budget allocation of **\$2,000,000**. Per the RFPs, the department may supplement this RFP with the balance of un-allocated funds from any other RFP.

For RFP-23-HHL-003, a total of 11 applications were received by the January 8, 2024 deadline. All applications were complete and all applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **\$200,000**. The total amount



requested by all applicants was **\$2,149,150**. This amount is far above the budget allocation of **\$800,000**.

For RFP-23-HHL-004, a total of 10 applications were received by the January 8, 2024 deadline. All applications were complete and all applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **\$20,000**. The total amount requested by all applicants was **\$675,707.84** (note one applicant requested \$500,000, which was above the maximum award amount). This amount is above the budget allocation of **\$200,000**. However, if the applicant that requested \$500,000 is excluded, the total amount that was requested by the other nine applicants was **\$175,707.84**, which is less than the budget allocation of \$200,000. Per the RFPs, the department may move the balance of un-allocated funds to any other RFP. Such funds are recommended to be moved to supplement recommended awards for **RFP-24-HHL-002**.

Table 4 below is a summary of grant budget amounts, grant application requested amounts and DHHL recommended amounts. Further details are found in Exhibits A, B, and C.

TABLE 4  
Summary of Budgeted, Requested, and Recommended Amounts

Request for Proposal (RFP)	Budgeted amount	DHHL Funds Requested	Recommended Amount	Sources of Funds
RFP-24-HHL-002	\$2,000,000	\$4,886,901.50	\$2,037,574	State & NHRF
RFP-24-HHL-003	\$800,000	\$2,149,150	\$800,000	NHRF
RFP-24-HHL-004	\$200,000	\$675,707.84	\$157,200	NHRF
TOTALS	\$3,000,000	\$7,711,759.34	<b>\$2,994,774</b>	

The funding recommendations were made based on the following evaluation criteria. The criteria below were stated in each grant application packet and presented by DHHL staff at the grant informational meetings. Meetings were held virtually on November 13 and 15, 2023 and recorded for later viewing.

**Evaluation Criteria for all RFPs:**

- (1) Organizational Capacity: evaluates the applicant's capacity (ie, people resources, administrative systems, technical capacity) and track record to carry out the proposed project work plan and activities; to handle grant funds responsibly; and to promptly expend the grant funds.
- (2) Project Readiness: evaluates the project's readiness including a clear project proposal, project team structure is operational, and project budget is realistic.
- (3) Beneficiary Involvement and Partnerships: evaluates the extent to which beneficiaries identified the need for the project, beneficiary involvement with planning and participating in the project.
- (4) Sustainability: evaluates the applicant's preparedness to maintain the project after the grant is completed; leadership succession planning; and sound business plan.

Matching funds and in-kind donations were optional; however, additional points were provided for match. For RFP 002 and 003, additional points were given for Regional Plan Priority Projects.

A summary list of funding recommendations and details of the grant applications that were reviewed are attached in Exhibits A, B, and C.

AUTHORIZATION

Community Grants are one form of assistance to implement the Community Development component in the NHDPP. The current 2022 - 2024 NHDPP was approved by the HHC in June 2022. The NHDPP is authorized under HAR Chapter 6.1 of Title 10. Further, the NHDPP shall be funded by NHRF, federal, state, county and private sources.

In consultation with the State Department of Accounting and General Services, State Procurement Office, DHHL's Community Development Grant Program is modeled after the State of Hawaii's procurement process known as Competitive Sealed Proposals or

"Request for Proposals." The law and rules governing this form of procurement are covered under Hawai'i Revised Statutes Section 103D-303 and HAR Subchapter 6.

RECOMMENDED MOTION/ACTION

DHHL staff respectfully requests approval of the recommended motion as stated above.

EXHIBIT A

RFP-24-HHL-002

Grant for Improvements to Existing Programs, Services, and Existing Facilities on Hawaiian Home Lands (Statewide)

Grant Applications  
Funding Recommendations

<b>Applicant</b>	<b>DHHL Funds Requested</b>	<b>Other Funds</b>	<b>In-Kind</b>	<b>Total Project Cost</b>	<b>Recommended Amount</b>
Aina Alliance	\$500,000	\$0	\$0	\$500,000	\$500,000
Kailapa Community Association	\$350,313.50	\$0	\$0	\$350,313.50	\$0
Kanehili Community Association	\$500,000	\$0	\$0	\$509,843.12	\$0
Kipuka o Ke Ola	\$456,180	\$0	\$228,125	\$684,305	\$456,180
Kapolei Community Development Association	\$483,866	\$110,065	\$221,730	\$815,661	\$215,200
Keaukaha Panaewa Community Alliance	\$500,000	\$0	\$0	\$500,000	\$59,589
Keokea Homestead Farm Lots Association	\$96,542	\$0	\$7,750	\$104,292	\$96,542
Laiopua 2020	\$500,000	\$0	\$264,912.96	\$764,912.96	\$0
Molokai Homestead Farmers Alliance	\$500,000	\$5,000	\$15,000	\$520,000	\$500,000
Princess Kahanu Estates	\$500,000	\$0	\$0	\$500,000	\$0
Waimanalo Hawaiian Homestead Association	\$500,000	\$0	\$100,000	\$600,000	\$210,063
<b>TOTAL</b>	<b>\$4,886,901.50</b>	<b>\$115,065</b>	<b>\$837,517.96</b>	<b>\$5,349,327.58</b>	<b>\$2,037,574</b>

**'Āina Alliance, Inc.**

Funds Requested           \$500,000  
Funds Recommended       \$500,000

PROJECT DESCRIPTION

Aina Alliance, a 501(c)3 non-profit, seeks \$331,100 in DHHL grant funding to conduct disaster resilience activities on 432 acres of Hawaiian Homeland located in Anahola, Kauai. As the aftermath of the historic Lahaina fire tragedy unfolds, we can learn from devastation and prepare our community to prevent future emergencies and organize response initiatives to climate change and other disasters.

In September of 2023, one month after the historic Maui fires, Anahola experienced a raging brush fire fueled by vegetation overgrowth and enhanced by decades of household dumping and abandoned vehicles. As ashes rained down on the nearby homes of DHHL beneficiaries living in the Piilani Mai Ke Kai subdivision, police officers evacuated residents while firefighters battled the blaze. Firefighters successfully extinguished the fire with no injuries or significant damage to homes, but remains of 68 abandoned vehicles were burned in the fire and tons of trash and metal remained in the fire area. In two short months, Aina Alliance quickly organized a community meeting and a series of clean up events to remove 18 tons of metal, and 6 tons of trash. Aina Alliance also had contractors come in and enhance the firebreak road system previously installed, clearing about 10 acres of new roads and grouping the abandoned vehicles for removal.

If awarded, Aina Alliance will use initial funds to conduct strategic planning activities to create a comprehensive Makai Management plan, a priority project in the 2022 Anahola Regional plan. Funds will be used for consulting and technical assistance from environmental, cultural, and historical experts with community input during planning events. Aina Alliance will then utilize the grant funds to execute activities based on planning results by conducting community team building exercises to revitalize the coastal areas and initiate disaster preparedness tactics as recommended in the plan. These community networks are vital to post disaster recovery and the coordination needed to manage disaster recovery efforts. The organization expects to conduct projects related to fire prevention, flood mitigation, shoreline erosion, surface waterway repair, hazardous waste removal, invasive vegetation control, marine protection and other climate change resilience initiatives. The grant budget provides

for contracting services for the necessary heavy equipment, labor, and environmental best management practices necessary to conduct these activities in the safest, most cost effective manner possible.

RATIONALE FOR RECOMMENDATION

Aina Alliance has experience and familiarity working in this area and has demonstrated ability to collaborate in community. Grant shows diverse support for the organization's current and planned activities. The proposed project is a DHHL Anahola Regional Plan Priority Project. The project is timely and will better ensure health and safety of existing Anahola homestead lessees. The proposal provides a good narrative description of costs, the cost breakdown is reflective of the work the organization hopes to accomplish.

The committee recommends full funding.

**Kailapa Community Association**

Funds Requested	\$350,313.50
Funds Recommended	\$0

PROJECT DESCRIPTION

Kailapa Hawaiian Homestead is a growing rural community located along the Kohala Coast in Kawaihae on the island of Hawaii. This small homestead community is more than two decades old, with 200 residential lots and approximately 500 to 600 residents, including keiki and kupuna. Kailapa Community Association (KCA) was incorporated in the state of Hawaii on April 23, 2004 and received a Federal 501(c)3 tax exempt designation from the IRS on October 14, 2010. KCA is committed to developing community programs and services that promotes healthy living, environmental preservation, and Hawaiian cultural practices by (1) building community self-sufficiency and independence and (2) educating and strengthening our cultural identity and (3) empowering native Hawaiians by supporting physical, mental, spiritual, and cultural health of the people and our community and its place.

KCA has a license from DHHL for a 14-acre parcel in the homestead community. KCA constructed a community pavilion and completed initial design work for another Resource Center on the property. The location of the Resource Center does not currently have vehicle access or infrastructure. KCA originally contemplated construction of a certified kitchen at the future Resource Center, but the lack of vehicle access and infrastructure is a barrier. However, the constructed community pavilion is easily accessible



and connected to infrastructure. KCA proposes to add-on a certified kitchen to the existing community pavilion. KCA is requesting funds to complete the design and construction of the add-on certified kitchen to the existing community pavilion.

RATIONALE FOR RECOMMENDATION

The DHHL grant committee found inconsistencies in the proposed budget and requested funds. The application cover sheet showed that requested funds were \$350,313.50 but the budget page cited \$337,970 with no explanation for the difference. Further, the application did not provide a budget narrative to explain how budget items were calculated or will be used. For instance, a line item included a "grant advisor" but did not explain the role for this individual. Overall, the grant committee found the application difficult to understand. It was hard to determine how needed a community commercial kitchen is and how much of a future impact it could make.

The committee recommends zero funding.

**Kānehili Community Association**

Funds Requested	\$500,000
Funds Recommended	\$0

Project Description

The Kānehili Community Association is a Native Hawaiian, community-based organization in Kapolei, O'ahu. It was formalized and received a 501(C)(3) non-profit, charitable organization status from the IRS in 2019. We are organized under the laws of the State of Hawai'i, for the purposes of the acquisition, construction, management, maintenance, and care of the common property of the Association.

Mission: To identify and address the needs of our community, be good stewards of our lands, and enhance our quality of life.

Vision: The Kānehili Community Association envisions a community of sustainability, capacity building, and economic self-sufficiency. Our Association is governed by a Board of Directors, who are Native Hawaiians, as defined in the Hawaiian Homes Commission Act of 1920, and a representative body of those we serve. (Please see Attachment III: Form C - Current Board Member List)

The Board of Directors manages the business and affairs of the association and is guided by the governing documents and decisions

in administering their fiduciary duties. Kānehili is a member association. Under Hawai'i Planned Community Association law, a "member" means "the person or persons owning a unit or having the right of occupancy of a unit under a recorded lease having a term of twenty or more years from its commencement date, or anyone included in the definition of a member under the association documents, including the developer, whether or not the developer owns a unit." (HRS 421J-2). (Attachment IV: Form D - Articles of Incorporation and Bylaws with Amendments. See page 19 of the Bylaws, under Article X. Members and Memberships) Our community has 404 leasehold lots, which is approximately 2,020 beneficiaries/community association members.

The Kānehili Community Association has a mission "to facilitate the provision of housing to ameliorate housing and socio-economic needs as part of the government's effort to improve the lives of native Hawaiians, strengthen cultural and social ties in the community and our youth through native Hawaiian culture and history, and promote and give direction to our local natural resources." Through the Department of Hawaiian Home Lands, the Kānehili homestead development has provided homes for hundreds of Native Hawaiian families. However, the current/existing communal space doesn't meet the needs of the homestead residents, guests, and the region for outdoor recreation, cultural activities, education, and many other activities.

The Association has a license from DHHL for 4.5 acres which was intended as a community area and park. The Kānehili Community Association is very aware of the community's rapid growth and the need to grow with it, while also providing high-quality association services. Therefore, it focuses on developing its members from within, while also employing qualified and credentialed experts for additional specialized support. The KCA has been thoughtful and methodical in its growth, programmatic and financial management, and compliance activities, which probably created a slower, but more focused, growth trajectory for the homestead and its association. Our approach allows us to fully engage with the community, producing more cohesive and collaborative project deliverables towards the construction of the Kānehili Community Park.

The scope of work is to conduct the design development and construction documents/permit plans development processes (two major activities) in preparation for the construction of the Kānehili Park. The proposed project is anticipated to start in July 2024 and finish in June 2025. During the project, the KCA will engage with a trusted partner, Shade Institute, which has

worked on the previous design phase of the Kānehili park. Shade Institute will oversee all architecture and design-related activities. The KCA will be responsible for all grants management and community involvement activities. The Kānehili community/beneficiary will be informed and updated on the progress of the project on a regular basis. At the end of the project, the KCA will have all necessary documents to submit for permitting (measurable indicator). The KCA will also gain a better understanding of the construction costs, so they can also focus their effort on fundraising plans.

#### RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The committee noted the support of elected officials and community members for the park. A business plan and some capacity training is recommended before employing one full-time project manager. Further, the long-term sustainability of the project is questionable as no extensive discussion of long-term operation and maintenance plan for the park was included in application.

The committee recommends zero funding.

#### **Kapolei Community Development Corporation**

Funds Requested	\$483,866
Funds Recommended	\$215,200

#### PROJECT DESCRIPTION

The Kapolei Community Development Corporation (KCDC) was formed in 2008 to conduct community-based initiatives. KCDC is a 501(c)3 non-profit organization that serves the homesteads in Maluohai, Kaupea, Kanehili, and Kauluokahai in the Kapolei Region. KCDC's Strategic Plan laid out primary goals and objectives and set a course going forward. Intent on self-sufficiency, the Strategic Plan's primary themes were: organizational development; community development; and economic development. The HHC approved two leases to KCDC: (1) Hoomaka Market Place (5 acres) and (2) Kapolei Heritage Center (22,650 square feet).

Opened in 2016, the Kapolei Heritage Center is the piko for Kapolei homesteads and the regional multi-purpose facility providing services and programs to every Kapolei beneficiary. In the 2022 DHHL Kapolei Regional Plan, beneficiaries expressed that they would like the Heritage Center to continue its on-going and planned

programming and would also like to see additional programming. The Kapolei Homesteads are fairly new homesteads in a fairly new city. All the current residents came from somewhere else. Their children are the first generation that can say they are from Kapolei. As these communities are still very new, the primary intent of KCDC's project is to assist in creating a strong sense of unity and cohesion within them.

Through this grant, KCDC proposes: to compensate volunteer instructors in various cultural programs to recognize their professional expertise; ensure the cultural programs and health-centric activities continue to run smoothly, enhance the quality of cultural and health-centric programs by providing beneficiaries better materials, equipment, and facilities, and provide beneficiaries free classes and activities to increase participation and unify the communities.

KCDC proposes to provide the following free classes: ukulele, Papa Olelo Hawaii, kupuna kanikapila, ike hula / alzheimer's study, lomi lomi pilot project, community health worker training.

RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The proposal was organized, easy to follow. The scope, budget, time all align. Grant Committee noted that this applicant has demonstrated ability of obtaining funding from other sources besides DHHL. Because of finite resources, the grant committee preferred to direct funding to direct program providers (i.e. practitioners / kumu) for the various cultural programming as they viewed this portion of the grant application as having the most positive impact on the Kapolei homestead community. Grant committee recommended to not fund other components of the proposal, executive director salary, one full-time health worker, and general office supplies.

The committee recommends partial funding.

**Keaukaha-Panaewa Community Alliance**

Funds Requested	\$500,000
Funds Recommended	\$59,589

In 1976, the Keaukaha Pana'ewa Farmers Association (KPFA) was established to serve the Keaukaha Pana'ewa Homestead community on

agricultural lands in Pana'ewa, South Hilo, Hawai'i Island. 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.

In 2012, the KPFA incorporated Grant Applicant Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's 501(c)(3) non-profit community partner and fiscal sponsor for private, state, and federal grants and to promote and advance the betterment of the Hawaiian community. The KPCA Board is comprised of DHHL lessees who are also members of KPFA. As KPFA's nonprofit arm, KPCA's only members are its board members.

KPFA is a beneficiary-controlled organization that represents and serves the interests of its homestead community; has as a stated primary purpose the representation of, and provision of services to, its homestead community; and has filed with the U.S. Department of Interior a statement, signed by the governing body, of governing procedures and a description of the homestead it represents. 43 CFR §§ 47.10 and 48.6. KPFA is also recognized by DHHL as the representative organization for beneficiaries on Pana'ewa farm lots. KPFA membership includes all lessees of the Pana'ewa Farm Lots; all adults aged eighteen (18) years or older who reside at the lessee's site; applicants; and successors.

After a tumultuous hurricane season several years ago, the volcano disaster, our current weather challenges, climate change, and our community experience with COVID, the KPFA homestead community recognized that not only do we need a resilient secure facility, we need our own resilient 'place and space' for our keiki to kūpuna programming as well as a safe haven to support our community members to prepare for natural hazards and emerging crises, adapt to changing conditions, and withstand and recover rapidly from disruptions.

KPCA long-term goal is to build the Pana'ewa Resiliency & Agricultural Innovation Hub (Pana'ewa Hub). The project was identified as a priority project in the DHHL Panaewa Regional Plan. The Pana'ewa Hub is a climate resilient and agricultural innovation facility for our community. The Pana'ewa Hub is located in South Hilo, Pana'ewa, Hawai'i Island in the center of one of the busiest commercial areas in Hilo. If funded, this grant will complete phase III (HRS 6E compliance) and phase IV (Architectural and Engineering Plans and associated deliverables).

RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The proposal was organized, easy to follow. The scope, budget, time all align. Grant Committee noted that this applicant has demonstrated ability of obtaining funding from other sources besides DHHL. Because of finite resources, the grant committee recommended funding only phase III of the grant proposal (HRS 6E compliance) as it would still advance this project.

The committee recommends partial funding.

**Kēōkea Homestead Farm Lots Association**

Funds Requested	\$96,542
Funds Requested	\$96,542

PROJECT DESCRIPTION

The Kēōkea Homestead Farm Lots Association (KHFLA) consists of 66 lessees awarded leases from the State of Hawaii, Department of Hawaiian Home Lands (DHHL). KHFLA only has access to contact information to 56 lessees based on privacy policies implemented by DHHL. Some folks have passed away, some have moved to be closer to ohana elsewhere. Only 24 land use agricultural lots are currently occupied by Homesteaders with issued ag lot leases. The 2023 Membership Dues Letter (\$50) mailed to 56 known addresses of assigned lessees, 28 Homesteaders sent monies for the association to utilize for Liability Insurance, DHHL Right of Entry fees and Department of Water Supply costs for the 70-acre parcel it currently has a ROE from DHHL for.

KHFLA utilized a portion of the parcel for a marketplace. The KHFLA marketplace once was a thriving community contributor, with annual Ho'olaulea's, Keiki Entrepreneur Day and Kanekaplila concerts on generator power on full display. The events were held at an existing facility called the Marketplace. However, the 2020 Covid Pandemic wrecked it, zero ability to fundraise, zero ability to gather and create solutions. Community leaders came back together in late 2022 to early 2023 to plan fundraisers in August of 2023. However, tragedy struck Maui again, on the infamous day of August 8th, 2023. KHFLA hearts go out to Lahaina. However, its efforts to fundraise were impacted by the events of August 8, 2023.

A long-standing problem is that the Kēōkea Marketplace does not have Maui Electric Company (MECO) service. An improvement as such



would greatly increase the self-sustainability we need. The Marketplace is the most ideal location, a 100 ft X 250 ft designated area located in view of Kula Highway and the cross street of Kaamana Street access. The area is already equipped with a stage, stage cover and a potable water source to conduct fundraising events for KHFLA's future fundraising efforts.

If awarded, the grant would cover the costs to acquire MECO power to the Kēōkea Marketplace. MECO power to the Marketplace would provide an immediate ability to plan, organize and implement an event to serve the community, promote self-initiated fundraising, help KHFLA initiate a 10-year master plan and help provide other benefits to KHFLA and its members.

RATIONALE FOR RECOMMENDATION

KHFLA is a well-established organization with a track-record of success. The grant application was well written and provided detailed explanation and justification of project costs. Implementation of proposed project would help re-energize the community and re-start a successful farmers market which would allow the organization to self-fundraise again.

Committee recommends full-funding.

**Kipuka o Ke Ola**

Funds Requested	\$456,180
Funds Recommended	\$456,180

PROJECT DESCRIPTION

The Waimea Hawaiian Homesteaders' Association (WHHA) incorporated Kipuka o ke Ola (KOKO) as the Association's Medical Division. KOKO was founded by Five Mountains Hawai'i Inc., a 501c3 non-profit organization that was inspired by Dr. Earl Bakken and Kenneth Brown. In January 2014, Five Mountains Hawai'i, Inc. elected a new Board of Directors, new Executive Management Team, and officially began doing business as KOKO. The KOKO Native Hawaiian Health Clinic ("KOKO Clinic") was established in response to a community needs assessment conducted by the Waimea Hawaiian Homesteaders' Association (WHHA), which called for a health clinic that could specifically address the health disparities endured by Native Hawaiians in North Hawai'i.

Hawaii County is woefully short of service providers for primary care and mental health care for island residents. A 2020 UH medical school study identified a shortage of nearly 300 physicians

which was exacerbated by COVID-19. On top of that, the need for culturally competent health providers is critical. KOKO's current family physician left at the end of December 2023 and the current psychiatrist is only part-time. The need to be addressed is to be able to recruit, hire, on-board and fill a patient panel for one full-time family physician and one psychiatrist, along with the necessary two medical assistant positions.

If funded, this grant would cover the initial 8-months to establish these positions after which time, the funding for the positions would be self-sufficient through health insurance reimbursable. The positions would allow an anticipated 5,500 health encounters to the community annually.

#### RATIONALE FOR RECOMMENDATION

The proposal was well written, the scope of work and budget narrative were clear. The application also provided information related to the huge need for this service in the community. In-kind service for the total project cost was approximately 33 percent of total project costs. The financial sustainability of the project is viable after this initial grant award.

Committee recommends full funding.

#### **La'i'ōpua 2020**

Requested Funding     \$500,000  
Recommended Funding   \$0

#### PROJECT DESCRIPTION

La'i'ōpua 2020 ("L2020") is organized to "plan, design, and implement the construction of a multi-purpose community center, recreation complex and health referral service within Kealakehe ahupua'a. In addition, to establish, implement and manage the charitable, religious, educational, and scientific programs as part of its program objectives," with a vision of "creating a pu'u honua, as a place of healing, a wellspring; a place of safety to reflect and make right and transform to serve once again the self, the family, and the community". The mission of L2020 is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community.

L2020 is a tax-exempt organization under section 501(c)(3) of the IRS Code and is not a membership organization. General Lease No.

286 between the State of Hawai'i and L2020 covering Hawaiian Home Lands situated at the Villages of La'i 'Ōpua Phase I, lot B-1, Island of Hawaii, Hawaii on page 15 states that the L2020 board of directors shall reserve no less than two positions for DHHL beneficiaries residing in North Kona.

L2020 has completed two (2) of the four (4) phases of the Community Center Complex("Complex"), which are the Business Incubation Center and Certified Commercial Kitchen with an Open Pavilion totaling approximately 13,722 SF. The two (2) phases also include four (4) restrooms and a large, graded and grass area, with underground utilities to complete the remaining two (2) phases. The Complex has been designed to meet the vital needs of the Kona Coast community, while redefining how they live, work, play and learn. For many of those who reside here, this development is more than a Complex; it's about providing a pu'u honua (place of safety for socioeconomic development), where one can improve one's quality of life.

L2020 goal is to complete the remaining two phases of the Complex. The two remaining phases to be constructed are the: (1) Program Center (program spaces and classrooms) and (2) Open Pavilion Spaces, which will house the educational canoe.

If funded, grant monies would be utilized to advance the development of the next phase of the Complex.

#### RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The grant committee was unconvinced of the need for additional facility at this time and grant committee members identified that the funds would primarily be used for construction costs and that there are other sources of funding to cover development and construction costs. It was unclear whether funding would cover the entire cost of next phase.

Committee recommends zero funding.

## **Molokai Homestead Farmers Alliance**

Funds Requested	\$500,000
Funds Recommended	\$500,000

### PROJECT DESCRIPTION

MHFA was organized in 2005 by a group of homestead farmers advocating for beneficiary water and resources. MHFA's mission is to advocate for the protection of water rights for all homestead farmers evolving to all farmers in commercial operations, food safety, technical and subsistence farming. MHFA is a membership organization with 62 members and 221 family members.

MHFA has a License with DHHL to manage the Lanikeha Center in Ho'olehua. The facility was built by DHHL in 2000. With State Grant-In-Aid funds, MHFA recently completed major renovations, including replacement of hall floors; added ceiling fans; interior/exterior paint; new kitchen appliances; improved outside lighting; added a photovoltaic system, internet/wireless and speaker/sound system.

The proposed project is to continue renovations to Lanikeha Center, specifically to remove and replace the kitchen, bathroom area flooring, upgrade electrical, repair wall and paint interior kitchen and bathroom, add wainscot to project walls corners, replace kitchen and interior doors, remove and replace a total of five sinks, replace all exterior window screens, remove and replace service counters, purchase four new stainless prep and service tables, and completion of septic and landscaping, and contracting of the a Project Manager and Construction Manager.

### RATIONALE FOR RECOMMENDATION

The Molokai Homestead Farmers' Alliance is a well-established organization with a track record of success. The organization has successfully completed previous renovation projects for different parts of the facility. The application contains good specific letters of support from peer homestead organizations. Project needed as the center is a focal point of the community and the supply costs make up the bulk of the funding request.

Committee recommends full funding.

## Princess Kahanu Estates

Funds Requested	\$500,000
Funds Recommended	\$0

### PROJECT DESCRIPTION

The organization was created by DHHL in collaboration with Mark Development, Inc., as a neutral third party to assist community members with their concerns, to provide counseling and/or approvals regarding improvements to each property. Incorporated in 1995 and achieved federal 501(c)(3) charitable, tax-exempt status in 2016, Princess Kahanu Estates Association (PKEA) is a homeowners association, serving 271 lessees. PKEA has a DHHL license for 0.97 acres, which includes the existing PKEA office, community center, boatyard and common areas. With various community partners and beneficiary involvement, PKEA has a long history of implementing community projects, including rental and maintenance of the boatyard, neighborhood watch, Kanikapila night, and annual turkey imu of Thanksgiving. Building on these earlier programmatic and project experiences, PKEA is poised to take on larger-scale projects. PKEA also works to maintain its office space, community center, boat yard and other common areas. It has previously partnered with QRSE Engineering to make improvements to its community center.

PKE provides a service to the members and a few non-members by providing a storage space for boats or utility vehicles. This service also keeps its residential streets clear from large vehicle congestion and aids the members in being compliant with the associations' DCC&Rs. For almost 30 years, PKE has been providing "twenty-four, seven" security with automatic gates, and lighting through the night. Unfortunately, the association spends more money to maintain the boatyard than it brings in.

If grant request is funded, PKE would utilize grant funds to retrofit the open space above the boatyard with solar panels so it can produce its own electricity (reducing costs) and also protect the boatyard tenants property from the sun.

RATIONALE FOR RECOMMENDATION

The grant selection committee found the application lacking on details and not well thought through. Given finite resources, the project need for solar panels for the community boatyard in comparison to community needs expressed in other grant applications did not warrant a funding priority in this grant cycle.

Committee recommends zero funding.

**Waimānalo Hawaiian Homestead Association**

Funding Requested	\$500,000
Funding Recommended	\$210,063

PROJECT DESCRIPTION

Rooted in the legacy of 1938, the Waimānalo Hawaiian Homes Association (WHHA) stands as a testament to the enduring spirit of its founding homesteaders. From the very soil of their hard-won leases, they cultivated a vision: a community where home extended beyond doorsteps, encompassing schools, churches, and the vibrant tapestry of collective life. WHHA's mission, etched in unwavering commitment, is to raise the standard of living for its members, safeguard their property and children, and forge alliances with government officials to secure the promises of the 1920 Rehabilitation Program Act. Beyond bricks and mortar, WHHA weaves a stronger future, brick by brick, for generations to come.

The cherished Ka Ho'oilina Na Kuhio halau, a pillar of the Waimanalo community for over two decades, now faces urgent cries for renovation and repair. Time and dedicated service have left their mark, demanding immediate attention to these critical challenges:

- **Deteriorating Facilities:** The main halau, restrooms, and kitchen require fresh paint to reclaim their welcoming dignity. Outdated fixtures and inoperable urinals in the restrooms further compromise functionality and accessibility.
- **Unusable Green Spaces:** Worn-out grass areas yearn for professional landscaping to restore their beauty and public use.
- **Kitchen in Distress:** Aging appliances in the commercial kitchen hobble our ability to serve the community effectively. Modernization is essential for smooth operations and nourishing gatherings.



- Impassable Roadway: Potholes and uneven surfaces on the halau access road create safety hazards and limit accessibility.
- Dilapidated Breezeway: The weathered breezeway, once a charming connector, now stands as a fragile hazard requiring overhead reconstruction

If funded, the project would address the maintenance and repairs of the above facilities under the control of WHHA.

RATIONALE FOR RECOMMENDATION

The budget breakdown of costs and associated budget narrative clearly identified costs for each project component, and it appears that each project component is independent of the other (i.e. it does not appear that all repairs need to be made at once) and renovations could be phased depending on available funding.

Committee recommends partial funding.

EXHIBIT B

RFP-24-HHL-003  
 Grant for Project Implementation (Statewide)  
 Grant Applications  
 Funding Recommendations

<b>Applicant</b>	<b>DHHL Funds Requested</b>	<b>Other Funds</b>	<b>In-Kind</b>	<b>Total Project Cost</b>	<b>Recommended Amount</b>
Hawaii Lending Investments	\$190,150	\$60,250	\$0	\$160,000	\$0
Hawaii Community Development Corporation	\$195,000	\$175,000	\$0	\$370,800	\$0
Hui Aloha Puukapu	\$200,000	\$0	\$84,012	\$284,012	\$200,000
Kapolei Community Development Corporation	\$200,000	\$332,499	\$0	\$532,499	\$200,000
Ke Kula Nui O Waimanalo	\$200,000	\$0	\$40,000	\$240,000	\$200,000
Kipuka o Ke Ola	\$200,000	\$0	\$42,000	\$242,000	\$200,000
La'i'opua 2020	\$200,000	\$0	\$82,694.88	\$282,694.88	\$0
La'i'opua Community Development Corporation	\$200,000	\$8,000,000	\$14,400	\$8,214,400	\$0
Princess Kahanu Estates	\$200,000	\$0	\$0	\$200,000	\$0
Waimea Nui Agriculture Inc.	\$200,000	\$0	\$0	\$200,000	\$0
Waiohuli Hawaiian Homestead Association	\$164,000	\$0	\$0	\$164,000	\$0
<b>TOTAL</b>	<b>\$1,349,150</b>	<b>\$8,567,749</b>	<b>\$263,106.88</b>	<b>\$10,890,405</b>	<b>\$800,000</b>

## **Hawai'i Lending & Investments**

Funds Requested	\$190,150
Funds Recommended	\$0

### PROJECT DESCRIPTION

The Hawaiian Lending & Investments (HLI) nonprofit was first envisioned in 2019, with articles of incorporation filed in 2020, and formally founded by the Sovereign Council of Hawaiian Homestead Associations (SCHHA) in 2021 as its 501c3 nonprofit arm to serve HHCA Beneficiary families through financial services with a specific devotion to and expertise in the HHCA. In 2020, the U.S. Treasury Department and its Community Development Financial Institution (CDFI) program supported the startup of HLI, awarding a sponsoring grant in the amount of \$150,000, with subsequent years of funding support totaling an additional \$300,000 to support the strengthening and stability of HLI to serve HHCA Trust Lands. Together, SCHHA and its 501c3 arm, HLI, as a CDFI, have a primary purpose of serving the interests and the provision of services to HHCA Beneficiaries and HBAs in the financial services space.

Here in Hawaii, and within the HHCA trust lands, agriculture and pastoral functions have always been under resourced and underserved. Yet a full 15% or 1,503 of the total 9,981 homestead leases issued, are farming and ranching homesteads. HLI began its journey to give attention as a small CDFI to farming and ranching 2 years ago. We are committed to continue and to seek greater partnerships with DHHL to address the needs of a near invisible agricultural community on Hawaiian Home Lands. As the State agency with the kuleana of the HHCA, where 2 of the 3 homesteading purposes are agriculture and pastoral, HLI recognizes we must create relevant and meaningful partnerships for DHHL to engage with homestead based initiatives.

HLI requests funding under DHHL RFP-24-HHL-003, to invest in the HLI existing financial service programs that strengthen HHCA Beneficiary families including youth, anywhere they reside on Hawaiian Home Lands through its Homestead Agricultural & Pastoral Cohort (HAPC). Cohort style programs are more "hands on" from a staffing perspective but are effective because they create a short-term connection with a small group of homestead and waitlist families including youth, to grow in specific areas of the financial capacity field. Many CDFIs focus on homeownership and housing counseling, which HLI does as well, however, in 2022, HLI recognized the unmet needs of farming and ranching beneficiaries, those in micro business and homestead

youth as future leaders across Hawaiian Home Lands. As such, HLI has operated HAPC, and another cohort for business, the Mercantile Business Cohort (MBC), each of which has a youth component with the fundamentals of finance delivered from the perspective of youth.

RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The grant committee does recognize that financial services are generally tailored toward residential lessees and that this program would support a programmatic area (agriculture and pastoral lessees) that has been underserved. Grant committee would like to see more specific information on individual homesteads served and participation data. Grant committee encourages applicant to apply in future DHHL grant cycles with updated information.

Committee recommends zero funding.

**Hawaii Community Development Corporation**

Funds Requested	\$195,000
Funds Recommended	\$0

PROJECT DESCRIPTION

The Homestead Community Development Corporation (HCDC) was founded by the SCHHA in 2009 as its 501c3 nonprofit arm. In its 15th year of existence, HCDC is also the designated homestead 501c3 nonprofit arm to other HBAs, including the Waitlist HBA, the Association of Hawaiians for Homestead Lands (AHHL). As such, HCDC serves the HHCA trust land communities in all five of the SCHHA Mokupuni regions and any HBA within those regions. There are fifty-seven HBAs with AHHL regional chapters, each dedicated exclusively to the HHCA and the HHCA Beneficiary community. HCDC's primary services are for HBAs and the individuals and families represented by the estimated 9,981 Beneficiary lessees, and the more than 28,000 HHCA beneficiaries on the DHHL Waitlist.

The mission of HCDC is "empowering the sovereignty of Homestead Beneficiary Associations through affordable housing, economic development and capacity building on or near Hawaiian Home Lands". The origins of HCDC can be traced to DHHL and its Kulia Ika Nuu program that encouraged homestead associations to either become 501c3

certified, or to incorporate a 501c3 nonprofit arm. SCHHA leaders and other individual HBA leaders embraced the DHHL training that led to the incorporation of HCDC in service to HBAs and HHCA Beneficiaries. The HCDC nonprofit bylaws enable a 5-member board of directors of SCHHA leaders, with designated seats representing the 5 SCHHA Mokupuni Regions of Kauai, Maui/Lanai, Molokai, Oahu and Hawaii Island. HCDC bylaws allow for a maximum of nine seats on its board, with each governing board member required to reside in a Mokupuni region, or be a lessee, successor or on the Waitlist and be Native Hawaiian.

For this program proposal, in response to DHHL RFP-24-HHL-003, HCDC requests funding for its existing Homestead Association Capacity & Convening (HACC) program. DHHL support of this existing program continues the capacity of HBAs by convening HHCA thought leaders and HHCA Beneficiaries throughout the year, but significantly, annually at the Hawaiian Home Lands Leadership Convention. The HACC also coordinates cohorts of HBA leaders in high priority training and learning areas important to the HHCA. The HACC is an existing homestead program that is in maximum "readiness" condition. The HACC program of convening, consultation and learning cohorts address the needs and opportunities to advance solutions and partnerships with DHHL toward the fulfillment of the HHCA, an obligation of the State of Hawaii and DHHL since enactment of the Hawaii Admissions Act in 1959. The HACC has been and continues to be a valuable program of HCDC and the SCHHA, but also to multiple Governors and Administrations of DHHL.

#### RATIONALE FOR RECOMMENDATION

The grant committee found insufficient information in the budget narrative regarding funding requests for "thought leaders" and "subject matter experts" i.e. who are they and why are the trainings needed. The proposal was short on its discussion describing specific outcomes from activities, more information is needed.

The committee recommends zero funding.

## **Hui Aloha Pu`ukapu**

Funding Requested \$200,000

Funding Recommended \$200,000

### PROJECT DESCRIPTION

Hui Aloha Pu`ukapu (HAP) is a 501c3 non-profit organization with a dedicated team of five Board of Directors and a growing community of approximately 23 members. The organization was incorporated in August of 2021, shortly after the Mana Road Fire deeply affected our community and neighboring lands. Membership in the organization is open to all leases, successors, and residents of Pu`ukapu Pastoral Hawaiian Homestead Land.

Less than twenty percent of the Puukapu Pastoral Hawaiian Homestead Land (PPHHL) area is occupied, grazed or farmed, leaving approximately 80 percent of the land area unmanaged with high levels of fire fuel loading such as kikuyu grass. PPHHL has experienced three wildfires in the last four years. The latest fire began on July 31, 2021, and has been deemed the largest in Hawaii's history. The PPHHL were surrounded by wildfire on the east, northeast, and south and southwest boundaries. Three homes, located in ungrazed areas, and thousands of acres within unmaintained fire breaks were lost during the fire.

The purpose of the proposed HAP project is centered around fire fuel mitigation and land stewardship, achieved through community grazing efforts. This innovative approach is multifaceted, addressing several critical aspects relevant to the PPHHL community. The primary goal of the proposed project is to develop and implement effective grazing rotations throughout both already grazed and ungrazed lands within PPHHL. This strategic approach in land management is not only beneficial for the PPHHL community, but also neighboring agriculture and residential homestead lots.

### RATIONALE FOR RECOMMENDATION

Grant committee recognizes that the issue raised is time sensitive and affects the underlying health and safety of the Puukapu homestead community. The service is critical and will help to mitigate the occurrence of future wildfires. Well written proposal that clearly identifies intended outcomes and clearly justifies budget line items in the budget narrative.

Committee recommends full funding.



**Kapolei Community Development Corporation**

Funding Requested \$200,000

Funding Recommended \$200,000

The Kapolei Community Development Corporation (KCDC) was formed in 2008 to conduct community-based initiatives. KCDC is a 501(c)3 non-profit organization that serves the homesteads in Maluohai, Kaupea, Kanehili, and Kauluokahai in the Kapolei Region. KCDC's Strategic Plan laid out primary goals and objectives and set a course going forward. Intent on self-sufficiency, the Strategic Plan's primary themes were: organizational development; community development; and economic development.

The Kapolei Homesteads are fairly new homesteads in a fairly new city. All the current residents came from somewhere else. Their children are the first generation that can say they are from Kapolei. As these communities are still very new, the primary intent of KCDC's project is to assist in creating a strong sense of unity and cohesion within them. To achieve the goals above, the proposed project involves the systematic architectural layout planning; designing; and structured timeline to complete Heritage Center's Phase II & Phase 3 - constructing an enclosed 350-person capacity Hālau (large covered gathering space), and other facilities.

RATIONALE FOR RECOMMENDATION

Well thought out proposal that identified project need and clearly described project costs and associated outcomes. The organization has demonstrated track record of success. New facility will help community to perpetuate native Hawaiian culture and create opportunities for developing closer relationships among various homestead communities.

Committee recommends full funding.

**Ke Kula Nui O Waimanalo**

Funds Requested \$200,000

Funds Recommended \$200,000

PROJECT DESCRIPTION

Ke Kula Nui O Waimānalo (KKNOW), is a grassroots community-based 501(c)3 non-profit organization established in 2017 by individuals from diverse backgrounds, all of whom are from the Waimānalo ahupua'a. The backgrounds of the Board of Directors include Hawaiian Studies, social work, complementary medicine, agriculture, public health, art therapy, education, and

business. Our organization's vision is Kūkulu Kaiāulu, meaning building community. Our mission is to provide a community of practice through collaboration of Kānaka to promote a strong and healthy ahupua'a. We aim to support the Waimānalo community to become self-sustainable in every way, from the mountain to the sea, with the belief that the 'āina and kai can provide for the community as it did i ka wā kahiko. KKNOW is accomplishing its vision through several culturally-grounded and community-driven programs that are offered to over 1,000 Waimānalo community members from keiki to kūpuna every year. Most participants are of Hawaiian ancestry and from Waimānalo. Our work embraces the educational pedagogy that Hawaiian knowledge is best acquired through experiential and multi-generational learning. All programs are culturally-grounded in Hawaiian values and practices, are community-driven, and promote the connections between 'āina, food sovereignty, and emphasize 'ike kūpuna.

Wāhine Waimānalo is a comprehensive program designed to improve the health and well-being of Hawaiian wāhine in Waimanalo, O'ahu. Recognizing the interconnectedness of physical, spiritual, emotional, social, and financial wellbeing, the program takes a culturally informed, wholistic approach to empower wāhine and foster a thriving community. The program aims to: increase access to culturally appropriate health-focused learning opportunities; improve physical health; nurture mental and emotional well-being; strengthen financial health; empower and strengthen connections. Specific actions that will be provided include: Educational workshops that share traditional Hawaiian healing; culturally tailored nutrition and fitness programs; financial literacy workshops and counseling and advocacy for economic justice policies to empower wahine, and leadership training with cultural immersion experiences.

#### RATIONALE FOR RECOMMENDATION

Proposal provided detailed explanation of proposed actions and associated costs. Budget narrative was clear. The services to be provided are unique as it is targeted native Hawaiian women. The proposal showed the applicant's knowledge of the community and audiences it intends to serve.

Committee recommends full funding.

## **Kipuka o Ke Ola**

Funds Requested	\$200,000
Funds Recommended	\$200,000

### PROJECT DESCRIPTION

The Waimea Hawaiian Homesteaders' Association (WHHA) incorporated Kipuka o ke Ola (KOKO) as the Association's Medical Division. KOKO was founded by Five Mountains Hawai'i Inc., a 501c3 non-profit organization that was inspired by Dr. Earl Bakken and Kenneth Brown. In January 2014, Five Mountains Hawai'i, Inc. elected a new Board of Directors, new Executive Management Team, and officially began doing business as KOKO. The KOKO Native Hawaiian Health Clinic ("KOKO Clinic") was established in response to a community needs assessment conducted by the Waimea Hawaiian Homesteaders' Association (WHHA), which called for a health clinic that could specifically address the health disparities endured by Native Hawaiians in North Hawai'i.

There is a tremendous need for culturally competent providers that can address Native Hawaiian health disparities in an effective and culturally fluent manner. It is well known that the Native Hawaiian community has been disenchanted with the mainstream allopathic health services - a system that does not strive to provide culturally fluent practitioners with healing modalities that are traditionally valued.

If funded, this grant would allow KOKO to secure one full-time Traditional Healing practitioner bringing Lomi lomi and Laau Lapa'au services to the community. The grant would allow the resources to recruit, hire and credential (with health insurance companies) one practitioner and build their patient panels to full capacity over the course of two years. After that time, the project is self-sufficient - as third party health insurance reimbursables can independently pay for this staff position. The practitioner will need to be licensed in massage therapy in the State so that they can be fully credentialed by health insurance companies and receive third party reimbursements.

### RATIONALE FOR RECOMMENDATION

Proposal clearly explained why the service is needed and provided sufficient details in the budget narrative to justify expenses. Health care in rural areas is critical. Testimony of beneficiaries that previously received similar service strengthened the proposal.

Committee recommends full funding.

**La'i'ōpua Community Development Corporation**

Funds Requested	\$200,000
Funds Recommended	\$0

PROJECT DESCRIPTION

Incorporated in 2009, La'i'ōpua Community Development Corporation (CDC) is a Kona-based federal 501(c)(3) charitable, tax-exempt organization, whose primary purpose is to promote the betterment of the community in the La'i'ōpua homestead region. According to the proposal, La'i'ōpua CDC serves as a charitable arm for the Villages of La'i'ōpua master association, which is the homeowners association for DHHL subdivisions in Kona.

Kamehameha Schools, at a previous point in time, contemplated developing a pre-school on DHHL lands in the La'i'ōpua community. KS stopped pursuing those plans. La'i'ōpua CDC describes the opportunity in which the Lieutenant Governor has committed \$8M towards the development of a "Hawaiian Public Charter - Preschool" at the Villages of La'i'ōpua. The goals and objectives of this grant proposal are to seek \$200,000 for the initial planning, design, construction and management of the proposed preschool. In addition, LCDC seeks funding to assist the Villages of La'i'ōpua Homestead Community to seek consensus and create a comprehensive community preschool plan. La'i'ōpua CDC hopes to seek a community wide input that compliments the social, educational, recreational, cultural, and most important, the health and safety of the needs of the Villages of La'i'ōpua Homestead Community and surrounding neighborhoods.

RATIONALE FOR RECOMMENDATION

The budget provided in the grant application is unclear and lacks detail. The big picture of the pre-school is described, but it is unclear what this grant request is for. The narrative says strategic plan, but the budget seems to indicate office and administration costs while the project timeline speaks to the bigger preschool, but not the strategic plan. Applicant lists matching funds of \$8,000,000 based upon a single meeting with the Lieutenant Governor, but does not provide other types of confirmation that the funding is secured. No HHC approval of right-of-entry permit for the pre-school due diligence work has been granted prior to the grant application.

The committee recommends no funding.

## **La'i'ōpua 2020**

Funding Requested \$200,000

Funding Recommended \$0

### PROJECT BACKGROUND

La'i'ōpua 2020 ("L2020") is organized to "plan, design, and implement the construction of a multi-purpose community center, recreation complex and health referral service within Kealakehe ahupua'a. In addition, to establish, implement and manage the charitable, religious, educational, and scientific programs as part of its program objectives," with a vision of "creating a pu'u honua, as a place of healing, a wellspring; a place of safety to reflect and make right and transform to serve once again the self, the family, and the community". The mission of L2020 is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community.

La'i'ōpua 2020 conducted beneficiary outreach and found that there was great interest within its community for cultural enrichment programs.

If funded, La'i'ōpua 2020 would provide services under its La'i'ōpua Community Enrichment Program to empower native Hawaiians and their successors through a transformative initiative that integrates cultural, educational, and vocational elements. Rooted in Hawai'i's rich traditions, our programming aims to cultivate spiritual strength and deliver dynamic learning experiences. From preserving cultural heritage to fostering educational growth and providing vocational pathways, L2020 purpose is to nurture holistic development, empowering participants to thrive in both traditional and contemporary contexts. The program would provide a variety of educational opportunities for cultural learning.

### RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee. The grant committee did note the extensive outreach conducted by L2020 to assess community desire for culturally based enrichment programs. The budget narrative for program supplies could have included additional detail to justify expense.

Committee recommends zero funding.

## **Princess Kahanu Estates Association**

Funds Requested	\$200,000
Funds Recommended	\$0

### Project Description

Incorporated in 1995 and achieved federal 501(c)(3) charitable, tax-exempt status in 2016, Princess Kahanu Estates Association (PKEA) is a homeowners association, serving 271 lessees. PKEA has a DHHL license for 0.97 acres, which includes the existing PKEA office, community center, boatyard and common areas. With various community partners and beneficiary involvement, PKEA has a long history of implementing community projects, including rental and maintenance of the boatyard, neighborhood watch, Kanikapila night, and annual turkey imu of Thanksgiving. Building on these earlier programmatic and project experiences,

Princess Kahanu Estates works in concert with a program in our community called "Keepers of the flame". It began in 2012 when a few of the kupuna got together, and wanted to revive the Hawaiian culture and values they learned when they were keiki. Since then, the program has blossomed into a yearly Thanksgiving Imu, and a Kalua Pig Imu during the summer months. By mentoring the younger generations in the traditions of their ancestors we instill cultural pride into their lives and perpetuate Hawaiian tradition for the future. The proposed outcomes:

1. Provide access to the cultural heritage of our ancestors by mentoring the younger generations.
2. Hold community workshops in support of the traditional methods of cooking, poi pounding, fishing, hunting, navigating, Hawaiian arts & crafts and how to plant native sustainable foods.
3. The association would like to acquire a boat, so we can continue to mentor the younger generations on traditional methods of fishing. We would also use what we catch to provide seafood for the community.

### RATIONALE FOR RECOMMENDATION

It was unclear how community input generated the idea to purchase a boat and it was not clear how the community would sustainably fund the operation and maintenance of the boat over time. No clear process on how the boat would be shared among the community and who gets to use the boat and when. Community input, if collected,



was not included in the grant application. The budget items and budget narrative were unclear.

Committee recommends zero funding.

**Waimea Nui Agriculture Inc.**

Funds Requested	\$200,000
Funds Recommended	\$0

Waimea Nui Agriculture Inc. (WNAI) is a non-profit organization created to promote agriculture and farming. The mission of WNAI is to support and sustain Waimea Nui's agricultural industry by addressing the critical needs and services of farmers and the industry in Hawai'i, and by better connecting them with the community and vice-versa. This involves educational and outreach programs in the community, as well as assisting in direct marketing training, technical, educational and in-the-field support for farmers.

WNAI is organized as a native Hawaiian Homestead division of Waimea Nui, a Federally registered HBA under 43 CFR 47 & 48, for the benefit of all native Hawaiians and defined under the Hawaiian Homes Commission Act of July 9, 1921, c 42, 42 Stat 108. The organization shall perform as a non-profit, community-based, socioeconomic development organization to carry out the principles and purposes of this organization.

WNAI currently provide a weekly farmers market, provide peer technical services for farming, and assistance with NRCS for farm development for our members. Our intent is to expand deliverables to include marketing, training, facilities and a space for development of new and emerging farmers.

WNAI conceptually identifies Two hundred forty-six 5,000 square feet farm lots, 50 of which will have two greenhouses erected on it, 22' x 96' for indoor growing. The property will utilize approximately 30 acres on our community lands. The front of the property will have several buildings, the first will be a store front that markets all that is grown on the property and will include an area for local farmers not on the property. The center building will be used for our AG community workshops and AG community gatherings, community storage facilities and a coop type of entity for our farmers.

The purpose of the proposed project is to secure funding to contract an architect, electrical engineer, and civil engineer to

complete the conceptual plan of the Waimea Nui Ag Complex. We will also need to design greenhouse plans, surveying property to determine elevations, and architectural work of build-out of 2 structures consisting of the commercial facilities and storefront/Ag resource Center.

RATIONALE FOR RECOMMENDATION

The proposal lacks details and does not clearly explain the need for funding. Proposal could expand on how the completion of the agriculture complex will benefit association members.

Committee recommends zero funding

**Waiohuli Hawaiian Homesteaders Association, Inc.**

Funds Requested	\$164,000
Funds Recommended	\$0

PROJECT DESCRIPTION

Waiohuli Hawaiian Homesteaders Association, Inc. (WHHA) was formed in 1999 and is comprised of DHHL Lessees. WHHA was organized and established to unite under the mana of all Hawaii Nei, to protect, preserve and defend the Hawaiian Home Lands Trust and combine our efforts for the rehabilitation and betterment of all native Hawaiian beneficiaries.

For this grant request, WHHA seeks funding to design, furnish and install a state-of-the-art training classroom within its new 1,600 square foot facility.

RATIONALE FOR RECOMMENDATION

While the project need is understandable and application was well written, this was a very competitive grant solicitation and unfortunately there were other grant applications for this RFP that were scored higher by the grant committee.

The committee recommends zero funding.

EXHIBIT C

RFP-24-HHL-004  
 Grant for Community Capacity Building (Statewide)  
 Grant Applications  
 Funding Recommendations

<b>Applicant</b>	<b>DHHL Funds Requested</b>	<b>Other Funds</b>	<b>In-Kind</b>	<b>Total Project Cost</b>	<b>Recommended Amount</b>
Hui Aloha Puukapu	\$20,000	\$14,260	\$4,050	\$38,310	\$20,000
Kailapa Community Association	\$18,507.84	\$0	\$0	\$18,507.84	\$0
Kapolei Community Development Corporation	\$20,000	\$10,000	\$5,357	\$35,357	\$20,000
Keaukaha-Panaewa Community Alliance	\$20,000	\$0	\$0	\$20,000	\$20,000
Kipuka o Ke Ola	\$20,000	\$0	\$107,500	\$127,500	\$20,000
Laiopua 2020	\$20,000	\$0	\$88,283	\$108,283	\$20,000
Princess Kahanu Estates	\$20,000	\$0	\$0	\$20,000	\$20,000
Steadfast Housing Development Corporation	\$500,000	\$0	\$0	\$500,000	\$0
Waimea Hawaiian Homestead Association	\$20,000	\$6,000	\$5,000	\$31,000	\$20,000
Waiohuli Hawaiian Homestead Association	\$17,200	\$0	\$0	\$17,200	\$17,200
<b>TOTAL</b>	<b>\$657,200</b>	<b>\$30,260</b>	<b>\$210,190</b>	<b>\$897,650</b>	<b>\$157,200</b>

**Hui Aloha Pu`ukapu**

Funds Requested                    \$20,000  
Funds Recommended                \$20,000

PROJECT DESCRIPTION

Hui Aloha Pu`ukapu (HAP) is a 501c3 non-profit organization with a dedicated team of five Board of Directors and a growing community of approximately 23 members. The organization was incorporated in August of 2021, shortly after the Mana Road Fire deeply affected our community and neighboring lands. Membership in the organization is open to all leases, successors, and residents of Pu`ukapu Pastoral Hawaiian Homestead Land.

HAP Board of Directors and many of its members are new to organizing formally and running a grass-roots non-profit. Many of the pastoral homesteaders are entrepreneurs and being included in training being proposed through the grant will benefit HAP and its community members as well to grow as individuals, business owners, and stewards of the land. Through this grant, HAP hopes to provide board financial and fiduciary training as well as afford board members opportunities to go to professional conferences. The board will hire professional trainers. Grant funds will also be utilized to pay for a small number of livestock for a community herd, electrical generator, and a contract manager.

RATIONALE FOR RECOMMENDATION

The grant committee found the application was a thoughtful, realistic plan for organizational improvement that includes relevant training opportunities and that the activities would create a self-sustaining environment by expanding the community grazing program. While a new organization, the group shows great potential to grow and understanding of the importance of capacity building and training

The committee recommends full funding.

**Kailapa Community Association**

Funds Requested                    \$20,000  
Funds Recommended                \$0

PROJECT DESCRIPTION

Kailapa Hawaiian Homestead is a growing rural community located along the Kohala Coast in Kawaihae on the island of Hawaii. This

small homestead community is more than two decades old, with 200 residential lots and approximately 500 to 600 residents, including keiki and kupuna. Kailapa Community Association (KCA) was incorporated in the state of Hawaii on April 23, 2004 and received a Federal 501(c)3 tax exempt designation from the IRS on October 14, 2010. KCA is committed to developing community programs and services that promotes healthy living, environmental preservation, and Hawaiian cultural practices by (1) building community self-sufficiency and independence and (2) educating and strengthening our cultural identity and (3) empowering native Hawaiians by supporting physical, mental, spiritual, and cultural health of the people and our community and its place.

Kailapa has constructed a playground on a portion of a 14-acre parcel that it has a license from DHHL. Playground components are the building blocks to inspire healthy bodies and minds of children of all ages and abilities. Because playgrounds are outdoors and most sports are also played outdoors, kids are naturally going to be exposed to the sun's rays. You can significantly reduce heat and sun exposure by adding the proper shade structure. Even in moderate temperatures, playground equipment can get dangerously hot.

KCA has purchased a HIP Shade Structure. The proposed grant funds would cover the cost of installation of the shade structure.

#### RATIONALE FOR RECOMMENDATION

The grant committee found the application lacked detail on explaining how the proposed shade installation will increase capacity of the organization which was the primary purpose of the RFP. There was no discussion on the community organization's strengths and how it would like to build capacity. No budget justification was provided to explain the budget for the contractor or justification of a "grant fee".

The committee recommends zero funding.

#### **Kapolei Community Development Corporation**

Funds Requested	\$20,000
Funds Recommended	\$20,000

#### PROJECT DESCRIPTION

The Kapolei Community Development Corporation (KCDC) was formed in 2008 to conduct community-based initiatives. KCDC is a 501(c)3 non-profit organization that serves the homesteads in Maluohai,

Kaupea, Kanehili, and Kauluokahai in the Kapolei Region. KCDC's Strategic Plan laid out primary goals and objectives and set a course going forward. Intent on self-sufficiency, the Strategic Plan's primary themes were: organizational development; community development; and economic development.

KCDC has community facilities and traditional programs that perpetuate our native Hawaiian: language; music; performances; art; designs; and other traditional cultural expressions. Considering the sheer scale, complexity, and intricacy of the projects KCDC is managing - and will manage -- developing a new strategic plan is an urgent necessity.

KCDC would like to utilize grant funding (if awarded) to develop a strategic plan for the organization. The strategic plan would address organizational: Direction, Decision-Making, Risk Management, Communication, Foster Teamwork, Measure Success, Fundraising, Sustainability of development projects, Stakeholder management, Interconnectedness, Transparency, and Increasing Impact.

#### RATIONALE FOR RECOMMENDATION

The proposal was well thought out and justification for how the proposed strategic plan would help increase community capacity was clearly explained. The discussion regarding better communication within the organization given the various associations, stakeholders, projects, and programs helped to paint a clear picture on the need for strategic planning.

Committee recommends full funding.

#### **Keaukaha-Panaewa Community Alliance**

Funds Requested	\$20,000
Funds Recommended	\$20,000

#### PROJECT DESCRIPTION

In 1976, the Keaukaha Pana'ewa Farmers Association (KPFA) was established to serve the Keaukaha Pana'ewa Homestead community on agricultural lands in Pana'ewa, South Hilo, Hawai'i Island. 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.



In 2012, the KPFA incorporated Grant Applicant Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's 501(c)(3) non-profit community partner and fiscal sponsor for private, state, and federal grants and to promote and advance the betterment of the Hawaiian community. The KPCA Board is comprised of DHHL lessees who are also members of KPFA. As KPFA's nonprofit arm, KPCA's only members are its board members.

KPFA is a beneficiary-controlled organization that represents and serves the interests of its homestead community; has as a stated primary purpose the representation of, and provision of services to, its homestead community; and has filed with the U.S. Department of Interior a statement, signed by the governing body, of governing procedures and a description of the homestead it represents. 43 CFR §§ 47.10 and 48.6. KPFA is also recognized by DHHL as the representative organization for beneficiaries on Pana'ewa farm lots. KPFA membership includes all lessees of the Pana'ewa Farm Lots; all adults aged eighteen (18) years or older who reside at the lessee's site; applicants; and successors.

Most KPFA board members are next-generation leaders, and are new to serving on a board. Leadership governance and development training is critical to take the organizations advancement, especially given its strategic priority to build the Panaewa Resiliency and Agricultural Innovation Hub (Panaewa Hub).

KPCA would like to utilize grant funds to build, strengthen, and enhance its capacity to serve its community. The organization would like to have a strong foundation of governance, leadership, business acumen, and financial capacity to build the Panaewa Hub by providing board training on leadership, partnership, business and financial capacity.

#### RATIONALE FOR RECOMMENDATION

The proposal clearly explained the organizational strengths and areas for improvement. The proposal communicated lessons learned and how the proposed board trainings will help increase the organizations capacity. Grant committee found the proposal well thought out.

Committee recommends full funding.

**Kipuka o Ke Ola**

Funding Requested \$20,000  
Funding Recommended \$20,000

PROJECT DESCRIPTION

The Waimea Hawaiian Homesteaders' Association (WHHA) incorporated Kipuka o ke Ola (KOKO) as the Association's Medical Division. KOKO was founded by Five Mountains Hawai'i Inc., a 501c3 non-profit organization that was inspired by Dr. Earl Bakken and Kenneth Brown. In January 2014, Five Mountains Hawai'i, Inc. elected a new Board of Directors, new Executive Management Team, and officially began doing business as KOKO. The KOKO Native Hawaiian Health Clinic ("KOKO Clinic") was established in response to a community needs assessment conducted by the Waimea Hawaiian Homesteaders' Association (WHHA), which called for a health clinic that could specifically address the health disparities endured by Native Hawaiians in North Hawai'i.

The construction of the new KOKO Health Clinic will be a major capital improvement project and will require intensive project management oversight which will be conducted by KOKO's existing CEO and Business Manager. To effectively provide project management oversight the CEO and Business Manager will need to dedicate fifty-percent of their time to oversee construction efforts.

If awarded, grant funds would secure administrative time for the KOKO CEO and KOKO Business Manager to conduct program development activities related to the building of the health facility.

RATIONALE FOR RECOMMENDATION

The grant committee found the proposal clearly justified how the use of funds would increase the organization's capacity to manage a future construction project and the need for the project as Native Hawaiian rural health care service providers are few. The application also provided documentation to show long partnership and collaboration with the Waimea Nui Homestead Association.

Committee recommends full-funding.

**Princess Kahanu Estates Association**

Funds Requested \$20,000  
Funds Recommended \$20,000

Project Description

Incorporated in 1995 and achieved federal 501(c)(3) charitable, tax-exempt status in 2016, Princess Kahanu Estates Association (PKEA) is a homeowners association, serving 271 lessees. PKEA has a DHHL license for 0.97 acres, which includes the existing PKEA office, community center, boatyard and common areas. With various community partners and beneficiary involvement, PKEA has a long history of implementing community projects, including rental and maintenance of the boatyard, neighborhood watch, Kanikapila night, and annual turkey imu of Thanksgiving. Building on these earlier programmatic and project experiences,

If awarded, funds will allow PKE to acquire more varieties of native Hawaiian plants, fruit trees, and flowers. The vision is to provide greater community access to these native Hawaiian plants and pass on the knowledge of their nutritional value to our keiki. By mentoring the younger generations in the traditions of their ancestors we instill cultural pride into their lives and perpetuate Hawaiian traditions into the future.

RATIONALE FOR RECOMMENDATION

PKEA has strong administrative capacity and has demonstrated ability to obtain funds for programs. This proposal is a direct result from positive feedback from project participants from a similar project funded by a previous DHHL grant to PKEA. This project comes at a good time to also address social needs for in-person gatherings, after the height of the COVID pandemic.

PKEA has had multiple grants from DHHL and, generally, has performed well. PKEA also submitted proposals (total of five) to all the RFPs in this current DHHL grant cycle.

The committee recommends full funding.

**Laiopua 2020**

Funds Requested	\$20,000
Funds Recommended	\$22,000

PROJECT DESCRIPTION

La'i'ōpua 2020 ("L2020") is organized to "plan, design, and implement the construction of a multi-purpose community center, recreation complex and health referral service within Kealakehe ahupua'a. In addition, to establish, implement and manage the charitable, religious, educational, and scientific programs as part of its program objectives," with a vision of "creating a

pu'uhonua, as a place of healing, a wellspring; a place of safety to reflect and make right and transform to serve once again the self, the family, and the community". The mission of L2020 is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community.

Project Hui Mana embodies the concept of a collective gathering of power and energy, symbolizing the unified strength inherent in our communication endeavors. This project serves as an extension of our previous work under DHHL Contract / PO No. 70164, building upon the foundation laid during its completion. Initiated in 2022, DHHL Contract / PO No. 70164 provided L2020 with a valuable opportunity to reconnect with the Villages of La'i 'Ōpua community, inclusive of the Villages of La'i 'Ōpua Association, in the post-pandemic landscape. Through a diverse array of communication channels, such as quarterly puwalu sessions, monthly newsletters, and the enhancement of engaging social media platforms, including our website, we endeavored to foster meaningful connections.

Project Hui Mana aims to amplify and extend these initial communication efforts. By offering both print and digital communication formats, we seek to cater to the diverse preferences of the Villages of La'i 'Ōpua residents. Our commitment includes the continuation of beneficiary discussions, surveys, and feedback mechanisms, actively encouraging the community's participation in shaping its own narrative.

If funds are awarded, L2020 seeks to continue Project Hui Mana.

#### RATIONALE FOR RECOMMENDATION

Project Hui Mana is communication planning and can help to sustain communications in the community. Because the program already existing, the organization is poised to deliver on objectives quickly.

Committee recommends full funding.

#### **Princess Kahanu Estates Association**

Funds Requested	\$20,000
Funds Recommended	\$20,000

#### PROJECT DESCRIPTION

Incorporated in 1995 and achieved federal 501(c)(3) charitable, tax-exempt status in 2016, Princess Kahanu Estates Association

(PKEA) is a homeowners association, serving 271 lessees. PKEA has a DHHL license for 0.97 acres, which includes the existing PKEA office, community center, boatyard and common areas. With various community partners and beneficiary involvement, PKEA has a long history of implementing community projects, including rental and maintenance of the boatyard, neighborhood watch, Kanikapila night, and annual turkey imu of Thanksgiving.

The proposed project is to acquire more varieties of native Hawaiian plants with the vision to provide greater community access to native plants and pass on knowledge of their nutritional value to the keiki of the homestead. By mentoring younger generations in the traditions of their ancestors, PKEA hopes to instill cultural pride into their lives and perpetuate Hawaiian traditions into the future.

#### RATIONALE FOR RECOMMENDATION

PKEA has strong administrative capacity and has demonstrated ability to obtain funds for programs. The community already has a land base for this project. The general concept of building community capacity by promoting opportunities for keiki to learn more about the value of native plants is a unique concept among the applications that were received in this solicitation.

The committee recommends full funding.

#### **Steadfast Housing Corporation DBA: Steadfast Pacific**

Funds Requested	\$500,000
Funds Recommended	\$0

#### PROJECT DESCRIPTION

Steadfast Housing Development Corporation (SHDC) incorporated as a Hawaii 501(c)(3) on May 4, 1989 with experts in private sector housing and behavioral health to develop and provide a continuum of community housing and employment programs to adult individuals living with a Serious Mental Illness (SMI).

SHDC's current membership/population are adults living with a Serious Mental Illness (SMI) or co-occurring SMI and substance use or other chronic disabling medical condition and other life challenges, including but not limited to criminal histories and trauma. Diagnoses of schizophrenia, bipolar and paranoid disorders result in symptoms of extreme paranoia, anxiety, depression or active hallucinations and delusions in which disruptive thought patterns may abate, then recur, with stress bringing on a recurrence of symptoms.

The organization's Mission is to "provide steadfast support to individuals and families to achieve their life goals." Services are person-centered, self-directed and flexible in an environment that will empower and strengthen their ability to achieve their optimum recovery and functioning in the community.

SHDC is proposing a unique partnership with DHHL, who represents all Hawaiian Home Lands and community beneficiaries, to access and obtain alternate revenue streams e.g., federal funding and other funding sources available to augment costs with improvements to Hawaiian Home Lands, specifically infrastructure (i.e., water, sewer, land acquisition, etc.) and to strengthen existing homesteads and grow more homesteads, statewide.

Specifically, our primary goal is to secure federal and/or other funding sources available on behalf of DHHL, for 5 - 10 development projects. On average, if each project serves 100 beneficiaries, our ultimate goal is to potentially serve, 500 to 1,000 beneficiaries.

To access and obtain federal and alternate revenue streams, etc., SHDC proposes to recruit and onboard two (2) full-time personnel dedicated to DHHL projects who will identify, define and develop funding sources to support DHHL's existing and planned program activities.

Primary responsibilities of these positions will include but are not limited to, preparation of proposals and grant applications, and performance of responsible professional and administrative work in researching, identifying, developing and responding to public and private grant opportunities in areas that support the Department of Hawaiian Homelands programs.

#### RATIONALE FOR RECOMMENDATION

The proposed project is not in line with the intent of the RFP's purpose which seeks to increase the capacity of existing homestead communities. The proposal seeks to fund two staff dedicated to DHHL to obtain federal funding for DHHL. Lastly, the Funding requested exceeds the maximum award amount for this RFP.

Committee recommends zero funding.

#### **Waimea Hawaiian Homestead Association**

Funding Requested     \$20,000  
Funding Recommended \$20,000

WHHAI is a non-profit 501c3 organization operating as a division of Waimea Nui, a registered Homestead & Beneficiary Association under 43 CFR 47.1 with the Department of Interior. WHHAI is the membership organization for the Beneficiaries of the HHCA in the Waimea Nui Region of HHCA lands. In excess of 500 homestead residential, farming and pastoral leases have been awarded in Waimea Nui, and WHHAI, established in 1952, has been the organization representing these lessees.

The area of Capacity Building we are developing is bringing our organization up to date with technology and communication strategies. Building an administrative networking system linking Departments and Divisions leaders together operating in the same system, created by WHHAI. This will allow us to operate from a mother server in which each Division/Department can connect to and save documents and administrative work there. This would allow Waimea Nui & WHHAI leadership to monitor activities within the Waimea Nui Region keeping all organization updated and within the nonprofit compliance laws.

If awarded grant funding, WHHAI will contract a computer technician to provide recommendations for the intended need of WHHAI technology strategies and design & build a system to be brought on-line. WHHAI will also enter into a contract with a communications specialist to design a robust communications system to provide access to the membership and to give all native Hawaiians in the Waimea Nui region the ability to be informed on activities and development of the organization.

RATIONALE FOR RECOMMENDATION

Utilizing technology to improve communications and build organizational capacity through better communication was clearly detailed in the grant application. Cost breakdown and justification was well documented and easy to follow for grant committee members.

Committee recommends full funding.

**Waiohuli Hawaiian Homesteaders Association, Inc.**

Funds Requested	\$17,200
Funds Recommended	\$17,200



#### PROJECT DESCRIPTION

Waiohuli Hawaiian Homesteaders Association, Inc. (WHHA) was formed in 1999 and is comprised of DHHL Lessees. WHHA was organized and established to unite under the mana of all Hawaii Nei, to protect, preserve and defend the Hawaiian Home Lands Trust and combine our efforts for the rehabilitation and betterment of all native Hawaiian beneficiaries. In 2018, the WHHA board established the Waiohuli Economic Development Opportunities (WE-DO) initiative and set its directions for long-term, community economic development options.

"WE DO" focuses on creating long-term economic success and sustainability for Waiohuli homestead residents involving multiple discipline of master plan development with an overarching emphasis of creating community-based job opportunities derived through development. WHHA board of directors acknowledge the need for training and education on master plan development in order to best lead the "WE DO" initiative for its community.

If awarded grant funds, WHHA proposes to provide technical assistance from its development partners in the following areas: 501c3 regulation and compliance; business organization structuring; leadership succession; program marketing.


#### RATIONALE FOR RECOMMENDATION

WHHA has demonstrated capacity and track record with completion of its current facility on 17 acres, plans for a new facility on 150 acres, and initiating the Waiohuli Economic Development Opportunities (WE DO) program. Given WHHA's experience, they understand the need to continue to strengthen organizational capacity to sustain their efforts, inform and involve more beneficiaries, and increase their technical expertise in community economic development.

The committee recommends full funding.

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission  
Thru: Andrew Choy, Planning Program Manager  
From: Julie-Ann Cachola, Planner, Maui Liaison   
Subject: G-2 Approval to Acquire Water Tank and Contract  
Limited Potable Water Deliveries, Kahikinui, Maui

RECOMMENDED ACTION

Approval to purchase an installed 30,000-gallon steel water tank with cover, certified by DOH to dispense potable water and approval to contract ongoing deliveries of potable water, not to exceed three (3) deliveries per month, for an annual budget of \$277,888.00. Staff is directed to apply for potable water assistance from the Bureau of Reclamation.

BACKGROUND

In 2022-2024 Kahikinui received Emergency Drought Assistance from the federal Bureau of Reclamation (BOR), an agency of the U.S. Department of Interior. The Emergency Drought Assistance included:

- The rental of two (2) 30,000-gallon steel water tanks, with pumps and outfitting to facilitate fill and extraction of water from the tanks.
- The construction and installation of the 2 tanks at the main gate of Kahikinui.
- The construction of a security fence around the 2 tanks to secure the tanks from feral ungulates.
- Sanitation and certification of the 2 tanks by the State Department of Health to dispense potable water.
- The purchase and delivery of potable water, as needed, not to exceed 16,000 gallons of potable water per week, for the duration of 52 weeks, from April 15, 2023 to April 14, 2024.
- A contingency fund to clean-up, sanitize, and re-certify potable water tanks if a contamination event occurred.

- Breakdown and removal of water tanks, outfitting and the perimeter fence at the completion of the project.

On September 23, 2022, the BOR contracted Rojac Trucking, Inc., the only trucking company on the island of Maui that is certified to make large deliveries of potable water, to provide the services outlined above.

In order to implement the Emergency Drought Assistance Project, Rojac Trucking required a Right-of-Entry land disposition, which in turn, required the Department to ensure that the project met environmental laws and rules, pursuant to Chapter 343, HRS. The Planning Office assessed the project and determined that it met the conditions of an Environmental Assessment (EA) Exemption; the Chairman approved the EA Exemption on February 10, 2023. An informational submittal on the project was put on the HHC's February 21, 2023 agenda and a decision-making submittal was put on the HHC's February 22, 2023 agenda. The informational presentation to the HHC is attached as Exhibit A and the decision-making submittal is attached as Exhibit B. A Right-of-Entry permit to Rojac Trucking, Inc. was approved by the HHC for the purpose of ingress egress access, development of temporary water storage facilities and appurtenances related to water delivery under the Kahikinui Emergency Drought Assistance Project (see Exhibit C for HHC Minutes).

#### The Opportunity to Acquire the Water Tanks

The Bureau of Reclamation's Emergency Drought Assistance included funds to rent the water tanks. However, Rojac Trucking was not able to find 30,000-gallon water tanks that they could rent for a year so they had to purchase the water tanks. The Emergency Drought Assistance is ending on April 15, 2024. In anticipation of the completion of the project, Rojac Trucking contacted the Department to inform us that they were donating (1) 30,000-gallon water tank to Ka 'Ohana o Kahikinui, an IRS 501(c)(3) nonprofit organization. The cost of the donated items was \$126,000.00, however, the donation will be valued at \$120,000.00 (see Table 1 below for the actual cost of each tank).

Rojac Trucking offered the Department the opportunity to purchase the second water tank at the discounted rate of \$85,000.00 plus \$3,400 tax, totaling \$88,400.00. This amount is \$37,600.00 less than what Rojac Trucking paid to purchase and install the tank last year. The breakdown of the actual cost

per tank is presented in Table 1 below. The combination of Rojac's donation to Ka 'Ohana O Kahikinui and the Department's purchase will keep the tanks from being demolished and removed.

**Table 1: Actual Cost for Each Water Tank**

Description	Price
(1) 30,000-gallon galvanized steel water tank with high density polyethylene liner and mesh grommets cover, brass valve fittings custom plumbed for Rojac Tankers, pipes connecting the two tanks, and water level meters.	\$20,000.00
Chlorination, testing, and DOH certification of tanks to dispense potable water	\$40,000.00
Installation of tanks, including: transportation of materials to the site, ground compaction and leveling, placement of special cushion rock as specified for placement of tanks and construction of a security perimeter fence.	\$66,000.00
<b>Total Cost Per Tank</b>	<b>\$126,000.00</b>

Continued Delivery of Potable Water

In order to continue the service of providing potable water to Kahikinui lessees, which keeps tanks full and does not allow the water to stagnate in the tanks, the Department would continue water deliveries, as needed. In order to estimate the amount of water deliveries required, we looked at the data of water deliveries during the Emergency Drought Assistance which is presented in Table 2 below.

**Table 2: Water Deliveries Under the Emergency Drought Assistance**

Month	Number of loads	Gallons of Potable Water @ 7,000 gallons per Load
May 2023 (initial fill)	8 Loads	56,000
July 2023	5 Loads	35,000
August 2023	2 Loads	14,000
September 2023	7 Loads	49,000
November 2023	5 Loads	35,000
December 2023	2 Loads	14,000

From this data, we find that the average number of loads per month, excluding the initial fill, was 4.2 Loads. This water was used by the 40 out of 75 Kahikinui lessees who have structures on their Lots who may be full- or part-time residents

at Kahikinui. In addition, the contractor who was removing ungulates from the forest used the water for his horses and to water the captured cattle before they were hauled away.

For planning and budgeting purposes, we estimated the delivery of 3 loads per month, totaling 21,000 gallons of potable water which Rojac can provide for \$7,874.03 with tax included, which is approximately \$0.37 per gallon. If 3 Loads are not required in a given month, Rojac will carry over the unused portion to the following month. In the event more loads are required, Rojac will charge \$2,624.68 with tax included (\$0.37 per gallon) for each additional load of 7,000 gallons of potable water. These prices are set for 2 years after which time prices will be reassessed.

The Department would be responsible for maintaining the water tanks and for cleaning, sanitizing, and re-certifying the tanks if a contamination event occurs. For planning and budgeting purposes, a total of \$55,000.00 is estimated for the annual maintenance of the tanks. At the minimum, this would involve the testing of the water at \$15,000.00. If the water testing does not meet DOH standards, the tanks would have to be drained, cleaned, refilled, and chlorinated which is estimated at \$40,000.00. In addition, a contingency fund of \$40,000.00 is budgeted to address an unlikely contamination of the water tanks. If tanks are contaminated, they will have to be drained, cleaned, refilled, and chlorinated.

In summary, this submittal is requesting approval of the following budget items:

**Table 3: Summary of Budget Requirements**

Purchase of (1) 30,000 gallon tank	\$88,400.00
Water Deliveries @ \$7,874.03/month x 12 months	\$94,488.36
Annual Maintenance of Tanks-\$15K-\$55K	\$55,000.00
Contingency Fund for Tank Contamination	\$40,000.00
<b>Total Budget:</b>	<b>\$277,888.36</b>

This would be a sole source procurement since we are purchasing a tank that is already installed through the BOR's Emergency Drought Assistance and since Rojac Trucking is the only entity that is certified to make deliveries of potable water on the island of Maui.

Water Assistance from the Bureau of Reclamation (BOR)

The Emergency Drought Assistance program is a temporary assistance program. However, the BOR has other water assistance programs that provide more permanent potable water support. We are planning to apply for BOR assistance to pay for the ongoing water deliveries and the maintenance of the tanks. We have initiated contact with the BOR and it looks promising that we will be able to secure their assistance especially since the water tanks are already in place.

If we do not purchase the water tank and pay for ongoing water assistance, then there will be no donation to KOOK and the water tanks and security fence will be demolished and removed by April 15, 2024.

RECOMMENDATION

Staff recommends approval of the recommended action as stated.

LIST OF EXHIBITS

- Exhibit A: Presentation to the HHC on the Emergency Drought Assistance Project at Kahikinui on February 22, 2023.
- Exhibit B: Submittal to the HHC on February 22, 2023, requesting approval to issue Right-of-Entry to Rojac Trucking, Inc.
- Exhibit C: February 22, 2023 HHC Minutes for the Informational Submittal and Decision-Making on issuing Right-of-Entry to Rojac Trucking for the Kahikinui Emergency Drought Assistance project.



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

## **Item No. F-4**

# **Approval to Issue Right of Entry Permit to Rojac Trucking, Inc.**

Kahikinui, Maui, TMK: (2) 1-9-001:003 (por.)

February 21, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



## **Executive Summary**

- The State Drought Coordinator, CWRM, applied for emergency drought assistance from the Bureau of Reclamation (BOR) on behalf of the Kahikinui homestead community.
- The BOR contracted the services of Rojac Trucking, Inc. to:
  - Install 2 water tanks at the main gate of Kahikinui;
  - Deliver 16,000 gallons of potable water per week (2 deliveries), for 52 weeks
  - Monitor water quality and handle any contamination issues
  - Remove water tanks upon completion
- Rojac Trucking needs a Right-of-Entry permit to provide the contracted service.

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE





## Presentation Outline

1. Background on the Bureau of Reclamation
2. Background on How this Project Came to Be
3. The Kahikinui Emergency Drought Assistance Project
4. DHHL Requirements for the Project
5. Addressing Beneficiary Issues and Concerns
6. The Proposed Project Schedule
7. Discussion: Questions/Answers, Comments, Concerns

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## Background—The Bureau of Reclamation (BOR)

- The Bureau of Reclamation (BOR) was established in 1902 under the Dept of Interior.
- Mission: Manages, develops, and protects water and related resources in an environmentally and economically sound manner in the interest of the American public.
- Is the nation's largest wholesale water supplier with 338 reservoirs and delivery of 10 trillion gallons of water to 31 million people each year; provides western farmers with irrigation water.
- The BOR's Drought Response Program includes Drought Contingency Planning, Drought Resiliency Projects, and Emergency Response Actions.
- The Kahikinui project is funded under **Emergency Response Actions**.

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## BOR's Emergency Response Actions

- Minimize losses and damages resulting from drought
- Crisis driven actions in response to unanticipated circumstances.
- Limited to temporary construction activities.
- Emergency drought assistance program is available for the States.
- States apply for drought assistance on behalf of communities that need assistance.
- The key word is “assistance.” This is not a grant; there is no exchange of money. The BOR contracts the services of a qualified contractor to provide the drought assistance.

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## How This Project Came to Be

- The BOR contacted Neal Fujii, the State Drought and Water Conservation Coordinator (CWRM, DLNR) to let him know that assistance was available.
- Neal Fujii, contacted all County Water Departments. Maui County's DWS was the only County that responded. DWS identified Kahikinui as a community that was most likely to be impacted by the drought conditions.
- When Neal asked for a contact person, DWS gave him Donna Sterling's contact information, which they had because Donna is a member of the Board of Water Supply; Donna is a lessee at Kahikinui.
- Neal contacted Donna and determined that Kahikinui could benefit from receiving BOR's assistance. Neal worked with Donna on the application for assistance.
- The application was an ambitious project involving staff positions, a weather station for data collection, 8 water troughs, and 10 water tanks that would be located in different places within the homestead area.

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## How This Project Came to Be

- On Sept. 24, 2021 Neal Fujii (CWRM) submitted on behalf of the Hawai'i Drought Council and the Kahikinui homestead community, a Request for Emergency Drought Assistance.
- Neal did not hear from the BOR for one year.
- In Sept. 2022, Neal was informed that the BOR approved the emergency drought assistance, but the project was downsized to 2 water tanks, located by the main gate, and water would be delivered for 25 weeks.
- Nearing the end of their fiscal year, BOR called Neal and offered to extend the service to 52 weeks.
- Within a week, the BOR contracted Rojac Trucking to provide the drought assistance.
- Rojac Trucking is the only company on Maui that is certified by DOH to transport/deliver potable water.

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## Kahikinui Emergency Drought Assistance Project

*Potable water will be provided to mitigate drought conditions in the area--to provide potable drinking water for residents and livestock living on homestead lands.*

### **The BOR contracted Rojac Trucking to:**

- Prepare the Site: flat 32'x 64' area leveled with gravel and sand
- Install two (2) 30,000-gallon potable water tanks (BOR is renting the tanks)
- Install a safety enclosure fence
- Purchase and Deliver 8,000 gallons of potable water 2 times a week totaling 16,000 gallons per week for 52 weeks. The BOR is purchasing 832,000 gallons of potable water.
- Monitor water quality in the tanks; provide sanitation services if sanitation is compromised.
- Remove the tanks.
- Weekly invoicing and reporting to the BOR on the amount of water delivered.

**Time of Performance:** 10/10/2022 to 10/13/2023 (4 months=256,000 gallons of water)

**Contract Amount:** \$559,150

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## Kahikinui Emergency Drought Assistance Project

### Project Site:

- The water tanks will be located by the main gate
  - Half-acre staging area that was cleared by DHHL's contractor that recently completed Phase I Road Improvements.
  - Safety fence will be within the half-acre.

### Deliveries:

- Deliveries will NOT occur from 5:45-6:45 a.m. and 2:15-3:15 p.m. to avoid the school-bus
- Trucks will enter through the side gate and will exit through the main gate.

### Data Collection:

- We need to develop a record-keeping and reporting system to ensure that the tanks have the capacity to take the delivery of 8,000 gallons before trucks are loaded for delivery.
- We would like the record-keeping system to collect average household water use data that would be useful for future planning purposes.

### Instruction and Training:

- When the tanks are ready to provide water, instructions will be developed and a training session will be conducted on-site, to explain what lessees need to do to access the water.

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## Kahikinui Emergency Drought Assistance Project



## Important Note about “Potable Water”



The contractor will deliver potable water to the water tanks, but once it leaves the water tank, it should be considered non-potable water.

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## DHHL Requirements for the Project

\* DHHL found out about the project on **10/10/2022** when Donna Sterling submitted a Land Use Request for the project area.

- 1. Chapter 343, HRS Compliance:** Environmental Assessment (EA) or an EA Exemption
  - Upon review of the project, the Planning Office determined that the project qualifies for an EA Exemption because it involves *de minimis actions that do not have the potential to individually or cumulatively adversely affect the environment*. This is pending Chair’s approval.
- 2. Land Disposition to Access and Use DHHL Lands:**
  - Item F-2 requests HHC approval of a Right-of-Entry Permit (ROE) to Rojac Trucking. The ROE allows Rojac Trucking to provide the contracted services for the Kahikinui homestead community.
- 3. Benefits the Trust and the Beneficiaries:**
  - This project will not generate revenue for the trust; however, this project provides 1-year of free potable water for Kahikinui residents and Kahikinui projects (ungulate removal).
- 4. Beneficiaries are Informed, their Issues are Addressed, and they Support the Project:**
  - On Feb. 3, 2023, the PLO, LMD, and Rojac Trucking met with the KOOK Board to explain the project and discuss concerns raised earlier when Donna Sterling met with the Board. KOOK submitted a Letter of Support for the project.

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE





## Addressing Beneficiary Issues and Concerns

1. ***At the staging area by the main gate, there will be road construction traffic, water deliveries, people trying to get water, kids getting dropped off or picked up at the bus stop--that's a lot happening in that confined area.***
  - Phase I Road Construction is completed so there's no road construction now. The school bus picks up the kids from 6:00 a.m. to 6:15 a.m. and they return at 2:30 p.m. to 3:00 p.m. Water deliveries will not occur from 5:30 to 6:30 a.m. and 2:15 to 3:15 p.m.
2. ***The timeframe is too short between deliveries. We don't have big households and we won't use the water that fast. I'm concerned that the water in the tanks will get stagnant, then bacteria will grow, and the water will need treatment.***
  - We have been in discussions with Rojac about the need to develop a record-keeping and reporting system to ensure that the tanks have the capacity to take the delivery of 8,000 gallons before trucks are loaded for delivery. We hope that availability of potable water will encourage more lessees to settle on the land. The water would also be available for Kahikinui projects like the ungulate removal project. In addition, DHHL will soon be awarding 25 Kuleana Pastoral Lots which will increase water use.
  - The contractor will be regularly monitoring water quality to ensure that the water in the tanks meet potable water standards. If they find that the water has been contaminated, the contractor can access contingency funds that are dedicated to handle contamination events.

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## Addressing Beneficiary Issues and Concerns

3. ***Why can't the delivery truck go up to the SIC Center and put the water tanks up there?***
  - The delivery truck and the water tank is too long to maneuver the curves on the road going up to the SIC Center. In addition, the weight of a truck that is hauling 8,000 gallons of water can potentially damage roads.
4. ***You're rushing this project, in the meantime, we're doing the Fog Drip Project that also called for two (2) 30,000-gallon water tanks. DHHL said that if we used the 30,000-gallon tanks we would be required to do a full Environmental Assessment. If we downsized to 10,000-gallon tanks, we could get an EA Exemption. How does this project get an EA Exemption when it will use two (2) 30,000-gallon water tanks?***
  - The reason we could exempt the 30,000-gallon tanks is because they are temporary tanks that will be removed at the end of the project. The Fog Drip Project is meant to be a long-term source of water.
5. ***I would like to see everyone get 10,000-gallon water tanks on their lot.***
  - That's a good idea! KOOK could develop a project proposal and budget to purchase and install (100) 10,000-gallon water tanks and as a non-profit organization, could secure grants to fund the project.
6. ***Are Applicants on the Waitlist getting this water too?***
  - That was not part of the project. The project provides potable drinking water for residents and livestock living on Kahikinui homestead lands. But DHHL will be issuing 25 new Kuleana Leases at Kahikinui to Applicants on the Maui Pastoral Waitlist. They will have immediate access to potable water which will hopefully help them move on the land sooner rather than later.

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



# The Proposed Project Schedule

WHO	WHAT	WHEN
HHC	Approval of Right of Entry Permit to Rojac Trucking	Feb. 22, 2023
LMD	Execution of Right of Entry Permit to Rojac Trucking	ASAP no later than Feb. 28, 2023
Rojac Trucking and sub-contractors	Site Preparation, Installation and Sanitation of the 2 water tanks (6 weeks).	ASAP no later than March 1, 2023 to April 6, 2023
Rojac Trucking, DHHL/PLO, KOOK	Development of procedures, instructions, data-collection and reporting system, and on-site training session for lessees on what they need to do to access the water.	March 1, 2023 to April 6, 2023
BOR	Check-in to ensure adequate progress on project implementation.	March 17, 2023
Rojac Trucking	Bi-weekly water deliveries, ongoing water quality monitoring, and reports to BOR and DHHL.	April 6, 2023 to Oct. 13, 2023 (27 weeks)
State Drought Coordinator, CWRM	Request to BOR for an extension of time to allow completion of water deliveries (52 weeks-27 weeks=25 weeks minimum)	Before Oct. 13, 2023
Rojac Trucking	Removal of water tanks upon completion of project	

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



# Discussion

## Resource People to Answer Questions

### **Ka ‘Ohana o Kahikinui**

- **Kaleo Cullen, President**

### **State Drought and Water Conservation Coordinator**

- **Neal Fujii, CWRM**

### **Contractor: Rojac Trucking, Inc.**

- **Judson McCandless, President**
- **Mirissa McCandless, Vice-President**

### **Sub-Contractor: Eco-Products Maui**

- **Chris Baz, Owner and President**

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



**EXHIBIT B**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 21-22, 2023

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator  
Land Management Division *VA*

Kalei Young, *KA* Supervising Land Agent  
Land Management Division

Andrew Choy, Program Manager *AC*  
Planning Office

From: Shelly Carreira, Land Agent *SC*  
Land Management Division

Julie-Ann Cachola, Planner  
Planning Office

Subject: Approval to Issue Right of Entry to Rojac Trucking, Inc., Kahikinui, Maui, TMK: (2) 1-9-001:003 (por.)

APPLICANT:

Rojac Trucking, Inc. "PERMITTEE"

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to issue a Right of Entry (ROE) permit to Rojac Trucking, Inc., covering a portion of Hawaiian home lands TMK: (2) 1-9-001:003 for the purpose of ingress egress access, developing temporary water storage facilities and appurtenances related to water delivery under the Kahikinui Emergency Drought Assistance Project.

1. Authorize the issuance of a Right of Entry permit to PERMITTEE covering the subject area under the terms and conditions cited below, which are by this reference incorporated herein and further subject to the following:
  - A. The standard terms and conditions of the most current right of entry permit form, as may be amended from time to time;
  - B. The term of the Right of Entry shall be month to month for up to twelve (12) months, commencing upon execution, with the option for one additional six (6) month extension at the sole discretion of PERMITTOR;
  - C. The fee for the term of this ROE shall be waived;
  - D. Any studies or reports generated as a result of this access shall be shared with PERMITTOR;

- E. The \$175.00 processing and documentation fee shall be waived; and
- F. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission to best serve the interest of the Hawaiian Home Lands Trusts.

LOCATION:

Portion of Hawaiian home lands situated in Kahikinui, Island of Maui, as identified as TMK: (2) 1-9-001:003 (por.) (See Exhibit "A").

AREA:

One-half (0.5)- acre or 21,780 square feet.

DISCUSSION:

The Kahikinui Emergency Drought Assistance Project will provide 16,000 gallons of potable water to the Kahikinui community every week, for 52 weeks. The project is funded by the Bureau of Reclamation (BOR), which is administratively attached to the Department of Interior. The BOR manages, develops, and protects water and related resources in an environmentally and economically sound manner in the interest of the American public. The BOR is the nation's largest wholesale water supplier with 338 reservoirs and delivery of 10 trillion gallons of water to 31 million people each year, including providing western farmers with irrigation water. Under its Drought Response Program, the BOR funds Emergency Response Actions which seek to minimize losses and damages resulting from drought. These are crisis driven actions in response to unanticipated circumstances. Emergency drought assistance is available for States who apply for assistance on behalf of communities in need. The assistance is not a grant; there is no exchange of money. The BOR contracts the services of a qualified contractor to provide the assistance.

Specifically, the BOR has contracted Rojac Trucking, the only trucking company on Maui that is certified to transport potable water, to deliver to Kahikinui, 8,000 gallons of potable water two (2) times a week for 52 weeks. The BOR has rented two (2) 30,000-gallon water tanks to store the delivered water and to make the water available to Kahikinui lessees. The water that is transported and stored in the tanks will be potable water, however, when the water leaves the tanks, the water is no longer considered potable water because there is no way to certify proper transportation and storage to maintain its potability.

The water tanks will be installed the area that was cleared by the road construction contractor as a staging area for the road improvement work that was recently completed at Kahikinui. Rojac Trucking will prepare the site, install the water tanks, and install a safety perimeter fence around the tanks. Rojac Trucking will monitor the water quality in the tanks to ensure that it is potable water. If the water stored in the water tanks are contaminated, the BOR has provided Rojac Trucking with contingency funds to address the contamination. Upon the completion of the 52 weeks of water delivery and use of the water stored in the tanks, Rojac Trucking will remove the tanks.

The BOR's contract with Rojac Trucking started on October 10, 2022 and will end on October 13, 2023. The Department found out about the project on October 10, 2022, when we received a Land Use Request from Donna Sterling for the area around the main gate for the purposes of the Project. It has taken the past 4 months to clarify the project, to meet with Rojac Trucking to determine Chapter 343 compliance, and to consult with Ka 'Ohana o Kahikinui. Sufficient progress on project implementation is needed in the next month otherwise project funding may be jeopardized if the Bureau of Reclamation does not see significant progress by the State. Approval of the ROE by the HHC will help to alleviate this concern.

The original Land Use Request was filed by Donna Sterling, however, since the BOR contract is directly with Rojac Trucking, DHHL staff determined it would be more appropriate that Rojac Trucking

hold the Right-of-Entry Permit. Donna Sterling agreed with DHHL’s determination. DHHL Staff met with the Board of Ka ‘Ohana o Kahikinui, along with Maui Commissioner Awo, to explain the project and address any concerns. The Ka ‘Ohana o Kahikinui submitted a support letter after the meeting was held (see Exhibit “B”).

Approval of the requested motion will allow Rojac Trucking the access necessary for water delivery and storage for use by the Kahikinui community under the BOR’s Emergency Drought Assistance Project.

PLANNING AREA:  
Kahikinui

LAND USE DESIGNATION:  
Conservation, Special District, Kuleana Lease, Maui Island Plan, Year 2004, Figure M, Kahikinui Land Use Plan

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:  
In accordance with the Comprehensive Exemption List for the State of Hawai‘i Department of Hawaiian Home Lands, submitted for review to the Environmental Council on March 3, 2021, the subject request is exempt from the preparation of an environmental assessment for de minimis activity. The proposed action meets the criteria for the following de minimis activity:

Type 1. Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

- Item #2. Operation, maintenance, repairing, repainting, reroofing, cleaning, polishing, greasing, oiling, and servicing of the following facilities, structures, and equipment:
- c. Structures required for essential utilities, including, but not limited to:
    - i. Water system components such as pumps, valves and controls, pipes and channels, water storage tanks, wells and other water sources.
  - d. Fencing, curbing, gates, walls, and retaining walls
  - k. Equipment, including, but not limited to:
    - i. Pumps, valves and motors
    - vi. Security systems and alarms

Item #13. Construction staging areas and temporary storage of construction equipment and materials within project boundaries

Type 4. Minor alteration in the conditions of land, water, or vegetation.

Item #6. Minor grading and grubbing of lands not requiring a grading permit

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (November 2022)

The recommended disposition is consistent with the following General Plan goals:

- Utilize Hawaiian home lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.

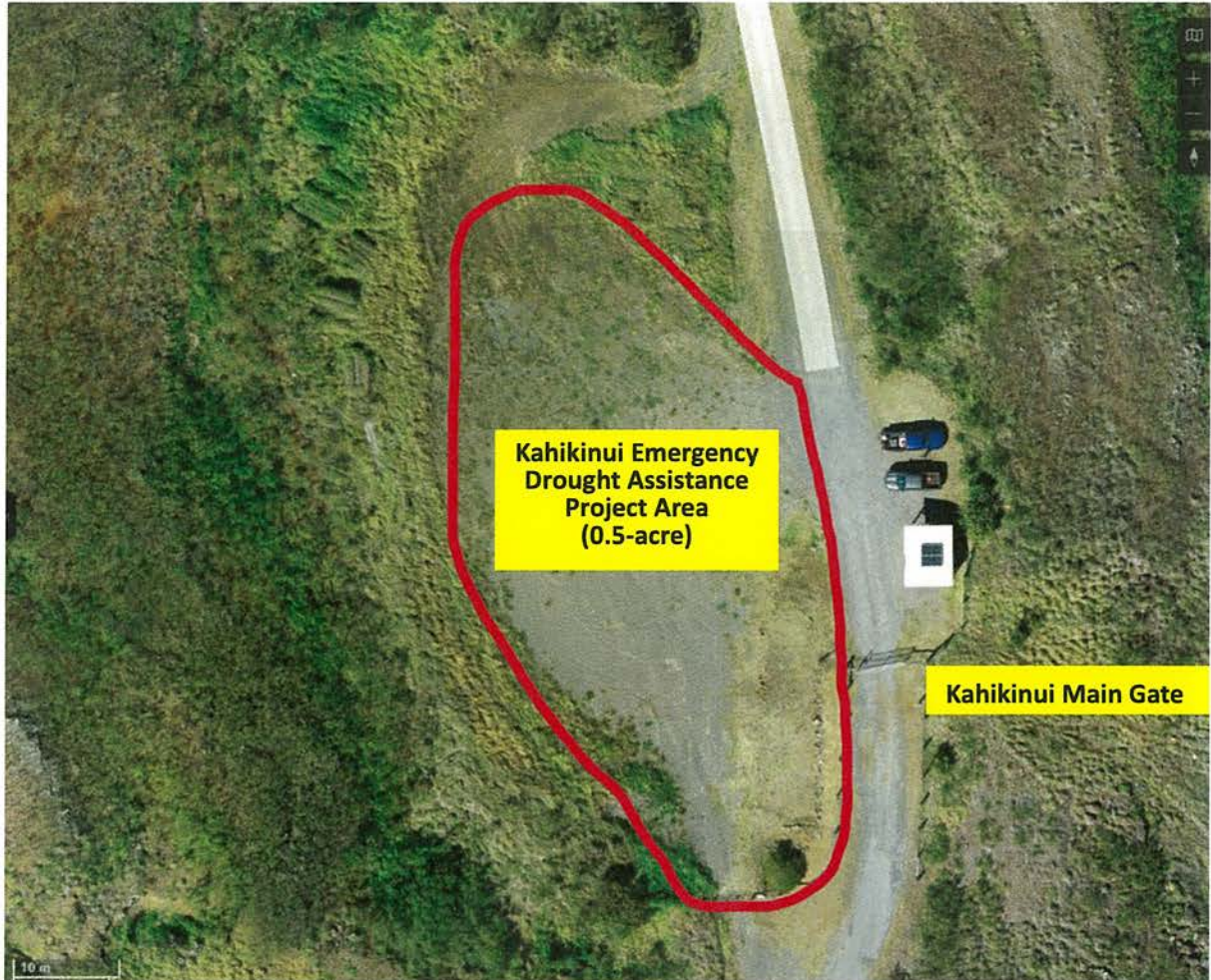
- Responsibly steward and manage the Hawaiian home lands not planned for development within the Island Plans in a manner that is culturally grounded, environmentally sound, and maintains opportunities for future uses.
- Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents.

RECOMMENDATION

The Land Management Division and Planning Office recommends approval of the requested motion/action as stated.



EXHIBIT A  
PROJECT LOCATION



# Ka 'Ohana o Kahikinui

February 9, 2023

To: Hawaiian Homes Commission

Subject: The Kahikinui Emergency Drought Assistance Project

I am writing in support of the Kahikinui Emergency Drought Assistance Project. The community at Kahikinui could certainly use 52 weeks of potable water deliveries to the main gate of our community. We have met with Rojac Trucking and our concerns and issues regarding traffic at the main gate and safety issues concerning children who have to catch the school bus near the main gate, have been addressed. We have also met with Neal Fujii, the State Drought Coordinator, and we understand and appreciate his assistance in submitting the application for assistance and hope that he will be able to secure an extension in the water deliveries due to delays in implementing the project.

We do not want to lose the assistance being provided by the Bureau of Reclamation so we ask that the Department expedite the approval of the Right-of-Entry Permit to Rojac Trucking for the term of one (1) year.

Mahalo,

A handwritten signature in blue ink, appearing to read 'K. Cullen', with a long horizontal flourish extending to the right.

Kaleo Cullen  
President

Item No. F-4  
EXHIBIT "B"

EXHIBIT B, ITEM G-2

## EXHIBIT C

### REGULAR AGENDA

#### LAND MANAGEMENT DIVISION

#### **ITEM F-4 For Information Only - Approval to Issue Right of Entry Permit to Rojac Trucking, Inc., Kahikinui, Maui, TMK No. (2) 1-9-001:003 (por.)**

#### RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Land Management Division Administrator Kahana Albinio introduced Planner Julie Cachola of the Planning Office to present the following:

The Right-of-Entry for Rojac Trucking. The State Drought Coordinator, the Commission on Water Resource Management (CWRM), applied for emergency drought assistance from the Bureau of Reclamation (BOR) on behalf of the Kahikinui homestead community. The BOR contracted the services of Rojac Trucking to:

- Install two water tanks at the main gate of Kahikinui
- Deliver 16,000 gallons of potable water per week (2 deliveries) for 52 weeks
- Monitor water quality and handle any contamination issues
- Remove water tanks upon completion

Rojac Trucking needs a Right-of-Entry permit for a half-acre site by the main gate at Kahikinui to provide the contracted service.

#### DISCUSSION

Commissioner Ka'upu asked if it was temporary and if it was going away at the end of the contract. Cachola stated it is a temporary and emergency action. She stated they are already 4-months back and hope to extend the project, so the water is not lost.

Commissioner Neves asked if the Commission was supposed to approve Item F-4. K. Albinio stated the information item was carried over yesterday, and the action will be taken today. Should we take the approval now? Commissioner Neves stated we have enough information to do the approval.

Chair Anderson stated without objection that the Commission would decide on Item F-4. There were no objections.

### ITEMS FOR DECISION MAKING

### REGULAR AGENDA

#### LAND MANAGEMENT DIVISION

#### **ITEM F-4 Approval to Issue Right of Entry Permit to Rojac Trucking, Inc., Kahikinui, Maui, TMK No. (2) 1-9-001:003 (por.)**

#### RECOMMENDED MOTION/ACTION

Acting Land Management Division Administrator Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission Approval to Issue Right of Entry Permit to Rojac Trucking, Inc., Kahikinui, Maui, TMK No. (2) 1-9-001 :003 (por.)

#### ACTION



Moved by Commissioner Neves, seconded by Commissioner Awo, to approve the motion as stated in the submittal.						
Commissioner	1	2	`AE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo		X	X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Ka`upu			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Commissioner Teruya			X			
Chairman Anderson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

**RECONSIDERATION OF ITEM F-3** DAG Kanaka`ole briefed the Commission on Commissioner Kaleikini's request to reconsider Item F-3. The reconsideration motion can be raised as long as no motion or question is pending on the floor, so he stopped Kahana. The reconsideration can be taken now if Commissioner Kaleikini wants to. Still, after reviewing the Rules, the motion maker from the past F-3 item does not have to be the mover for reconsideration. The mover for reconsideration would have to be those on the prevailing side. That would be Commissioners Freitas, Kaleikini, Namu`o, and Chair Anderson. In this case, it would be those who voted NO.

Commissioner Awo asked if Commissioner Kaleikini's work with geothermal creates a conflict of interest in the vote and making motions to support geothermal. DAG Kanaka`ole asked Commissioner Awo if he would like to go into an executive session on this. Commissioner Awo stated yes he would. Commissioner Teruya asked to add it to the lunchtime executive session.

## ITEMS FOR INFORMATION/DISCUSSION

### REGULAR AGENDA

#### LAND MANAGEMENT DIVISION

**ITEM F-5 For Information Only – Status on General Lease Extensions in Moanalua Kai, Island of O`ahu, TMK Nos. (1) 1-1-064:008, :009, :012, :013, :014, :015, :016, and :017**

#### RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Land Management Division Administrator Kahana Albinio presented the following:

A consultant was selected for DHHL as a Real Estate Appraiser for commercial/industrial properties. Negotiations are ongoing, and the contract has not yet been executed. Information on the selected appraisal firm cannot be shared. When finalized and executed, DHHL anticipates appraisals with the new rental rates the professional services consultant determines.

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission  
Thru: Andrew Choy, Planning Program Manager  
From: Lillie Makaila, Planner *lljm*  
Subject: For Information Only - Draft Kawaihae Regional Plan Update (2024)

Recommended Action

None; for information only.

Discussion

Regional plans build a sense of community and capacity, stimulate partnerships for development and improvements, facilitate beneficiary participation in issues and areas of concern, and identify priority projects within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plans document current conditions and trends and identify a prioritized list of projects important to the community and the DHHL.

The DHHL Kawaihae Regional Plan was adopted by the HHC in 2010. The outlook of a regional plan is typically 3-5 years. Because it has been more than five years since the adoption of the plan and because several priority projects have been implemented or are in-progress, there is a need to re-evaluate and update the regional plan for the Kawaihae region in Kohala, Hawai'i. The Kawaihae Regional Plan Update is attached as Exhibit A.

## OUTREACH, PROCESS & METHODOLOGY

The Kawaihae Regional Plan Update began with a meeting with the Kailapa Community Association (KCA) board for insight and guidance on a planning process that would best fit the Kawaihae beneficiary community. They provided input on the times and days for each beneficiary consultation and allowed use of the Kailapa Pavilion for all three beneficiary consultations. The Kailapa Pavilion was a preferred location due to its ease of access and convenient location.

Broad publicity of the beneficiary consultations was accomplished through mail-outs of meeting notices via postal mail, distribution of digital meeting invitations and reminders via email and flyers distributed with assistance from the KCA board.

The approach for the beneficiary consultations included both small group and large group discussions. Detailed notes were captured at all meetings and were posted online on the project website, hosted by DHHL. A meeting recap for each beneficiary consultation can be found in the appendices of the Draft plan included here in Exhibit A.

### **The timeline for the Regional Plan update was as follows:**

#### **August 23, 2023: Leadership Meeting.**

The purpose of this meeting was to introduce the Regional Plan Update project to the board of the Kailapa Community Association and to ask for their insight and guidance on the planning process. The meeting took place virtually via Zoom. The board members were asked to assist with guiding the planning process for the regional plan update. They selected tentative dates for the beneficiary consultations, reserved the venue space for each of the proposed meeting dates and offered to provide support in the distribution and publicity of meeting announcements and invitations throughout the planning process.

#### **September 27, 2023: Beneficiary Consultation #1.**

The objective of this meeting was to explain the purpose and objective of regional plans in the DHHL planning system and the reason for the update to the Kawaihae Regional Plan and to discuss the planning process and schedule with Kawaihae beneficiaries. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for

Kawaihae, a list of community values, and information about issues and opportunities in the region.

A total of 189 postcards were mailed to beneficiaries in the Kailapa and Kawaihae Makai Homesteads. The postcards provided information on the location, date, and purpose of both Beneficiary Consultation #1 and #2. Additionally, a meeting flyer and a project fact sheet was sent to the KCA board to distribute to their networks within the community.

The beneficiary consultation was conducted in-person at the Kailapa Pavilion; there were a total of 35 attendees. After some introductory presentations, beneficiaries were split up into two groups for discussion. DHHL presented a list of values and a community vision that was developed for the Kawaihae community in 2012 as part of the planning process for the Ho'okumukapiko Plan. Beneficiaries were asked to come up with a vision and list of community values that fit Kawaihae.

The major ideas and themes that came out of this meeting were used to revise this list of community values and provide a draft a description for each one. Beneficiaries who attended the meeting decided to adopt the community vision from the 2012 Ho'okumukapiko Plan: "Ehuehu I Ka Pono," to "Thrive in Balance" for the regional plan. See Exhibit A, Appendix A for more information about this meeting.

**October 18, 2023: Beneficiary Consultation #2.**

There were 15 attendees at this meeting. The purpose of this meeting was to present the draft vision statement and values to the community for feedback. This meeting also reviewed the issues and opportunities in the region and identified potential project ideas that might address those issues. A vision statement and list of community values were finalized with guidance from homesteaders in attendance. Meeting participants helped refine the project ideas list by combining projects that complemented each other and removing projects that were not a priority to the community at this time. Through the course of the meeting, participants produced a final list of seven potential projects for the project ideas list. This list of refined projects was used in a poll to select the top five priority projects to include in the plan. The poll was open to the entire homestead community in Kawaihae to participate in. See Exhibit A, Appendix B for a more detailed record of the meeting.

**October 25, 2023 to November 15, 2023: Priority Project Polling.**

Selection of the priority projects was conducted through a polling process where homesteaders could participate via postal mail, an online form, e-mail, or over the phone. Information & voting instructions were shared with attendees of beneficiary consultations #1 & #2 via email, posted on the project webpage, and shared with the KCA Board for distribution to homesteaders through their networks. Additionally, KCA board members dedicated a weekend to go door-to-door, informing residents about the project voting and assisting with distribution of hardcopies of the polling form and links to the online form.

In the poll, Kawaihae homesteaders were asked to select the top five priority projects for the region from the list of seven project ideas that were developed in Beneficiary Consultation #2. Participants had a total of five votes, and they were instructed that they could vote for an individual project more than once. This poll was open for participation from Wednesday, October 25, 2023 to Wednesday, November 15, 2023. A total of 105 participants participated in the poll, including 69 beneficiaries and 36 other members of the homestead. The top five priority projects were identified directly from the results of this polling process. The top five projects selected and the number of votes each one received is displayed below.

<b>Priority Projects</b>	<b>Number of Beneficiary Votes</b>	<b>Number of Votes from Other Members of the Homestead</b>	<b>Total Votes</b>
1. Water - Wai Ola	150	90	240
2. Emergency Escape Route & Traffic Safety Measures	55	26	81
3. Kailapa Resource Center	33	24	57
4. Safe Energy Upgrades	35	18	53
5. Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation	36	16	52

**February 20 & 21, 2024: HHC Meeting.**

An informational submittal on the Draft Regional Plan Update is being presented to the Hawaiian Homes Commission (HHC) for feedback at their regular meeting. Input from the Commission will be incorporated into the final Regional Plan Update.

**February 28, 2024: Beneficiary Consultation #3.** A draft of the Regional Plan Update will be presented to beneficiaries for feedback. Input from participants will be incorporated into the final draft.

**May 20 & 21, 2024: HHC Meeting.**

A Final Draft of the Kawaihae Regional Plan Update will be brought before the Hawaiian Homes Commission and Commissioners will vote on adoption of the Final Kawaihae Regional Plan Update.

Recommendation

None; for information only.

ITEM G-3

EXHIBIT A

2024

# KAWAIIHAE

REGIONAL PLAN



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

FEB 20-21, 2024



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## Executive Summary

Regional Plans build a sense of community and capacity, stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The existing 23 Regional Plans empower beneficiaries by providing a recurring opportunity to convene as a community and a platform for them to talk to each other about their common issues and concerns in order to identify and solve their own problems.

Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department. In this way, Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. The Hawaiian Homes Commission approves each regional plan for various homestead communities across the state, ensuring that they all have this same opportunity.

**Vision.** The vision for Kawaihae was developed through a previous planning effort by the Kawaihae community in 2012. During the Regional Plan Update process, beneficiaries confirmed that this vision was still a relevant vision for the community. The purpose of a vision statement is to provide a unified direction for homestead, Departmental and Commission actions in Kawaihae. The vision statement is as follows:

*“Ehuehu I Ka Pono,” to “Thrive in Balance.”*

**Planning Area.** All the lands in the Kawaihae region are located within the ahupua‘a of Kawaihae in the moku of Kohala on the northwest side of the moku of Hawai‘i. There are two existing DHHL homesteads in the region, the Kailapa Homestead and the Kawaihae Makai Homestead. The DHHL Hawai‘i Island Plan (2002) land use designations include:

Land Use	Total Lots	Total Acreage
Residential	227 lots	214 acres
Proposed Residential	TBD	2,009 acres
General Agriculture	2 lots	7,502 acres
Community Use	3 lots	72 acres
Commercial	6 lots	91 acres
Industrial	41 lots	265 acres
<b>Total</b>	<b>277 lots</b>	<b>10,153 acres</b>

**Planning Process.** This plan updates the 2010 Kawaihae Regional Plan. The process began with a virtual meeting with the Kailapa Community Association Board of Directors. This meeting introduced the Regional Plan Update project and gathered guidance from the leadership on how the process could be tailored to best fit the Kawaihae community. Leadership was able to advise on the format and schedule for beneficiary consultations and offered assistance with publicity for the meetings. Beneficiary Consultation #1 was held on September 27, 2023 at the Kailapa Pavilion. This meeting introduced the Regional Plan Update project to the community, identified community values for future land uses, and discussed potential language for a vision statement for Kawaihae.

Beneficiary Consultation #2 was held on October 18, 2023 at the Kailapa Pavilion. In this meeting, participants reviewed and revised the draft community values and a draft vision statement developed from Beneficiary Consultation #1. Participants also reviewed and revised a draft list of project ideas into a final project ideas list with a total of seven project ideas. The top five priority projects for the Kawaihae region were selected from this final list.

Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to the Kailapa Community Association (KCA) for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL’s website. Additionally, KCA board members dedicated a weekend to go door-to-door, informing residents about the project voting. Kawaihae beneficiaries and homesteaders were asked to participate in the poll to select the top five priority projects to be included in the update to the Kapolei Regional Plan. The poll was open for participation from October 25, 2023 to November 15, 2023. A total of 105 responses were collected: 69 from beneficiaries and 36 from other members of the homestead.

An informational submittal and draft of the update to the Kawaihae Regional Plan was presented to the Hawaiian Homes Commission (HHC) for feedback on February 20 and 21, 2024. Beneficiary Consultation #3 will be held on February 28, 2023 to gather feedback from the community on the draft of the plan as well. Feedback will be incorporated into the final document, and a final draft of the Regional Plan Update will be presented to the HHC in May 2024 for acceptance and adoption.

**Priority Projects.** The priority projects summarized in the table below reflect the projects that the community identified as priorities for the Kawaihae region. The required resources for these projects to be implemented are listed below.

Priority Project	Required Resources
<b>Water - Wai Ola</b>	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Technical assistance</li> </ul>
<b>Emergency Escape Route &amp; Traffic Safety Measures</b>	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Technical assistance</li> <li>• Potential approval from County for traffic calming</li> </ul>
<b>Kailapa Resource Center</b>	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Technical assistance</li> </ul>
<b>Safe Energy Upgrades</b>	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Technical assistance</li> <li>• Collaboration with HELCO &amp; utility companies</li> </ul>
<b>Improve the Coastal &amp; Marine Resources in Kawaihae through Erosion Mitigation</b>	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Technical assistance</li> </ul>

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### Appendices

Appendix A Beneficiary Consultation #1 – Meeting Notes

Appendix B Beneficiary Consultation #2 – Meeting Notes

## Glossary of Hawaiian Language Terms

ahupua'a	traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources
'ike	knowledge, referring to knowledge and traditions of the indigenous people of Hawai'i
keiki	child
kahuna	priest
kūpuna	grandparents, ancestors or elders of the grandparent generation
mākua	plural of makua, parent
moku	district, island
mokupuni	island
'ohana	family
'ōlelo no'eau	proverb, poetic saying
ola	life
'ōpio	youth or young person





## Introduction

### Purpose of a Regional Plan

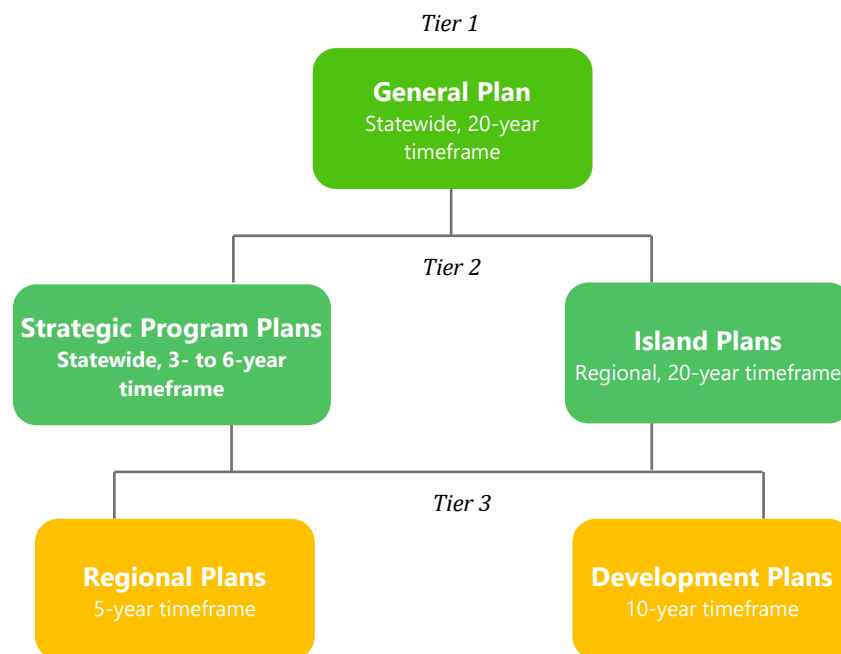
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. Regional Plans provide an opportunity for DHHL to work closely with existing lessees and native Hawaiian beneficiaries to clarify a vision for their community and to build partnerships with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups to achieve that vision.

This Regional Plan is one of 23 Regional Plans that DHHL has helped Hawaiian homesteads to formulate statewide. These Regional Plans assess land use development factors, document issues and opportunities, and identify the region's top priority projects slated for implementation over a five year planning horizon.

### Planning System

Regional Plans are part of DHHL's three-tiered Planning System (see Figure 1). At Tier 1 is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Island Plans that identify the Department's land use designations for each island and which have a function similar to the counties' land use designations. The Regional Plans are located at the third tier in the Department's Planning System which focuses on communities and regions. Development plans carry out second-tier planning recommendations and contain the information necessary to implement area-wide development, such as off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

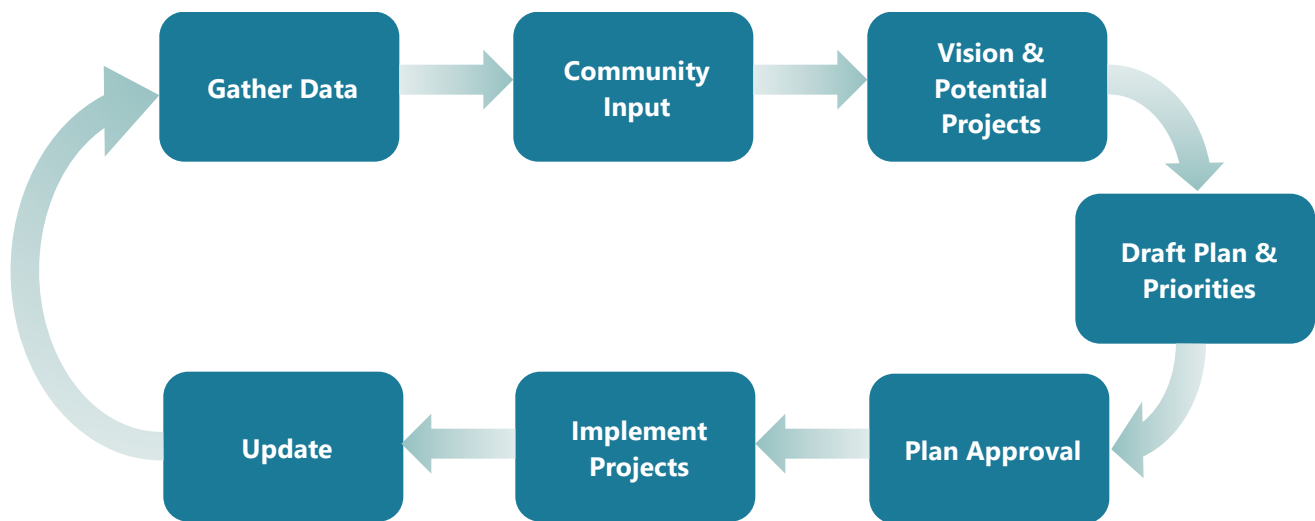
FIGURE 1: DHHL'S PLANNING SYSTEM



The roles of the Regional Plans within the Planning System are to:

- Apply the goals, policies, and land use designations of the General Plan, Program Plans, and applicable Island Plan to specific geographic regions;
- Directly involve the community in planning for their region;
- Compile comprehensive information about the region to provide a factual basis on which to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

**FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS**



### Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2, The Regional Plan Development and Update Process):

1. **Gather Data.** Pertinent data describe existing conditions and trends, including history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on issues and opportunities provides the basis to craft a draft vision statement that is reviewed and modified, as necessary, to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.

5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

## Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector, and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks associated with large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvements and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

## DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects is the same in most instances.

Successfully implementing any type of land development project requires several basic foundational elements prior to project initiation. A strong organization that has a membership that works well together and has high levels of participation in regular association business ensures that (1) projects are selected based upon agreed upon criteria rather than individual preferences, (2) project plans are created, and (3) large amounts of social capital are built within and outside of the community. Figure 3, Community Organization & Development, briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.

5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to evolving conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. From time to time, a homestead association should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support for and/or opposition to a proposed land development project. Figure 3 Community Organization and Development illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually that idea is shared with, and incorporates the ideas of, others in larger social circles in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4, Master Planning and Land Development Process on Hawaiian Home Lands, illustrates the process of master planning and land development on Hawaiian Home Lands.

**Project Proponent Tasks:**

- The project proponent should focus their time and attention to ensure that the community's vision and needs are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) needs to be prepared for the Master Plan in accordance with Hawai'i Revised Statutes (HRS) Chapter 343. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits and approvals and proceed with construction.

The next steps after the Project Proponent Tasks in Figure 4 include various DHHL staff reviews and HHC approvals that the Project Proponent will need to obtain.

**Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands**

DHHL has begun implementing a process for Internal Revenue Code (IRC) § 501(c)(1) or IRC § (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 process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which

authorize DHHL to lease or license lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in 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. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with DHHL prior to requesting HHC approval of a long-term disposition. See “Implementation Action Steps” under “Priority Projects” for a more detailed list of steps and requirements for these types of land use requests.

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FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT

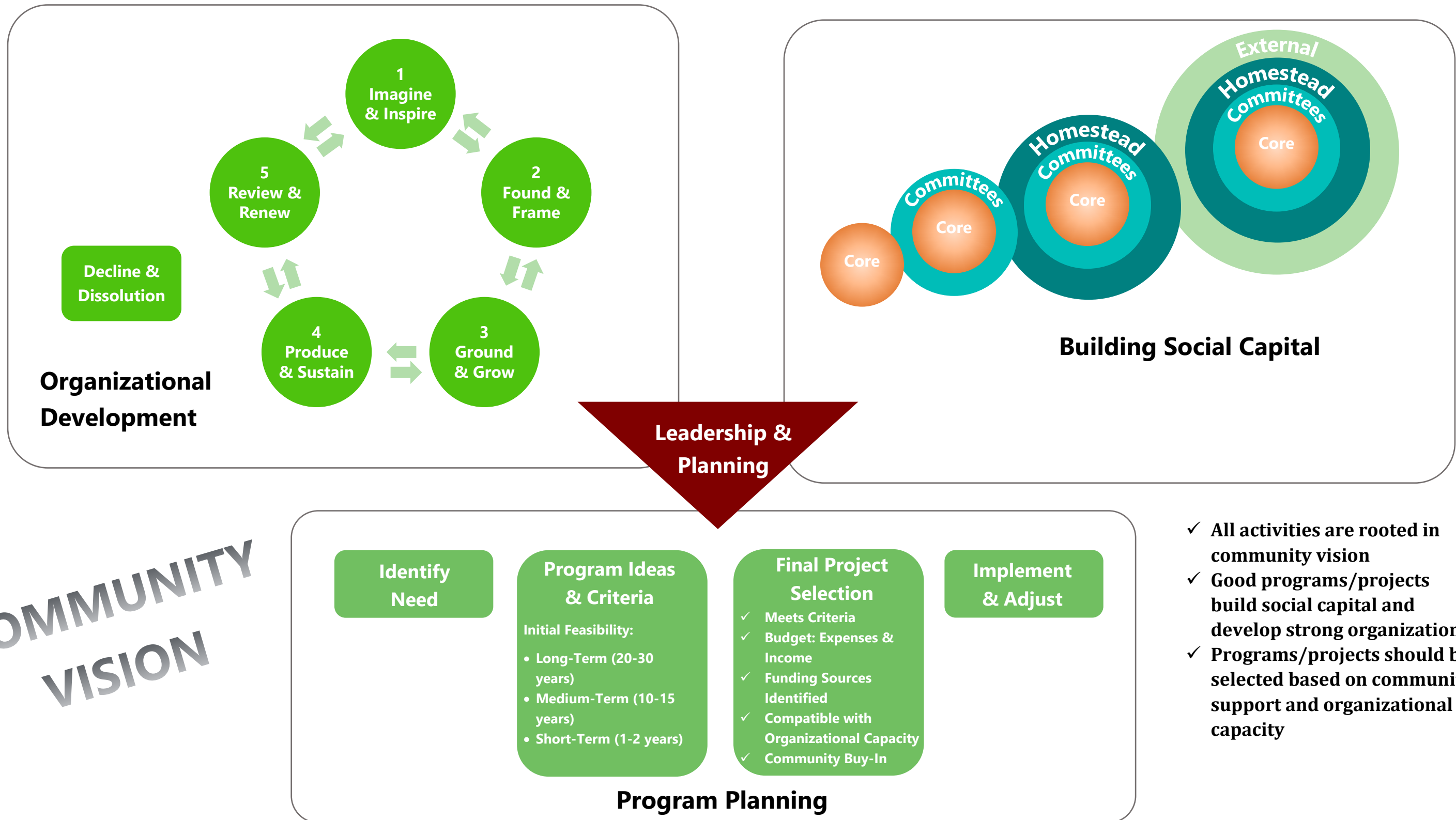
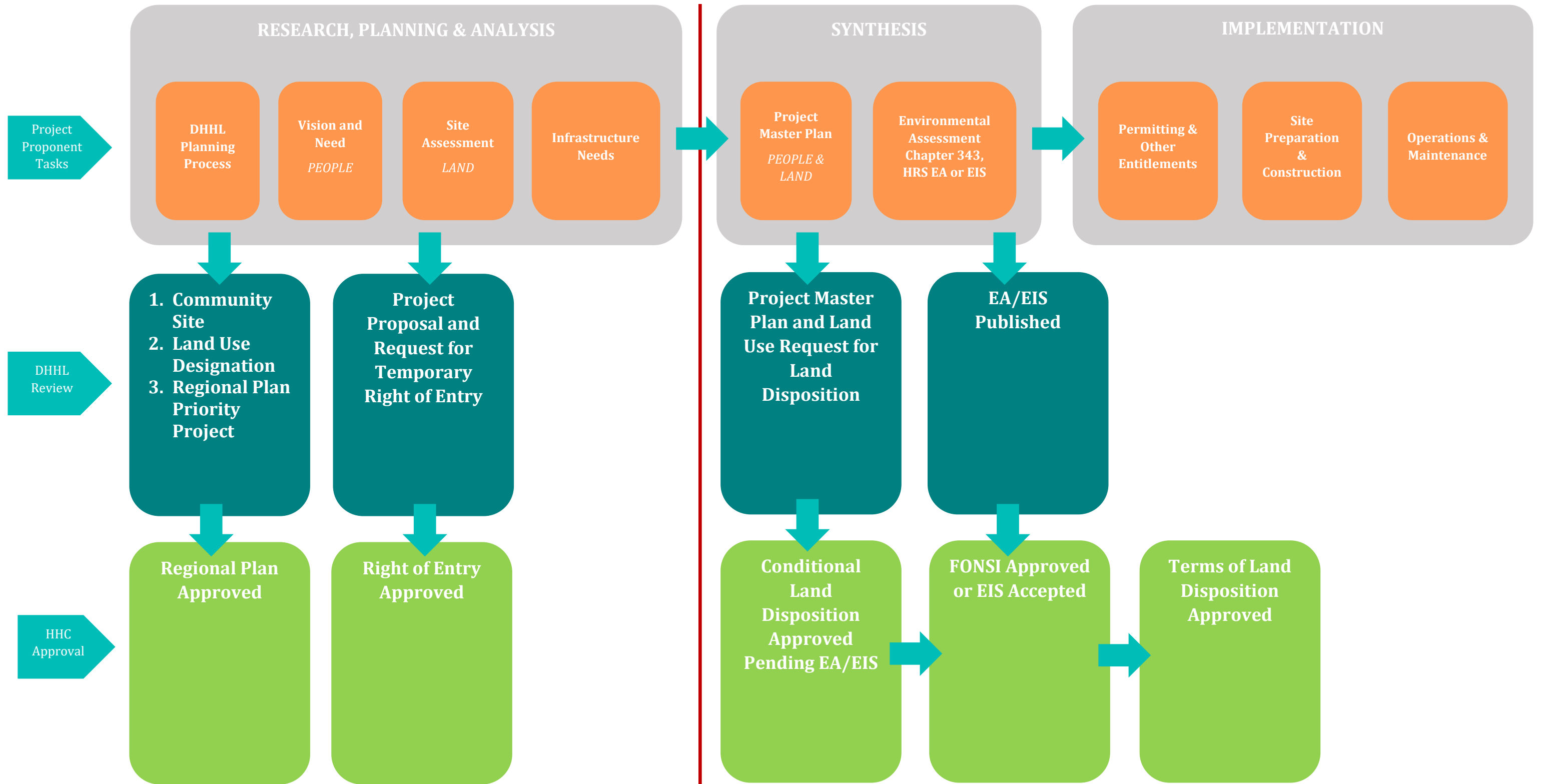




FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS



## Methods and Approach

The Kawaihae Regional Plan Update began with a meeting with the Kailapa Community Association (KCA) board for insight and guidance on a planning process that would best fit the Kawaihae beneficiary community. They provided input on the times and days for each beneficiary consultation and allowed use of the Kailapa Pavilion for all three beneficiary consultations. The Kailapa Pavilion was a preferred location due to its ease of access and convenient location.

Broad publicity of the beneficiary consultations was accomplished through mail-outs of meeting notices via postal mail and distribution of digital meeting invitations and reminders with assistance from the KCA board.

The approach for the beneficiary consultations included both small group and large group discussions. Detailed notes were captured at all meetings and were posted online on the project website which is hosted by DHHL. A meeting recap for each beneficiary consultation can be found in the appendices of this document.

### **The timeline for the Regional Plan update was as follows:**

**August 23, 2023: Leadership Meeting.** The purpose of this meeting was to introduce the Regional Plan Update project to the board of the Kailapa Community Association and to ask for their insight and guidance on the planning process. The meeting took place virtually via Zoom.

The board members were asked to assist with guiding the planning process for the regional plan update. They selected tentative dates for the beneficiary consultations and provided support in the distribution and publicity of meeting announcements and invitations throughout the planning process.

**September 27, 2023: Beneficiary Consultation #1.** The objective of this meeting was to explain the purpose and objective of regional plans in the DHHL planning system and the reason for the update to the Kawaihae Regional Plan and to discuss the planning process and schedule with Kawaihae beneficiaries. Additionally, this meeting was meant to gather input from beneficiaries regarding their long-term vision for Kawaihae, a list of important community values, and information about issues and opportunities in the region.

A total of 189 postcards were mailed to beneficiaries in the Kailapa and Kawaihae Makai Homesteads. The postcards provided information on the location, date, and purpose of both Beneficiary Consultation #1 and #2. Additionally, a meeting flyer and a project fact sheet was sent to the KCA board to distribute to their networks within the community.

The beneficiary consultation was conducted in-person at the Kailapa Pavilion; there were a total of 35 attendees. After some introductory presentations, beneficiaries were split up into two groups for discussion. DHHL presented a list of values and a community vision that was developed for the Kawaihae community in 2012 as part of the planning process for the Ho'okumukapiko Plan. Beneficiaries were asked to define each value for Kawaihae.

Community Values from the 2012 Ho'okumukapiko Plan:

- Ke Ola Pono: Health & Safety
- Noho Kū'oko'a: Self-Sufficiency
- Mālama 'Āina: Resource Management
- Laulima: Community Cohesiveness
- Ka 'Imi Na'auao: Technology & Education

- Ka 'Ike Hawai'i: Native Hawaiian Culture, Knowledge & Traditional Practices
- Piko: Gathering Place

The major ideas and themes that came out of this meeting were used to revise this list of community values and draft a definition for each one. Beneficiaries who attended the meeting decided to keep the community vision from the 2012 Ho'okumukapiko Plan: "Ehuehu I Ka Pono," to "Thrive in Balance." See Appendix A for more information about this meeting.

**October 18, 2023: Beneficiary Consultation #2.** There were 15 attendees at this meeting. The purpose of this meeting was to present the draft vision statement and values to the community for feedback. This meeting also reviewed the issues and opportunities in the region and identified seven potential project ideas that might address those issues. Meeting participants helped refine the project descriptions and combine projects that complemented each other as well as removed projects that were not of immediate importance to the community. A final list of seven proposed projects was used in a poll for prioritization. See Appendix B for a more detailed record of the meeting.

**October 25, 2023 to November 15, 2023: Priority Project Polling.** Selection of the priority projects was conducted through a polling process where homesteaders could participate via postage mail, an online form, e-mail, or over the phone. Notification of the voting process was e-mailed to the Kailapa Community Association (KCA) for distribution within their networks. Information about voting details were also sent to beneficiary consultation attendees and posted on the project page hosted on DHHL's website. Additionally, KCA board members dedicated a weekend to go door-to-door, informing residents about the project voting. Kawaihae homesteaders were asked to select the top five priority projects for the region from the list of seven project ideas that were developed in Beneficiary Consultation #2. Participants had a total of five votes, and they were instructed that they could vote for an individual project more than once. This poll was open for participation from Wednesday, October 25, 2023 to Wednesday, November 15, 2023. A total of 105 responses were collected, and the top five priority projects were chosen from the responses in this polling process. The top five projects and the number of votes each one received is displayed below.

Priority Projects	Number of Beneficiary Votes	Number of Votes from Other Members of the Homestead	Total Votes
1. Water – Wai Ola	150	90	240
2. Emergency Escape Route & Traffic Safety Measures	55	26	81
3. Kailapa Resource Center	33	24	57
4. Safe Energy Upgrades	35	18	53
5. Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation	36	16	52

**February 20 & 21, 2024: HHC Meeting.** An informational submittal on the Draft Regional Plan Update will be presented to the Hawaiian Homes Commission (HHC) for feedback at their regular meeting. Input from the Commission will be incorporated into the final Regional Plan Update.

**February 28, 2024: Beneficiary Consultation #3.** A draft of the Regional Plan Update will be presented to beneficiaries for feedback. Input from participants will be incorporated into the final draft.

**May 20 & 21, 2024: HHC Meeting.** Commissioners will vote to adopt the Final Kawaihae Regional Plan Update.

## Vision and Values

### *"Ehuehu I Ka Pono," to "Thrive in Balance."*

This vision statement was developed for the Kawaihae community in 2012 as part of the planning process for the Ho'okumukapiko Plan. It was presented to the Kawaihae homesteaders that attended Beneficiary Consultations #1 and/or #2 where it was confirmed that this is still an accurate reflection of their current vision for Kawaihae. At Beneficiary Consultation #2, drafts of community values were also shared with attendees. Participants refined each of the community values to ensure that they best reflect beneficiaries of the Kawaihae region.

## Guiding Principles

The vision statement was based on the following values and guiding principles:

- Ke Ola Pono: Life and Wellbeing
- Noho Kupa 'Āina: Self-Sustaining
- Mālama 'Āina: Resource Management
- Laulima: "Many Hands" Working Together
- Ka 'Imi Na'auao: Seeking Enlightenment
- Ka 'Ike Hawai'i: Ancestral Knowledge as the Foundation

### **Ke Ola Pono: Life and Wellbeing**

*A healthy and thriving Kawaihae is one where ola (life) is paramount, and all aspects of wellbeing are pono. The physical, mental, emotional, and spiritual wellness of the homestead community in the region are cared for and balanced for keiki, 'ōpio, mākuā and kūpuna.*

### **Noho Kupa 'Āina: Self-Sustaining**

*Kawaihae homesteaders live mauka to makai and are able to access all the necessary resources to be self-sustaining and have their 'ohana's needs met. The entire ahupua'a of Kawaihae, extending out into the nearshore fisheries, is restored and stewarded using indigenous practices by the homestead for future generations. Restoration of Kawaihae means self-sufficiency, connectivity to place, equitable access to affordable water, and stewardship of land and ocean resources.*

### **Mālama 'Āina: Resource Management**

*Resource management goes beyond just caring for the natural environment of Kawaihae, it encompasses the abundance of cultural and historic resources that help to create a thriving ahupua'a. All resources will be cared for in the way of our kūpuna, and in doing so ancestral knowledge will be transferred from one generation to the next.*

**Laulima: “Many Hands” Working Together**

*Kawaihae homesteaders will come together as a community alongside one another to achieve their vision for the future. Communication will be clear between one another. Accomplishing goals will be the focus. With the hard work and commitment of the many hands of the Kawaihae region, all dreams are possible.*

**Ka ‘Imi Na’auao: Seeking Enlightenment**

*A commitment to continually seek knowledge is vital to the long-term success of Kawaihae. Education and learning opportunities for all, from keiki to kūpuna must be accessible. Educational and support resources will be available to all who need them.*

**Ka ‘Ike Hawai‘i: Ancestral Knowledge as the Foundation**

*Traditional Hawaiian knowledge (‘ike Hawai‘i) and ancestral knowledge (‘ike kūpuna) are the foundation of Kawaihae upon which all things can be built. Through the perpetuation of this ‘ike, Kawaihae and its people are grounded in culture, history, traditions & place and are able to better reach their goals for the future.*

## Planning Area

### Location

The Kawaihae Region is located in the ahupua'a of Kawaihae, in the moku of Kohala, on the mokupuni of Hawai'i. The ahupua'a encompasses approximately 13,008 acres, with the majority of the ahupua'a, 10,153 acres, owned by DHHL. There are currently 192 active residential homestead leases in Kawaihae and one pastoral homestead lease. The residential lots are primarily located within the Kailapa Homestead, with a smaller development in the Kawaihae Makai Homestead.

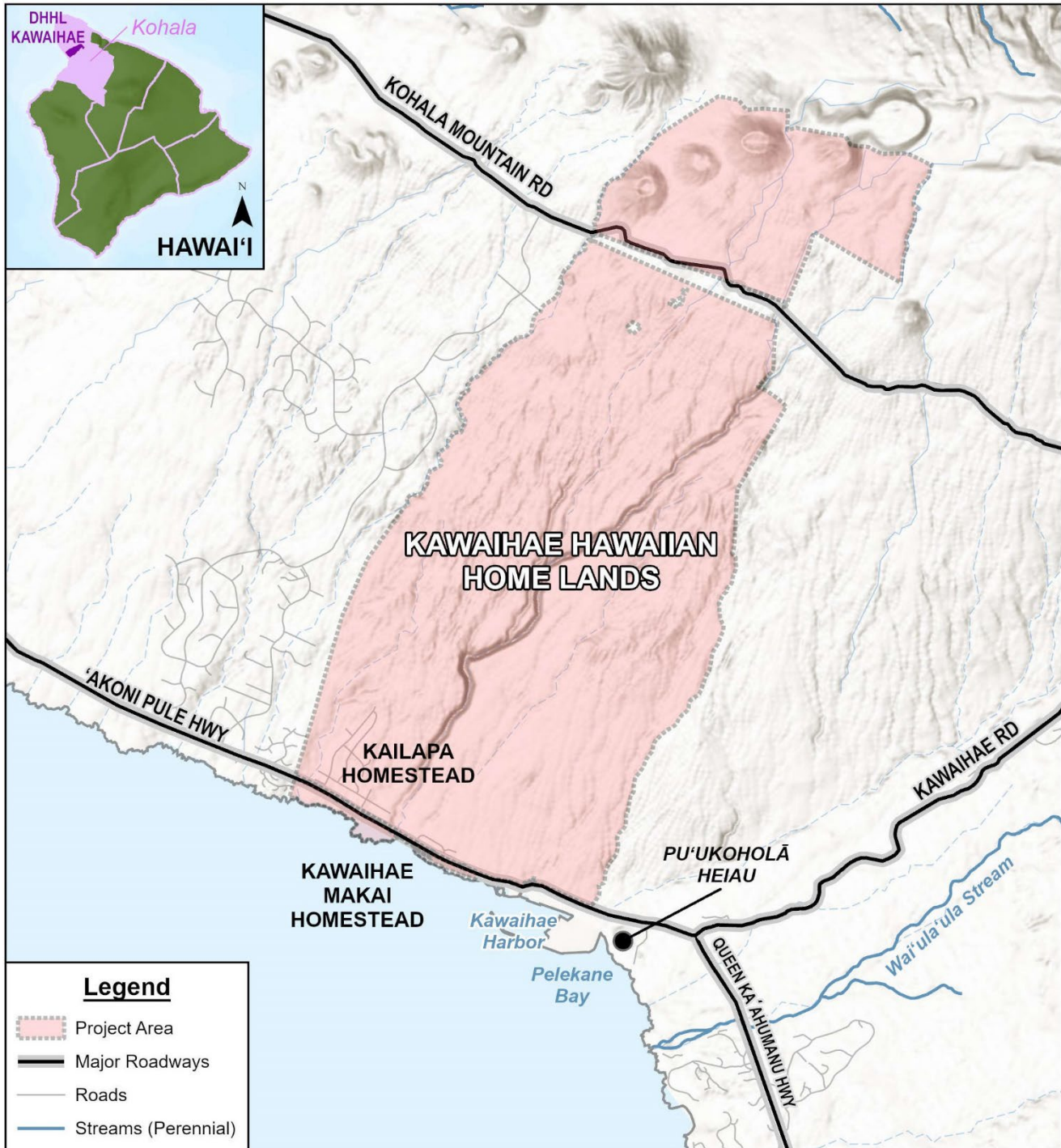
The DHHL Hawai'i Island Plan (2002) designated the following land uses within this Planning Area, which are described in the section titled "Existing Land Uses":

- Residential,
- Community Use,
- Commercial,
- Industrial, and
- General Agriculture.

The 2022 update to the DHHL General Plan proposed to remove the "General Agriculture" land use designation and introduced three additional designations: 1) the "Stewardship" designation will open land up to beneficiaries or DHHL for uses that provide immediate benefits to the surrounding community and the Trust, 2) "Community Agriculture" will identify lands for shared community agriculture or gardens, and 3) the "Renewable Energy" designation will identify lands best suited for renewable energy generation. With the removal of General Agriculture, the lands in Kawaihae that are currently designated as General Agriculture will be re-designated during the Island Planning process. The last Island Plan for Hawai'i Island was published in 2002 and has a 20-year timeframe; it is currently undergoing the update process.



**FIGURE 5: PROJECT AREA MAP**



**Kawaihae Regional Plan Update**  
**PROJECT AREA**

February 2024

This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.





## Regional History

### Mokupuni

The main Hawaiian Islands are made up of eight distinct mokupuni. From oldest to youngest, their names are Ni‘ihau, Kaua‘i, O‘ahu, Moloka‘i, Lāna‘i, Maui, Kaho‘olawe, and Hawai‘i. Known translations for some of these names include: Ni‘ihau, bound with hau bark; Kaua‘i, the action of placing something; Moloka‘i, twisting current; Lāna‘i, day conquest; Maui, the name of a well-known demigod throughout Polynesia; and Kaho‘olawe, the taking away (as by currents). Hawai‘i, where Kawaihae is situated, has no known translation. However, it is often referred to as “ka moku o Keawe,” the island of Keawe, in honor of an ancient chief who ruled over the island in the 17<sup>th</sup> century.

### Moku

A total of six moku, or districts, encompass the island of Hawai‘i. Going clockwise from the north, these moku (and their translations) are Kohala (to pull or drag hala), Hāmākua (back of the island), Hilo (to twist, the first night of a new moon, a famous Polynesia navigator), Puna (spring of water), Ka‘ū (the breast), and Kona (leeward sides of the Hawaiian islands).

Kawaihae is located in the moku of Kohala. Kohala is most well known as the birthplace of Kamehameha Pai‘ea; he was born in Kokoiki and taken to ‘Āwini, where he grew up in hiding so that he could one day unite the Hawaiian Islands. After conquering Maui, Lāna‘i, and Moloka‘i in 1790, Kamehameha was advised by Kāpoūkahi, a kahuna from Kaua‘i, to construct a heiau dedicated to his family war god, Kūkā‘ilimoku, atop Pu‘ukoholā. Stones were carried over 20 miles from Pololū to Kawaihae until Pu‘ukoholā Heiau was completed in 1791. Through a series of battles and peaceful negotiations, Kamehameha finally united the island in 1810, establishing the Hawaiian Kingdom. Pu‘ukoholā Heiau still stands today in what is now known as the Kawaihae 2 ahupua‘a. It is registered as a national historic site and is managed by the U.S. Department of the Interior National Park Service.

FIGURE 6: PU‘UKOHOĻĀ HEIAU



Kohala has always had a commendable reputation, with numerous ‘ōlelo no‘eau that express the excellence of both the place and its people. A few ‘ōlelo no‘eau from Pukui (1983) are listed below:

- “Lele o Kohala me he lupe la.” *Kohala soars as a kite.* An expression of admiration for Kohala, a district that has often been a leader in doing good work.
- “‘A‘ohe u‘i hele wale o Kohala.” *No youth of Kohala goes empty-handed.* Said in praise of people who do not go anywhere without a gift or helping hand.

- “I ‘ike ‘ia no o Kohala i ka pae kō, a o ka pae kō ia kole ai ka waha.” *One can recognize Kohala by her rows of sugar cane which can make the mouth raw when chewed.* When one wanted to fight a Kohala warrior, he would have to be a very good warrior to succeed. Kohala men were vigorous, brave, and strong.
- “He pā‘ā kō kea no Kohala, e kole ai ka waha ke ‘ai.” *A resistant white sugar cane of Kohala that injures the mouth when eaten.* A person that one does not tamper with. This was the retort of Pupukeya, a Hawai‘i chief, when the Maui chief Makakūikalani made fun of his small stature. Later used in praise of the warriors of Kohala, who were known for valor.

FIGURE 7: VIEW FROM KAILAPA HOMESTEAD IN KAWAIHAE

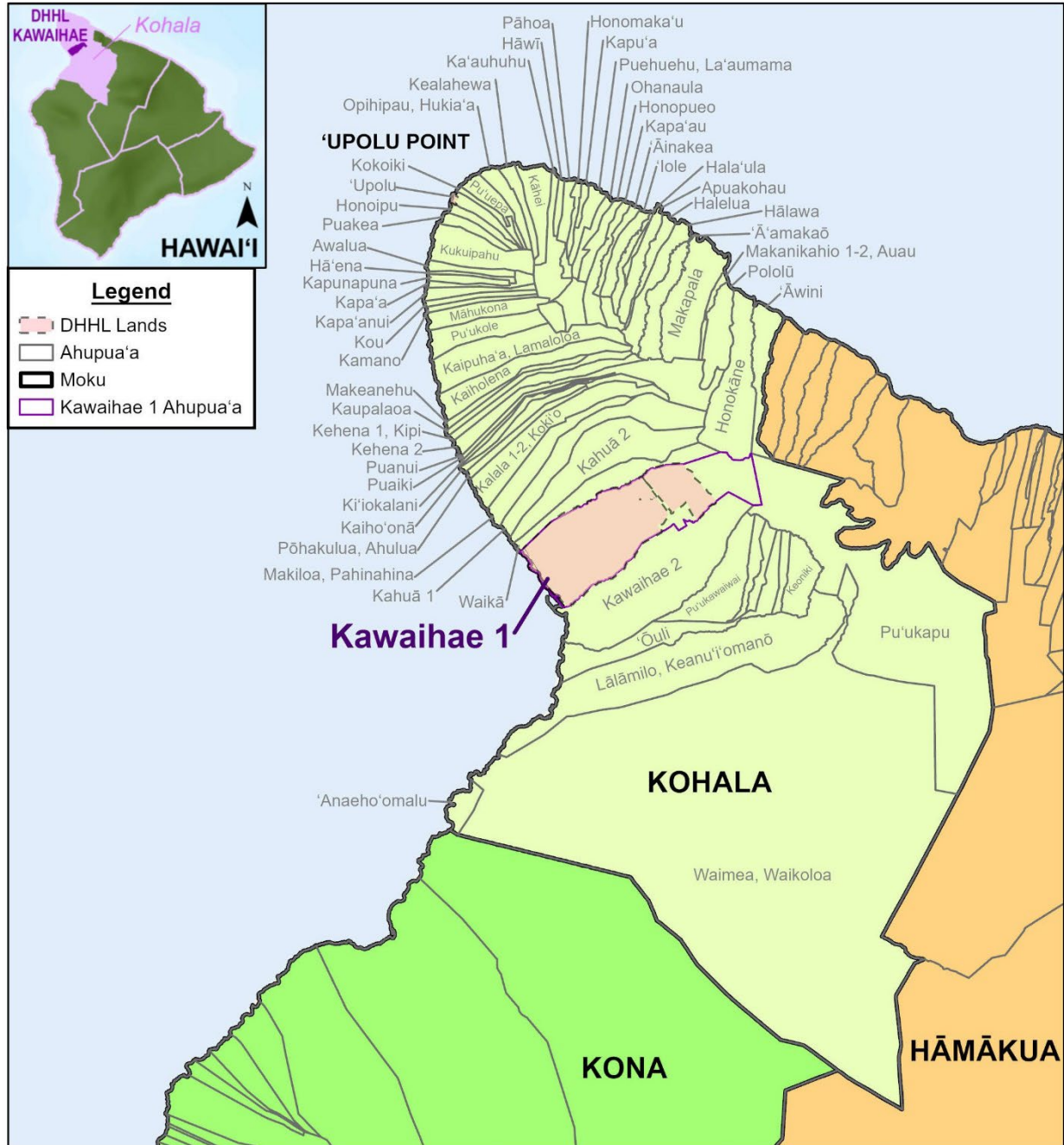


## Ahupua'a

Kohala is made up of 72 ahupua'a. The Kawaihae Homestead is contained within the Kawaihae 1 ahupua'a, adjacent to Waikā and Kawaihae 2. In the mauka section, the Kawaihae 1 ahupua'a shares a border with the ahupua'a of Pu'ukapu and Honokāne. DHHL also owns a 37-acre parcel further north in the ahupua'a of 'Upolu. The following is a list of all the ahupua'a of Kohala, which is also displayed in Figure 8. Where available, English translations are provided for the names.

- Waimea, Waikoloa (reddish water, duck water)
- 'Anaeho'omalū (protected mullet)
- Lālāmilo, Keanu'i'omanō (milo branch, coldness of shark flesh)
- 'Ōuli (omen)
- Pu'ukawaiwai, Pa'ūolu'ukia (the prosperity hill, ornamental canoe float)
- Pauahi (destroyed by fire)
- Momoualua
- Lanikepu
- Keoniki, Kauniho, Wa
- Pu'ukapu (sacred hill)
- Kawaihae (water of wrath)
- Waikā (cleared water)
- Kahuā (the jealousy)
- Makiloa, Pahinahina (press down, grayish enclosure)
- Kalala 1-2, Koki'o (the branch, hibiscus)
- Pōhakulua, Ahulua (hollowed stone, two piles of stones)
- Kaiho'onā
- Ki'iokalani
- Puaiki (little flower)
- Puanui (great flower)
- Kehena (the nakedness)
- Kipi (rebel)
- Kaupalaoa (landing season of whale ivory)
- Makeanehu (a desire for nehu)
- Kaiholena (the yellow core)
- Kaipuha'a, Lamaloloa (the low calabash, long torch)
- Pu'ukole, Koea, Lapakahi (bare hill, to be dry and hard, single ridge)
- Māhukona, Hihui (leeward steam, wild)
- Pu'uokumau
- Nunulunui
- Kamanō (the shark)
- Kou (kou tree)
- Kapa'anui
- Kapa'a (firm)
- Kapunapuna (the mealy substance)
- Hā'ena (red hot)
- Awalua (two harbors)
- Kukuipahu (pierced candlenut)
- Puakea (white flower)
- Honoipu (gourd bay)
- 'Upolu (an island in Sāmoa)
- Kokoiki (little blood)
- Pu'uepa (name of a star)
- 'Opihipau, Hukia'a
- Kealahewa
- Kāhei, Hualua (girdle, two fruits)
- Ka'auhuhu (the fish poison plant)
- Hāwī (time of famine)
- Pāhoa (dagger)
- Honomaka'u (harbor of fear)
- Kapu'a (the whistle)
- Puehuehu, La'aumama (scattered)
- Ohanaula
- Honopueo (owl bay)
- Kapa'au (place where offerings were laid)
- Nunuluiki
- 'Āinakea (white land)
- 'Iole (rat)
- Hala'ula (red *pandanus*)
- Apuakohau, Kukuwaluhia
- Halelua (tomb)
- Hālawa, Napapa'a (curve)
- 'Ā'amakāō (crowds of black crabs)
- Makapala, Niuli'i (sore beginning to heal, small coconut tree)
- Mekanikahio, Auau (the expurgated wind, to bathe)
- Pololū (long spear)
- Honokāne (Kāne's bay)
- 'Āwini (pointed)

**FIGURE 8. AHUPUA'A MAP**



**Kawaihae Regional Plan Update  
AHUPUA'A**

February 2024

This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.





*Kaulana 'o Kawaihae i ke kai hāwanawana.* Famous is Kawaihae for its whispering sea. This is the first line of the song *Kaulana Kawaihae*, composed by Ka'ilihune Alama Na'ai. This song talks about a few famous features of Kawaihae, including the view of Mauna Kea and the small islet off the coast, Puaka'ilima. Prior to the tsunami of 1946, when the islet fell into the reef, Puaka'ilima housed a garden of native 'ilima, which were used to collect the 'ilima flower, a small golden flower specifically to make lei for the ali'i. Puaka'ilima was also the name of the reef section surrounding the small islet. However, this reef was dredged and destroyed for the construction of Kawaihae Harbor in 1957.

Despite the dredging of Puaka'ilima, there remains a large stretch of reef that creates numerous surf breaks just off the coast. Kawaihae has long been known for its exceptional surfing, a legacy stretching back from ancient times to even today. Its long, peeling waves were perfect for traditional wooden longboards. Even Ka'ahumanu, the favorite wife of King Kamehameha I, was known to surf here while she resided with her husband in Kawaihae.

FIGURE 9: SURFERS ENJOYING THE WAVES OFF THE COAST OF KAWAIIHAE



Kawaihae literally translates to “water of wrath.” It was given this name from a previous battle over one of the springs in the area. Water has always been a valuable resource in Kawaihae; residents along the coast only see about 10 inches of rain per year (Giambelluca et al., 2013) and springs and perennial streams are uncommon. Much of the water is found in the uplands of the ahupua'a, Kawaihae Uka. The highest point in the ahupua'a is 5,400 feet above sea level and here annual rainfall reaches approximately 140 inches per year, though much of this rain flows down the opposite side of the Kohala mountain into Honokāne Nui. The major streams that flow mauka to makai in Kawaihae and empty into the nearshore below are: Keanahalululu, Kaiopae, Honokoa, and Kawaihae, all which flow intermittently.

The rain of Kawaihae was referred to as “ka ua nāulu o Kawaihae,” or the cloudless rain of Kawaihae (Pukui, 1983). It was said that this rain would often surprise visitors because it seemed to come out of a cloudless sky. However, those native to Kawaihae would know what to expect through simply observing the winds and other signs of nature. The winds of Kawaihae are known through an old saying “nā makani paio lua o Kawaihae,” the two conflicting winds of Kawaihae (Pukui, 1983). This refers to the Mumuku wind from the uplands and the Nāulu wind which brings the rains to Kawaihae.

Traditionally, people living in Kawaihae planted sweet potato and grew dryland kalo along the lower elevation areas of the ahupua'a. Wetland kalo was also planted along stream beds. Hawaiians living in Kawaihae relied heavily on ocean resources for sustenance. A great supply of food was obtained from deep sea fishing, along coral reefs, and in brackish water ponds. Salt was also produced and consumed by inhabitants of Kawaihae.

The natural harbor at Kawaihae, a gap in the extensive reef flats, was one of the only suitable landing areas for vessels along the Kohala coast. Kawaihae was initially settled as a small fishing village centered around this landing area near modern day Pelekane Bay. European sailors in the late 1700s noted a grove of coconut trees, salt pans, a small number of traditional houses, and shade structures for building and repairing canoes near the shore. The salt pans were important for preserving fish and meat for trade with an increasing number of European sailors that used the harbor as a provisioning stop. Natural springs and rivers flowed regularly, allowing visiting sailors a chance to resupply their fresh water reserves (Greene, 1993).

As Kamehameha sought to consolidate power and unite the Hawaiian islands, Kawaihae became a place of great strategic and spiritual importance. John Young, a trusted European advisor of Kamehameha, built a house at Kawaihae and oversaw commercial activity there. In 1793, British explorer George Vancouver gifted cattle to Kamehameha, introducing the species to Hawai'i. The cattle industry flourished in nearby Waimea with the development of Parker Ranch, and Kawaihae became the center of landing and shipping cattle and beef in Hawai'i (U.S. DOI, 2023).

Kawaihae thrived as a trading port in the early 1800s. Like cattle, the sandalwood, or 'iliahi, trade became an important feature of the Kawaihae economy as the Kohala Mountain was abundant with 'iliahi forests. Logs were cut and hauled down to the landing at Kawaihae. Whaling ships stopped to trade goods, repair their ships with the wood, and resupply their freshwater reserves from the springs and streams. After peaking in the 1820s, 'iliahi trade collapsed as the forests were nearly depleted. Deforestation from the 'iliahi industry along with intensive grazing from cattle prevented forests from regenerating, leaving Kawaihae as a dry and barren landscape (Greene, 1993).

Kawaihae experienced a period of decline after the sandalwood and whaling industries collapsed, but maintained its existence as a landing site for cattle and as a fishing village. In 1949, Kawaihae was identified as a suitable location for a deep-draft harbor. The Army Corps of Engineers constructed this harbor from 1957 to 1959, making Kawaihae the second port on Hawai'i Island that could accommodate container ships (DOT Harbors, 2011).

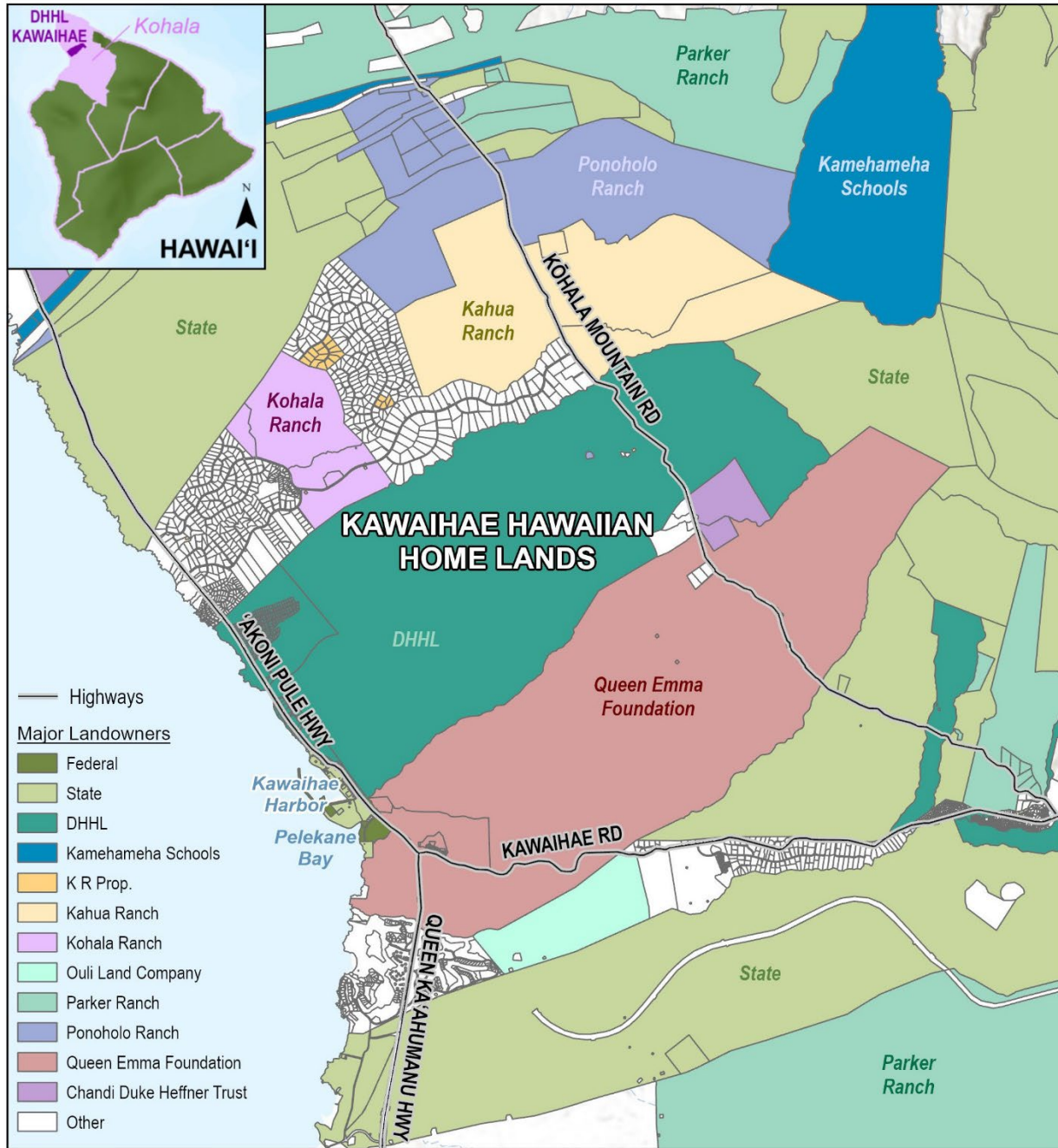
The development of the harbor meant the displacement of residents in Kawaihae. The remaining coastal inhabitants were forced to move mauka as the harbor overtook residential areas near the coast. In 1972, the Kawaihae Harbor was expanded with Project Tugboat. Nuclear explosives were used to excavate an area for a new small boat harbor and channel entrance, further damaging the nearshore reef ecosystem (Day, 1972). Today, Kawaihae still functions as an important harbor.

## Surrounding Land Ownership and Uses

There are a mix of public and private large landowners in the Kawaihae Region, with the State of Hawai'i as the largest landholder in the surrounding area. Makai of DHHL's landholdings, the federal government owns the Kawaihae Harbor as well as the adjacent Pu'ukoholā Heiau National Historic Site. Queen Emma Foundation and Kamehameha Schools are two other large landowners within the vicinity of Kawaihae. Queen Emma Foundation owns the parcels along the southeastern boundary of Kawaihae. Kamehameha Schools owns the upper reaches of Kawaihae and into the eastern valley of Honokāne Nui. There are also numerous ranch lands belonging to Parker Ranch, Kohala Ranch, Kahua Ranch, and Ponoholo Ranch. K R Prop, Ouli Land Company, and the Chandi Duke Heffner Trust are the other remaining large landowners surrounding Kawaihae. Please refer to Figure 10, Large Landowners Map.



**FIGURE 10: LARGE LANDOWNERS MAP**



**Kawaihae Regional Plan Update**  
**LARGE LANDOWNERS**

February 2024

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## Pelekane Bay

Pelekane Bay is located in front of Pu‘ukoholā Heiau and adjacent to Kawaihae Harbor. Since the construction of Kawaihae Harbor in 1959, the water quality in the bay has been consistently degraded. Pelekane Bay was listed as an impaired body of water in the 2022 State of Hawaii Water Quality Monitoring and Assessment Report. A study conducted by Storlazzi et al. (2012) assessed the circulation of water and sediment in Pelekane Bay; they concluded that heavy rainfall events, flooding, and large waves resulted in siltation and deteriorated water quality from runoff. The major source of sediment into Pelekane Bay is erosion due to wildfires and over-grazing by feral goats.

In 2021, DHHL conducted a Kawaihae Goat and Watershed Beneficiary Consultation to inform beneficiaries about the impacts of feral goats and to gather feedback on how to best manage the goat population in Kawaihae. Meeting participants determined that the next step would be for DHHL to develop an Action Plan based on the feedback received from the beneficiary consultation. A plan must be in place prior to any action to ensure that the feral goat population is removed in an appropriate manner.

Pelekane Bay is within the Mauna Kea Soil and Water Conservation District, which supported the development of the Pelekane Bay Watershed Management Plan, published in 2005. The Management Plan recommended implementation of the following actions: 1) increase groundcover density and quality, 2) minimize fires within and adjacent to the watershed, 3) restore groundcover in the watershed, 4) reduce sedimentation in Pelekane Bay, and 5) measure the success and effectiveness of watershed restoration and protection activities. For each recommended action, the plan outlines the responsible parties and relative cost and establishes a level of priority. Additionally, the Kohala Watershed Partnership is working to restore native forests in the watershed above Pelekane Bay. They identified soil and watershed management strategies for Kawaihae in their South Kohala Coastal Action Plan for 2030. Strategies included controlling feral goats and identifying highly erosive areas.

**FIGURE 11: PELEKANE BAY, KAWAIHAE**



## Natural Hazards

### Wildfire

Between 2003 and 2022, there have been 10 recorded wildfires in the general vicinity of the Kawaihae homesteads (see Figure 13). Most recently, Kailapa residents were evacuated from their homes in August 2023 due to the threat of an adjacent wildfire. A subsequent wildfire occurred nearby in December 2023; fortunately, it did not pose a threat to any structural properties. Following the December wildfire, DHHL, in collaboration with the State of Hawai'i Department of Transportation, constructed an emergency firebreak around the Kailapa Homestead. Figure 12, below, illustrates the extent of the firebreak.

FIGURE 12: FIREBREAK CONSTRUCTION NOTICE FOR KAILAPA HOMESTEAD (DECEMBER 2023)

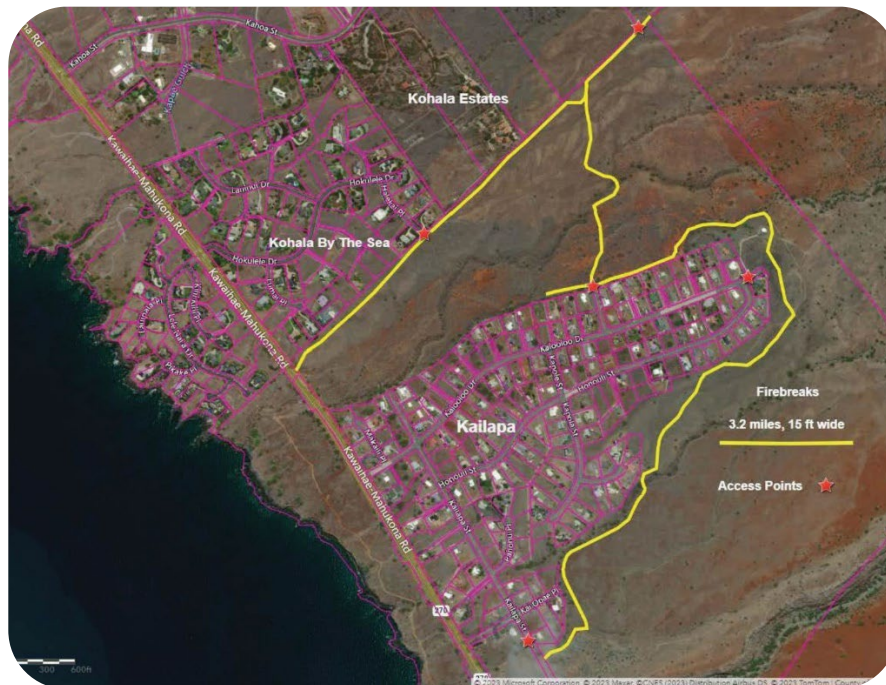
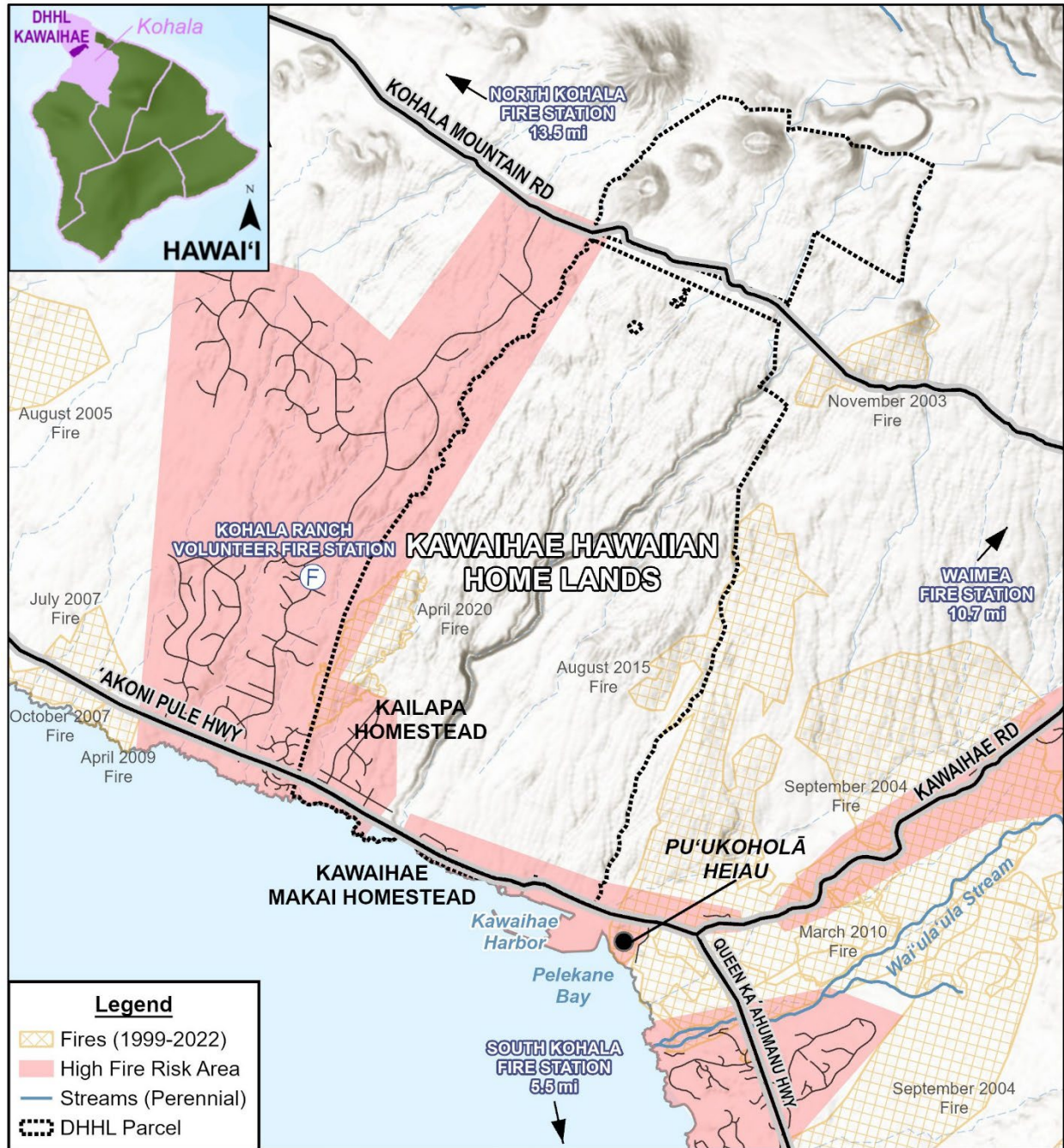




FIGURE 13: WILDFIRE RISK MAP



## Kawaihāe Regional Plan Update WILDFIRE RISK

February 2024

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The Hawai'i Wildfire Management Organization is in the process of developing a draft of a wildfire strategy for the greater Kawaihae area, which includes DHHL's Kawaihae lands. Their objectives and goals for the Kawaihae region include:

- OBJECTIVE 1: Create Fire Adapted Communities
  - GOAL: People who live and work in the area are aware and as prepared as possible to deal with wildland fire.
  - GOAL: From residents to businesses to community leaders, and across diverse professions, activities, and neighborhoods, everyone knows they play a role in wildfire prevention, readiness, and safety, and does their part.
  - GOAL: The built environment resists, withstands, and recovers well from wildfire.
- OBJECTIVE 2: Make Landscapes Resilient to Wildfire
  - GOAL: Risk of fire to landscapes are diminished.
  - GOAL: Pre-fire hazards are managed (for example, overgrown dry vegetation is reduced and managed).
  - GOAL: Sensitive resources are not damaged by firefighting.
  - GOAL: Post-fire impacts are addressed (post-fire erosion, flood control, and restoration).
- OBJECTIVE 3: Optimize for Safe & Effective Emergency Response
  - GOAL: Injuries and loss of life for public and firefighters is diminished.
  - GOAL: Adequate infrastructure and capacity: water, access, equipment, training.
  - GOAL: Pre-fire multi-jurisdictional, multi partner planning and coordination occurs.

### Drought

Another major threat to the Kawaihae region includes increased drought conditions due to climate change. The U.S. Drought Monitor (2020), a map that displays the intensity of drought across the country, indicated that severe drought affected coastal areas around Kawaihae while there were no drought conditions recorded for the remainder of the leeward side of the island and only moderate drought conditions for the windward side.

As reported in the County of Hawai'i Multi-Hazard Mitigation Plan (2020), the rain gauges in West Hawai'i indicated that the rainfall in April 2010 was only 50 percent of the normal levels or even less. Similarly, the total rainfall from January to April 2010 was also recorded at 50 percent of normal conditions or lower for the majority of rain gauges across the island. The wet-season rainfall from October 2009 to April 2010 marked the driest period in the 30-year recorded history. Since then, ranchers in Kawaihae have reported a number of livestock deaths due to these drought conditions.

### Flooding

Flooding is a concern around the area abutting the Kawaihae Road as well as along the Queen Ka'ahumanu Highway from Kawaihae to Puakō. The semi-arid Keawanui, Honokoa, and Kawaihae watersheds that encompass DHHL's land holdings in Kawaihae lack well-defined stream channels and experience infrequent stream flows. Even with light rainfall, these poorly drained coastal lands can experience flooding.

### Sea Level Rise

The Hawai'i Highways Climate Adaptation Action Plan and Hazard Tool (2021) identifies risks that may affect highway infrastructure within the project area. Sections of 'Akoni Pule Highway near Kawaihae Harbor will become inundated during multiple natural hazard scenarios such as a 1 percent Coastal Flood with 3.2 ft Sea Level Rise, Storm Surge, and Hypothetical Tsunami.

## Existing Land Uses

DHHL land use designations are established for all of their lands in the Island Plans. The following are descriptions of the land use designations that are found within the Kawaihae region according to the DHHL Hawai'i Island Plan (2002).

- **Residential:**
  - Residential subdivisions built to County standards in areas close to existing infrastructure.
  - Lots awarded to applicants on the residential waiting list.
- **General Agriculture:**
  - Prime agricultural area. Commercial level agriculture.
  - Lots awarded to applicants on the agricultural or pastoral waiting list.
- **Community Use:**
  - Common areas for community use. Includes space for parks and recreation, cultural activities, community based economic development, and other public amenities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Commercial:**
  - Lands suitable for retail, business, and commercial activities.
  - No lot size restrictions at present. Infrastructure must meet County standards.
- **Industrial:**
  - Lands suitable for processing, construction, manufacturing, transportation, wholesale, and warehousing.
  - No lot size restrictions at present. Infrastructure must meet County standards.

## Total Lots and Acreage

Land Use	Total Lots	Total Acreage
Residential	227 lots	214 acres
Proposed Residential	TBD	2,009 acres
General Agriculture	2 lots	7,502 acres
Community Use	3 lots	72 acres
Commercial	6 lots	91 acres
Industrial	41 lots	265 acres
<b>Total</b>	<b>277 lots</b>	<b>10,153 acres</b>

## Homestead Uses

The Kailapa Homestead is Kawaihae’s largest residential subdivision, located mauka of ‘Akoni Pule Highway. The 199 lots encompass a total of 180 acres. Average lot size is approximately 32,000 square feet. A second, smaller subdivision is located makai of Akoni Pule Highway and consists of 22 house lots. Average lot size is approximately 15,000 square feet. This subdivision covers an area of 34 acres.

The remaining 2,009 acres designated for residential usage is currently not developed and awaiting further infrastructure improvements.

## Community Uses

A 72-acre parcel along the coast was designated for community use. The Kailapa Community Association had a Right-Of-Entry (No. 684) for this parcel which was issued in 2022 and set to expire after a 12-month period. The community’s long-term plan for this parcel is to establish a cultural wellness park with walking and jogging paths, native plant revegetation, a community-managed fishing area, and a few campsites. However, members of the community raised some concerns about people picking up rocks and moving them during surveys for iwi as well as people taking rocks to build rock walls.

Although not designated for community use, there is an additional 14-acre parcel on the mauka side of the highway, adjacent to the Kailapa subdivision, that serves the community. The vision for this parcel is to create the Kailapa Resource Center, which would provide a location for a preschool, a drop-off and pick-up area for school buses, health & wellness programs, a community garden, and various other community services. Phase I of the Resource Center, which included a pavilion, a cluster mailbox facility, a playground, and a parking lot, was completed in 2017.

## General Agriculture

The General Agriculture lands in Kawaihae consist of several large parcels that stretch from mauka to makai and are divided into a northern and southern portion by the Honokoa Gulch. Access to these lands is limited to areas adjacent to ‘Akoni Pule Highway and Kohala Mountain Road. Currently, Kahua Ranch and Palekoki Ranch have Rights-of-Entry to pastoral lands in the General Agriculture designated area; Rights-Of-Entries are approved annually by the HHC. More information is provided in the table below.

Type/No.	Use	Permittee	Term	Acre	Annual Rent
Right-Of-Entry (ROE) No. 484	Pastoral	Kahua Ranch, Ltd.	Month-to-month	1,720	\$7,200
ROE No. 485	Pastoral	Palekoki Ranch, Inc.	Month-to-month	7,600	\$31,620
<b>Total Revenue Generated</b>					<b>\$38,820</b>

Grazing and ranching are the primary activities carried out on Kawaihae’s agricultural land, but lack of rainfall in the makai sections may be a limiting factor for ranching capacity in these areas. Generally, areas with rainfall less than 30 inches would be considered “poor” for grazing and economically unfeasible, as a single head of cattle would require 15 acres of land. There is significantly more rainfall in the mauka section of the General Agriculture lands, and the study found that where rainfall exceeded 45 inches per year each head of cattle would require 3 acres of grazing land.

Additionally, throughout the General Agriculture parcel are numerous archeological and historical sites, with many located between the 50 and 250-foot elevation range. Future agricultural activities in those areas may need to be limited to minimize negative impacts on those archeological sites.

## Industrial & Commercial

Lands designated for industrial and commercial use are located mauka of ‘Akoni Pule Highway, adjacent to Kawaihae Harbor. DHHL has approved a variety of commercial and industrial tenants. Current tenants



include a macadamia nut company, a concrete company, a gravel company, an industrial development corporation, an activated carbon company, and several commercial operations. See the table below for more information.

Type/No.	Use	Lessee	Term	Acre	Annual Lease Rent
General Lease (GL) No. 136	Industrial	Hamakua Macadamia Nut Co.	65 years (expires 2033)	5.80	\$90,343.00
GL No. 177	Industrial	Oasis Enterprises, LLC	55 years (expires 2026)	1.00	\$26,100.00
GL No. 178	Industrial	Hokuloa, Inc.	65 years (expires 2037)	6.13	\$55,829.76
GL No. 204	Industrial	Pacific Waste, Inc.	55 years (expires 2033)	2.00	\$42,000.00
GL No. 205A	Industrial	Edwin DeLuz Gravel & Trucking, c/o Kohala Coast Concrete & Precast, LLC	18 years (expires 2033)	2.00	\$47,015.88
GL No. 206	Industrial	Kohala Coast Concrete & Precast, LLC	55 years (expires 2033)	2.588	\$58,400.00
GL No. 217	Industrial	Kawaihae Industrial Dev Corp, c/o Harborside Investors	55 years (expires 2039)	2.858	\$45,000.00
GL No. 275	Industrial	Millennium Carbon, LLC	55 years (expires 2064)	12.961	\$168,000.00
Right-of-Entry (ROE) No. 461	Commercial	Edward J. and Maomi Laau	Month-to-month	0.540	\$13,497.00
ROE No. 462	Commercial	Kawaihae Spirits, Inc.	Month-to-month	0.670	\$12,916.00
ROE No. 483	Commercial	Guy Startzman	Month-to-month	0.560	\$6,600.00
<b>Total Revenue Generated</b>					<b>\$565,701.64</b>

The Kawaihae Harbor Master Plan was updated in 2011 and recommends the construction of a new cargo terminal, including a pier for two barges, and a cargo handling and storage yard at the Coral Flats. Increased harbor activity may create a demand for more industrial and commercial activity adjacent to the harbor. However, archeological surveys indicate a large number of burial sites behind the existing industrial and commercial parcels.

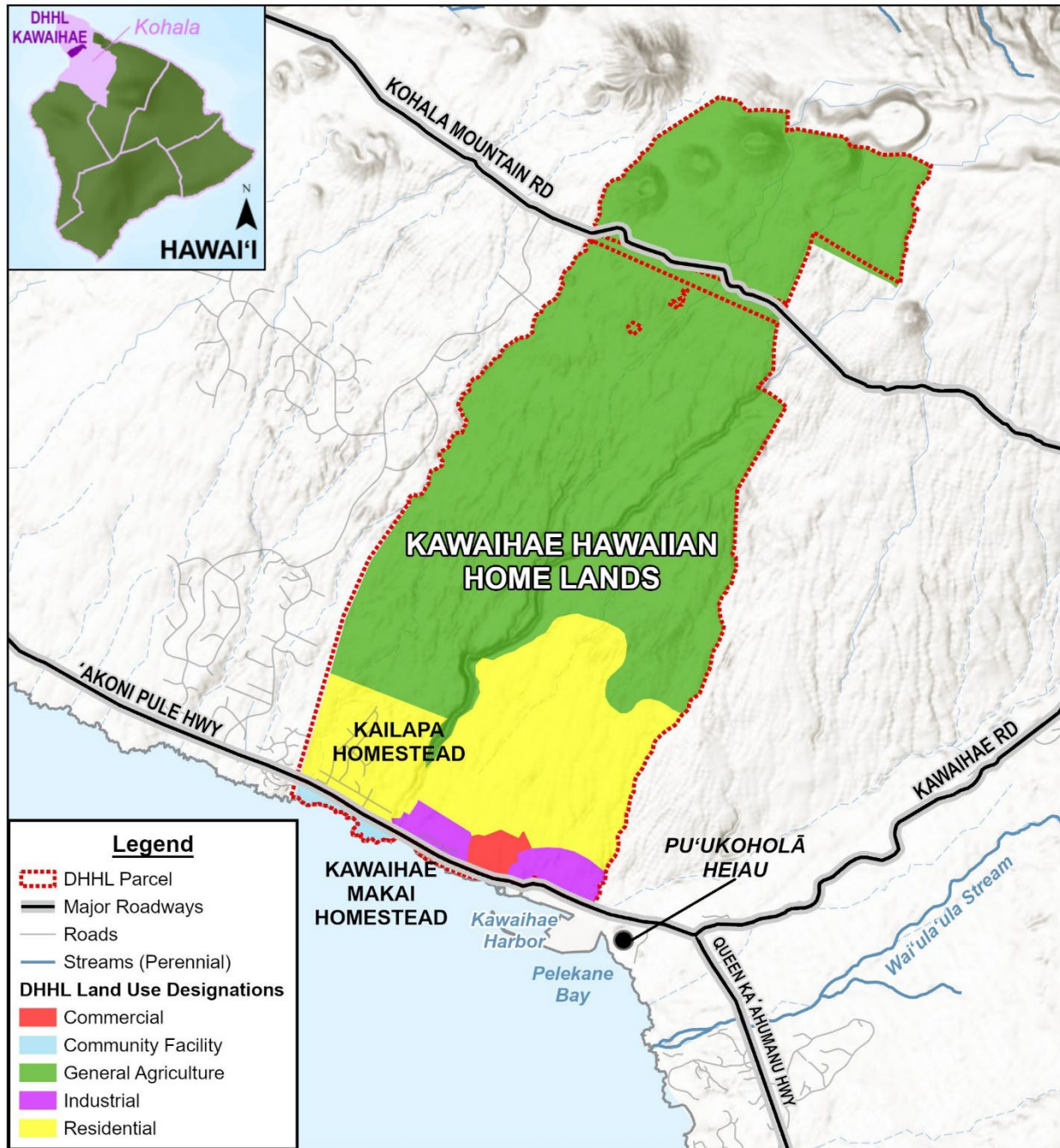
## Regional Revenue Generation

There are a variety of land uses that generate revenue through annual lease rent payments to the Department. The following table lists the types of land uses and annual lease rents included in the 2022 DHHL Annual Report. This table excludes revenue and acreage from homestead residential uses, as well non-revenue generating acreage for lands used for community use, easements, and public service. This table only includes lands that generated revenue for the Department according to the DHHL Annual Report for 2022. The DHHL land inventory in the Kawaihae region generated a total of \$604,521.64 in 2022. The total land inventory for General Leases, Rights-Of-Entry, and Licenses on Hawai'i Island is 41,984 acres, with Kawaihae's 9,357 acres making up approximately 22.3% of the lands generating revenue on the island. Total revenue from all DHHL General Leases, Rights-Of-Entry, and Licenses Statewide is \$17,950,775, with Kawaihae generating approximately 3.4% of this revenue.

### **Kawaihae Regional Revenue in 2022**

<b>Land Use</b>	<b>Annual Lease Rent</b>
Commercial	\$ 33,013.00
Industrial	\$ 532,688.64
Pastoral	\$ 38,820.00
<b>TOTAL</b>	<b>\$ 604,521.64</b>

FIGURE 14: DHHL LAND USE DESIGNATION MAP



## Kawaihae Regional Plan Update DHHL LAND USE

February 2024

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## State and County Land Use Designations

In general, the DHHL Island Plan land use designations are consistent with State Land Use Districts and County Zoning. Where they may be inconsistent, DHHL may exempt itself from the State Land Use Law and County land use regulations pursuant to the HHCA, Section 204.

### State Land Use Districts

The State Land Use Agricultural District includes lands for crop cultivation; aquaculture; raising livestock; wind energy facilities; timber cultivation; agriculture-support activities, such as mills, employee quarters, etc.; and land with significant potential for agricultural uses. The lands in Kawaihae are mostly zoned as agriculture (~9,900 acres) with a small portion along the coast, roughly 240 acres, zoned as urban.

The State Land Use Urban District is generally for lands characterized by “city-like” concentrations of people, structures, or services and includes vacant lands for future development. Please refer to Figure 15, State Land Use Districts Map, on the following page.

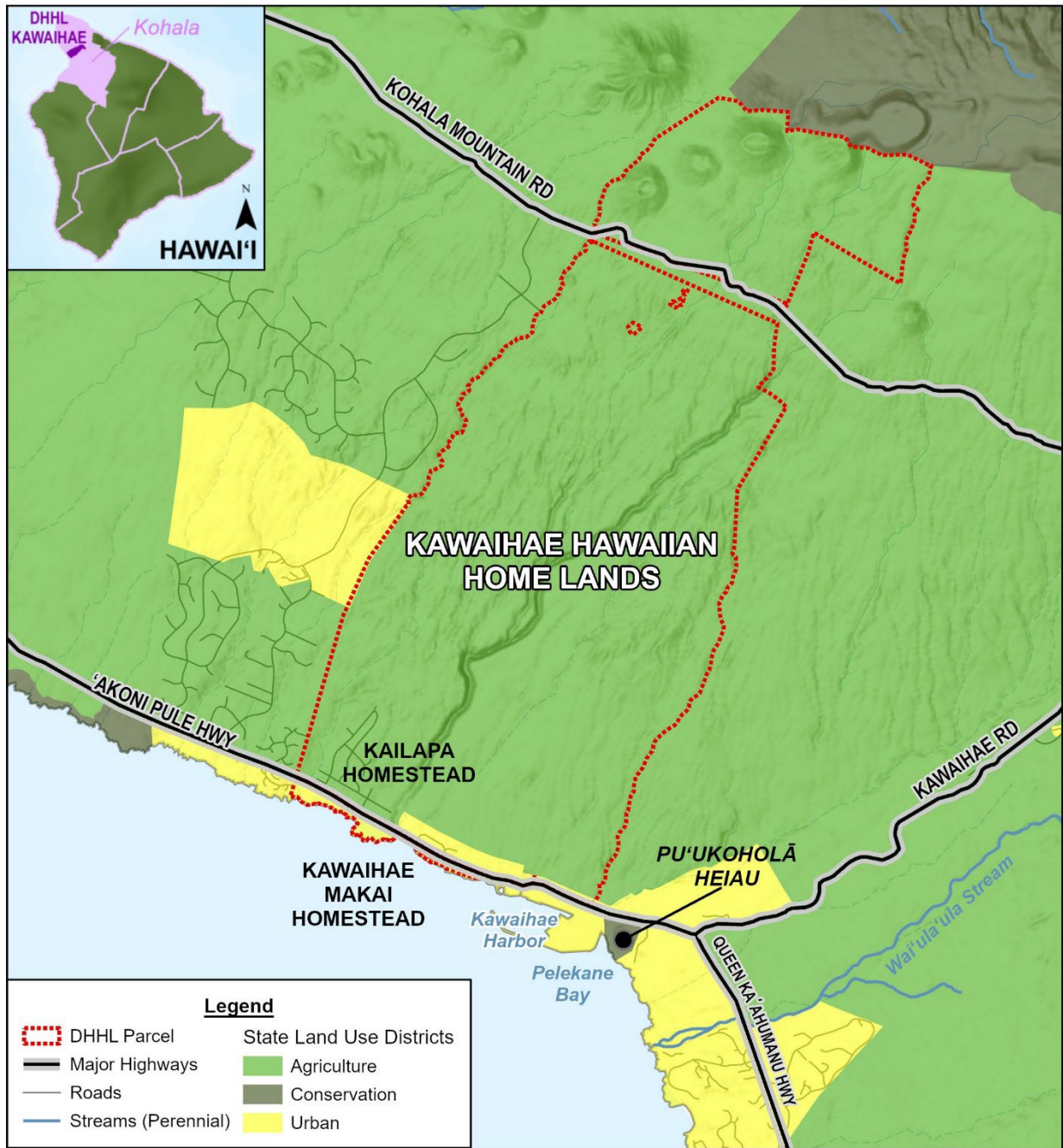
### Land Use Pattern Allocation Guide

The Hawai'i County Land Use Pattern Allocation Guide (LUPAG) visually displays land uses identified in the County of Hawai'i General Plan (2005). It is not a zoning map and does not regulate the use of land. Rather it depicts potential future land uses and acreage amounts.

- Extensive Agriculture: ~7,830 acres
  - Lands not classified as Important Agricultural Land.
  - Includes lands that are not capable of producing sustained, high agricultural yields without intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate.
  - Other less intensive agricultural uses such as grazing and pasture may be included in this category.
- Important Agricultural Land: ~1,000 acres
  - Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.
- Low Density Urban: ~270 acres
  - Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.
  - Overall residential density may be up to six units per acre.
- Medium Density Urban: ~40 acres
  - Village and neighborhood commercial and single family and multiple family residential and related functions.
  - Multiple family residential density may be up to 35 units per acre.
- Urban Expansion: ~460 acres
  - Allows for a mix of high density, medium density, low density, industrial, industrial-commercial and/or open designations in areas where new settlements may be desirable, but where specific settlement pattern and mix of uses have not yet been determined.
- Industrial: ~530 acres
  - Includes uses such as manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial-commercial uses.
- Open Area: ~35 acres
  - Parks and other recreational areas, historic sites, and open shoreline areas.



FIGURE 15: STATE LAND USE DISTRICTS MAP



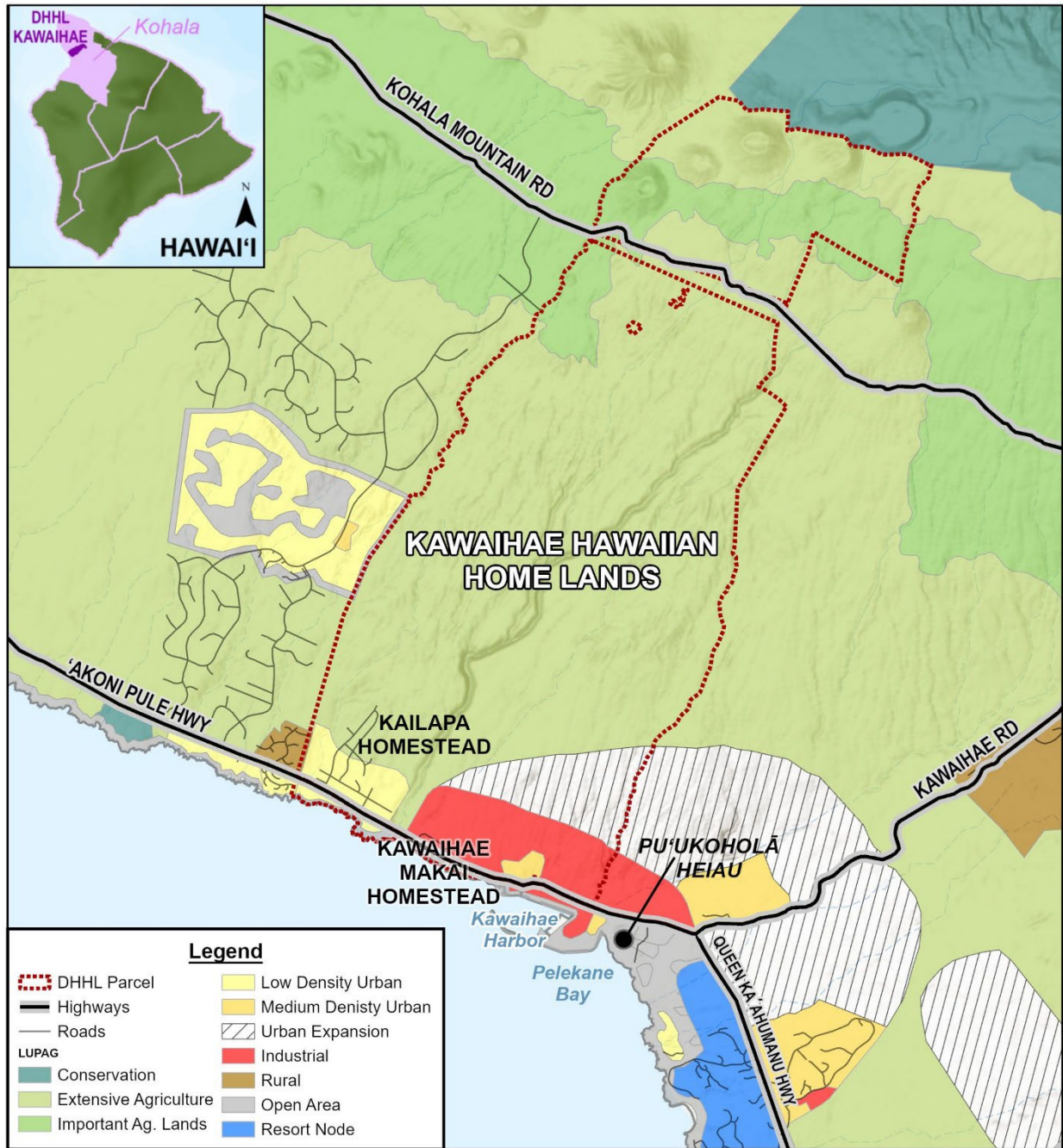
**Kawaihae Regional Plan Update**  
**STATE LAND USE DISTRICTS**

February 2024

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**FIGURE 16: LAND USE PATTERN ALLOCATION GUIDE MAP**



**Kawaihae Regional Plan Update**  
**COUNTY LAND USE PATTERN**  
**ALLOCATION GUIDE (LUPAG)**  
February 2024

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## County Zoning

The entire upland portion of the Kawaihae region in addition to one of the coastal parcels is zoned A-40a Agricultural use. Lot sizes in A-40a are restricted to a minimum of 40 acres. The Kailapa Homestead is zoned R-22 Single Family Residential use with a minimum lot size of 22,000 square feet. The Kawaihae Makai Homestead is zoned RS-15 Single Family Residential use with a minimum lot size of 15,000 square feet. The coastal parcel separating the makai homestead from the ocean is zoned Open. Open lands are areas that contribute to the general welfare, the full enjoyment, or economic well-being of open land type use which has been established or is proposed. The opposite side of the highway is zoned MG-1a General Industrial use with a minimum requirement of 1 acre for each building site. General Industrial is for uses that are generally considered to be offensive or have some element of danger. South of the industrial area is zoned CV-10 Village Commercial use which requires a minimum lot size of 10,000 square feet for each building site. This area is designated for a variety of commercial and light industrial uses in rural areas.

## Water Quality Standards

Inland and Marine waters are regulated by the State of Hawai'i Department of Health Clean Water Branch. The Clean Water Branch uses categories defined in the Hawai'i Administrative Rules (HAR) Section 11-54 to classify waters and apply water quality standards. The following Water Quality Standards Classes apply in the Kawaihae region:

### INLAND WATERS

Class 1 – The objective of Class 1 is for waters to remain in their natural state. The wilderness character of these waters is to be protected to the extent possible. Waste discharge and any activity that increases contamination is prohibited.

Class 2 – The objective of Class 2 is to protect uses for recreation, support the propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation. No new sewage or industrial discharges are permitted within estuaries with several exceptions defined in the Hawai'i Administrative Rules.

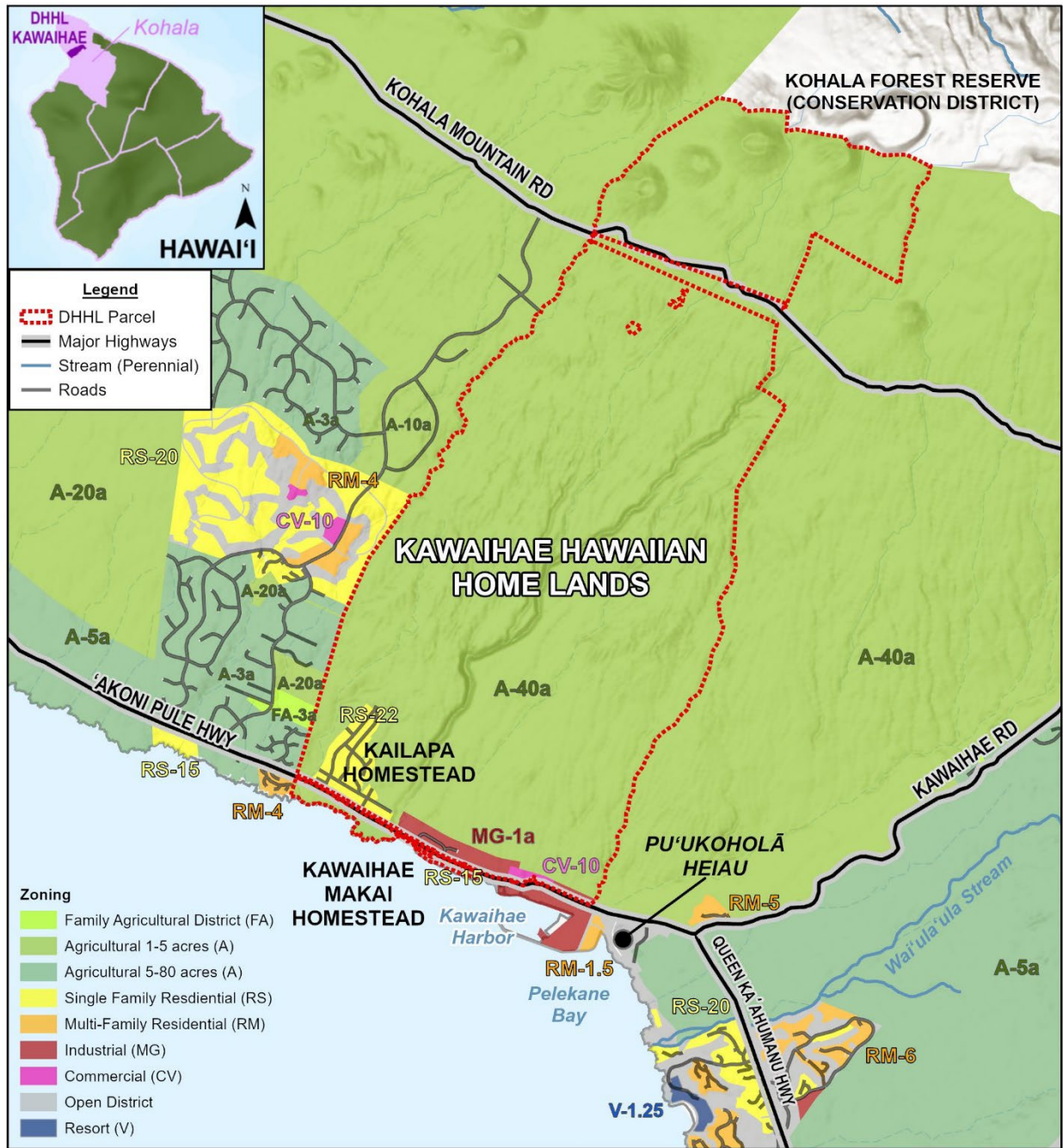
### MARINE WATERS

Class AA – The objective of Class AA is to keep waters in their natural pristine state as nearly as possible. Within Class AA areas there is to be minimum pollution or alteration of water quality from any human-caused source or actions. Protected uses are oceanographic research, propagation of shellfish and other marine life, conservation of coral reefs and wilderness areas, compatible recreation, and aesthetic enjoyment.

Class A – The objective of Class A is to protect recreational purposes and aesthetic enjoyment. Other uses can be permitted if they are compatible with protection and propagation of wildlife, and recreation. No new sewage or industrial discharges are to be permitted within embayments with several exceptions listed in the Hawai'i Administrative Rules.



FIGURE 17: COUNTY ZONING MAP



**Kawaihae Regional Plan Update**  
**COUNTY ZONING**

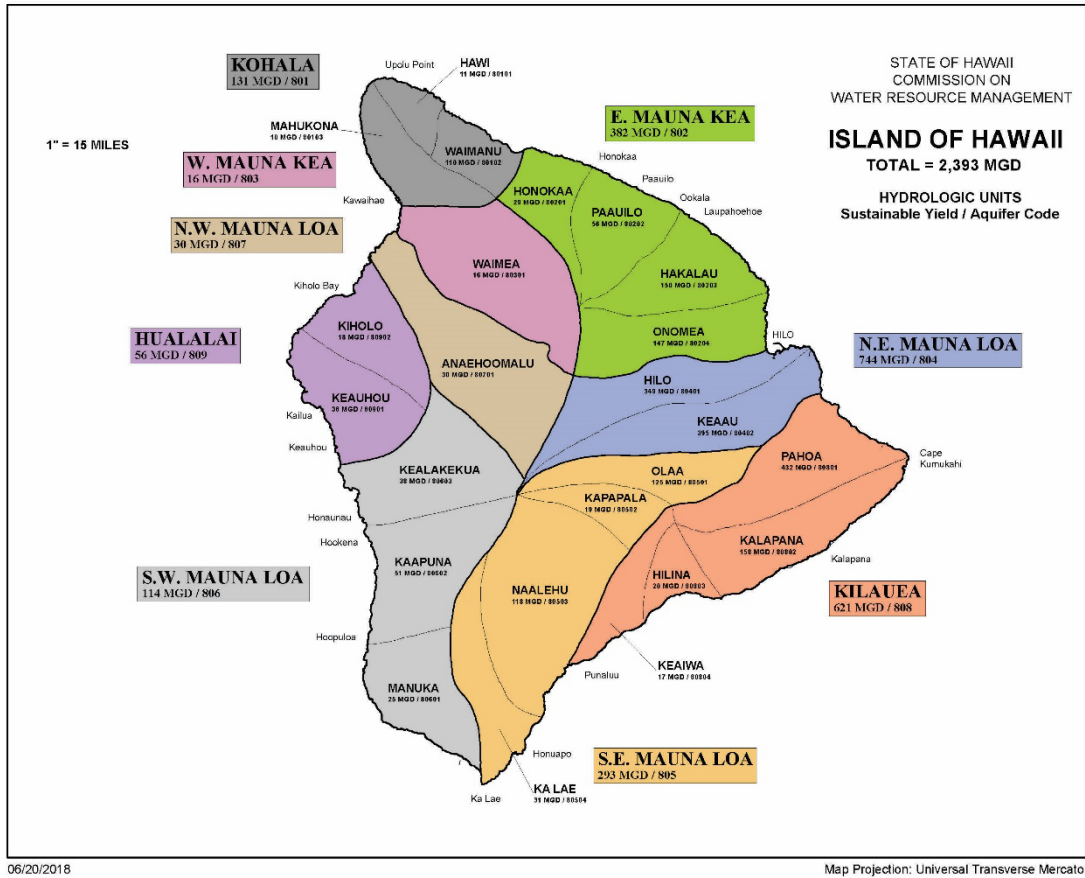
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Infrastructure

FIGURE 20: HAWAII ISLAND AQUIFER MAP



Water Source and System

Kawaihae is located within the Kohala Aquifer Sector Area (ASA), which includes the Hāwī, Waimanu, and Māhukona Aquifer System Areas (ASYA). The southern boundary of the Kohala sector stretches from Kawaihae on the leeward coast to Waipi’o Bay on the windward coast. The total sustainable yield for the Kohala ASA is 131 million gallons per day (MGD). The Māhukona ASYA, which encompasses the drier leeward side of Kohala, only accounts for 8% of the sustainable yield at 10 MGD.

Potable Water

Potable water needs for the Kawaihae makai homesteads are supplied by the County of Hawai’i Department of Water Supply (DWS) through their Lālāmilo Water System. The Lālāmilo Water System has approximately 718 connections throughout the coastal areas of South Kohala from the Mauna Lani Resort to the commercial/industrial areas of Kawaihae. Water is supplied to the system by six wells, located within the Waimea ASA, through two booster pump stations, nine storage tanks, and a series of transmission lines. In December 2023, DWS broke ground on a new 10-million-gallon reservoir for the Lālāmilo Water System. This reservoir will provide added storage for adequate reserve water, energy efficient critical redundancy, and additional water for fire protection.

Potable water for DHHL's Kailapa homestead is provided by the Kawaihae Unit #1 Water System. The Kawaihae Water System is owned by DHHL and currently operated by Pural Water Specialty Company, contracted by DHHL for daily operations, repair and maintenance. The water source for the Kawaihae Water System is a groundwater well owned and operated by the Kohala Ranch Water System (KRWS), located on privately owned lands adjacent to DHHL lands in Kawaihae to the north. Water from the KRWS is piped from the source well to the adjacent DHHL lands, where it is transmitted via an interconnection point into the Kawaihae Unit #1 Water System owned by DHHL. From this transmission point, water carried to homesteaders in Kailapa is transported via the DHHL water system. The Kawaihae Water System serves a small customer base of approximately 164 connections in the Kailapa subdivision, including the Kailapa Community Association pavilion. DHHL is required to purchase the water sourced from KRWS via a master meter located at the interconnection point between the two water systems. The water is then distributed to the homestead lots in Kailapa, at the expense of the Department for the operation, maintenance and repair. Water use is calculated via individual water meters located at each homestead connection. Water billing is calculated based on bimonthly water usage over a sixty (60) day period, and water billing is handled by DHHL staff. Homesteaders in Kawaihae are billed based on the water rates approved by the Hawaiian Homes Commission in 2017. These water rates increase on a graduated step system, increasing each year on July 1<sup>st</sup> from 2019 through 2029. The water rates in Kawaihae are some of the most expensive water rates for consumers in the entire State of Hawai'i. The rates are well above what water users served by the County water system pay, and these exorbitant rates have caused undue hardship on the homesteaders of Kailapa.

### Non-Potable Water

Non-potable water is currently not available in Kawaihae. Homesteaders have requested the availability of agricultural or irrigation water to 1) Allow homesteaders to lessen their use of potable water for non-potable needs such as irrigation and other outdoor water uses and 2) To provide agricultural water at a more reasonable rate than the current cost of potable water.

## Wastewater Systems

Kawaihae is currently not serviced by the County's sewer system. Homes and local businesses rely on on-site sewage disposal systems (OSDS) for their wastewater needs. There are approximately 88,000 cesspools across the State of Hawai'i; 50,000 of them are on the island of Hawai'i. Cesspools, which discharge untreated waste, have a negative impact on nearby streams, oceans, and groundwater sources. Pathogens from untreated sewage can contaminate drinking water or nearshore swimming/surfing areas. Additionally, a high density of on-site sewage disposal systems, even with treatment, can release excess nutrients (i.e., nitrates) into the surrounding area, damaging the land or aquatic resources such as coral reefs. In 2017, legislation was passed requiring all cesspools of any size to be upgraded, converted, or closed by January 1, 2050.

Within the Kawaihae region there are a total of 165 on-site sewage disposal systems. Cesspools are the primary OSDS with a total of 126 across the Kailapa and Kawaihae Makai residential areas as well as the industrial areas. Additionally, there is a cesspool located adjacent to Honokoa Gulch at approximately the 1,600-foot elevation. There are also 35 soil treatment systems, which includes disposal types listed as bed, trench, and infiltration/chambers, located along the coast in the residential and industrial areas. The last four OSDS are septic systems which are located in both Kailapa and Kawaihae Makai.

## Electrical Infrastructure

The Hawai'i Electric Light Company, Inc. (HELCO), supplies electricity for the entire County. HELCO purchases a total of 112 megawatts of power from three privately-owned companies; Hilo Coast Power Company (22 megawatts), Hāmākua Energy Partners (60 megawatts), and Puna Geothermal Venture (30 megawatts).

HELCO uses 34.5kV as a sub-transmission voltage. Distribution voltages are 2.4kV, 4.16kV, 7.2kV, and 13.8kV. Distribution substations, which transform power from transmission systems to distribution systems, are located island-wide in proximity to communities and other developments.

The Kawaihae homestead's electricity is carried along a 69kV transmission line that follows Kawaihae Road. Between Mile Marker 63 and 64, the transmission line splits into two directions: Kona and Kawaihae. The Kawaihae portion of the electric transmission line runs parallel to Kawaihae Road and along the 'Akoni Pule Highway. The transmission line then continues northward and terminates at the Kohala Estates Subdivision Power Sub-Station.

## Road System

### Existing

Kawaihae is accessible through a small network of major roadways. The primary link between Kawaihae and Kona is Queen Ka'ahumanu Highway that runs along the Kona Coast. It terminates just mauka of Spencer Beach Park, where it intersects with Kawaihae Road. Kawaihae Road runs east and west from Waimea to Kawaihae. At Kawaihae Harbor, it turns into 'Akoni Pule Highway. 'Akoni Pule Highway follows the coast of North Kohala, through the small towns of Hāwī and Kapa'au, until it ends at Pololū.

The Kohala Mountain Road crosses the mauka portion of the Kawaihae homestead. With an elevation of above 3,000 feet, the Kohala Mountain Road provides a panoramic view of the Kohala and Kona coasts. The road extends further to Hāwī in North Kohala. Homestead land adjacent to the Kohala Mountain Road is currently used for cattle grazing.

### Planned

The State of Hawai'i Department of Transportation Harbors (HDOT Harbors) received federal funding to make improvements to Kawaihae Harbor. The harbor is experiencing an increase in shipping container volume, which requires more trucks to use the road infrastructure in Kawaihae. Traffic often stacks up in front of Kawaihae harbor, which negatively affects residents who need to commute to work or school. The improvement project, expected to be completed by 2026, includes widening the highway by constructing a left turn lane at the main harbor gate and a redesigned gate that can accommodate a wider turning radius. The improvements are expected to ease highway congestion in Kawaihae while accommodating a higher volume of cargo at the port.

## Kawaihae Harbor

Kawaihae became a significant port for Hawai'i Island during the 1800s, large amounts sandalwood and cattle were exported. The Kawaihae Deep Draft Harbor and breakwater were constructed in 1959 for the purpose of allowing larger ships to service the west side of the island. The Kawaihae Small Boat Harbor was constructed in 1998 and is located adjacent to the Kawaihae Deep Draft Harbor.



The Hawai'i Island Harbors 2035 Master Plan contains plans for Hawai'i Island's two commercial harbors, Hilo and Kawaihae. The Kawaihae Harbor 2035 Master Plan recommends the construction of a new Pier 3 cargo terminal, including a pier for two barges, and a cargo handling and storage yard at the Coral Flats. The area between National Park Service (NPS) Pu'ukoholā Heiau and the Coral Flats is leased to NPS as a buffer zone to minimize harbor impacts.

**FIGURE 21: KAWAIHAE HARBOR**



## Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in Beneficiary Consultation #1. Priority projects identified in the 2010 Kawaihae Regional Plan were discussed by participants in Beneficiary Consultation #2 in order to determine the relevance of those priority projects to the community today. In addition to the previously identified priority projects, the community discussed issues that were not addressed by the existing list of projects and suggested additional projects that might address those issues. All project ideas considered by the community are described in the following two sections.

### Previous Priority Projects

The first Regional Plan for Kawaihae was completed in 2010. The five priority projects identified in that plan and their status updates are described below.

Kawaihae Regional Plan Priority Project	Project Champion	Status
Kailapa Resource Center	Kailapa Community Association (KCA)	<b>In-Progress.</b> The HHC approved a Finding Of No Significant Impact (FONSI) for KCA’s Final Environmental Assessment in February 2016 for KCA’s plans on the 14-acre parcel. KCA has completed the construction of its pavilion and playground area.
Kawaihae Water and Energy Research and Development	DHHL	<b>In-Progress.</b> DHHL completed a Kawaihae Water Assessment Study in June 2015. The assessment identified potential options for water development in the Kawaihae region. In Fiscal Year 2022, DHHL awarded KCA a grant to explore the potential for the desalination of water from an existing well. Studies being conducted under the grant are still in progress.
Kawaihae Bypass Highway	Department of Transportation (DOT)	<b>Awaiting funding.</b> DOT reports that it has postponed its planning and feasibility study of the project due to the lack of construction funding in the foreseeable future.
Improve the Marine Water Quality at Pelekane Bay	DHHL/Kailapa Community Association/Kohala Mountain Watershed Partnership	<b>In-Progress.</b> The Kohala Mountain Watershed Partnership received Rights-Of-Entry to install ungulate fences on DHHL property. Fence installation is completed. The Kailapa Community Association has also completed its Resilient Hawaiian Community Plan that looks at improved stewardship of the mauka portion of the ahupua’a. DHHL Land Management Division and Planning Staff conducted two consultation meetings on ungulate management in 2021.
Management and Maintenance of Kawaihae Reinternment Site		<b>Not started.</b>

## Final Project Ideas List

The following project ideas list came from the discussions in Beneficiary Consultation #1 and #2. These project ideas are meant to address the needs and concerns of the community. A draft project list was refined by participants at Beneficiary Consultation #2. This project list was shared in an online survey on the project website, and beneficiaries were asked to select their top five priority projects for the Kapolei Regional Plan Update from this list of seven projects.

### **1. Water – Wai Ola**

Provide affordable potable water to Kawaihae homesteads, create affordable agricultural/irrigation water options for Kawaihae homesteaders, provide water for fire hazard mitigation for the safety of the Kawaihae homesteads, and continue to identify and develop new & alternative water sources in the region.

### **2. Kailapa Resource Center**

The Resource Center will be located on the 14-acre parcel adjacent to the existing Kailapa Pavilion. It would provide a location for a preschool, a drop-off and pick-up area for school buses, health & wellness programs, a community garden, access to computers & printers, a sports/outdoor activities area, an outpatient clinic, a dumpster, and office space for staff from different government agencies to be able to visit and answer questions from the community. The 14-acre parcel could also include space for a future kūpuna housing project and a cemetery for the region.

### **3. Emergency Escape Route & Traffic Safety Measures**

Increase safety in the homestead by providing a vehicular escape route for homesteaders from the Kailapa Homestead up mauka to Kohala Mountain Road in the event of an emergency that cuts off access to 'Akoni Pule Highway. Address safety hazards by implementing traffic calming measures such as speed bumps to mitigate speeding in the homestead.

### **4. Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation**

Restore the ahupua'a system concept of land and resource management in Kawaihae which uses indigenous knowledge for stewardship, conservation and restoration from a mauka to makai perspective. Restore the coastal & marine resources in Kawaihae from Pelekane to Kai'ōpae. Control wild ungulates in the mauka areas of Kawaihae to mitigate erosion & sedimentation. Support restoration efforts such as reforestation in Kawaihae Uka & fishpond restoration along the shoreline.

### **5. Management and Maintenance of the Kawaihae Reinternment Site**

The reinternment site is a 5-acre permanent burial site that was established by DHHL in 1994 for any 'iwi that may be inadvertently discovered within the ahupua'a. Provide maintenance of the reinternment site to keep vegetation under control. Plant native trees at the site as a pilot project for reforestation of the ahupua'a.

### **6. Safe Energy Upgrades**

Promote safety and self-sufficiency through upgrades to the energy infrastructure in Kawaihae such as moving overhead powerlines underground to mitigate the risk of wildfire and decrease power outages from high-winds. Provide clean energy initiatives for homesteaders in Kawaihae that are aligned with their vision & values.

### **7. Bypass Route**

Create a bypass roadway on DHHL land, mauka of 'Akoni Pule Highway, that begins just north of Kawaihae Harbor (across from the lighthouse) and connects to Queen Ka'ahumanu Highway.



# PRIORITY PROJECTS

## 1. Water – Wai Ola

### PROJECT DESCRIPTION

Beneficiaries who attended the beneficiary consultations in Kawaihae for the update to the Regional Plan expressed that their highest priority is addressing the critical need for affordable water in Kawaihae. This project is comprised of three primary components:

- Provide affordable potable water to Kawaihae homesteads.
- Provide options for non-potable water to be used for agricultural or irrigation purposes.
- Find a new water source for the water system currently supplying potable water to Kailapa.

The Kailapa Homestead, where the majority of Kawaihae beneficiaries live, is currently served by the Kawaihae Unit #1 Water System which is a potable water system and provides water to each homestead lot in Kailapa and the community space located at 61-4016 Kai'ōpae Place. Kailapa relies on this potable water system as it is the only water system available to the homestead. The Kawaihae makai homesteads are serviced by the County of Hawai'i Department of Water Supply (DWS), and do not have an option for non-potable water either.

The potable water for the DHHL Kawaihae Unit #1 water system is supplied by Kohala Ranch Water Company (KRWC) from their groundwater well sources located on Kohala Ranch lands. The KRWC also provides potable water to Kohala subdivisions, like the Kohala Estates subdivision and Kohala by the Sea, located to the north of DHHL's Kawaihae lands. Water that is used by Kailapa homesteaders is pumped from the KRWC groundwater wells and piped south to DHHL's Kawaihae lands. The water passes through an interconnection point with DHHL's water system, and then travels from there in DHHL-owned water transmission lines to the Kailapa homestead. DHHL purchases potable water from KRWC at the metered interconnection point at a rate of \$7.03366 per 1,000 gallons of water. In addition to the water usage rate, DHHL is also charged a Power Cost Adjustment rate of \$2.2074 per 1,000 gallons of water. A flat rate maintenance fee of \$300 is also included in KRWC's monthly billings to DHHL. DHHL maintains a temporary water commitment with KRWC, which can be terminated by either party with two years notice.

At present, there are a total of 164 users of the DHHL water system including homestead lots and the community parcel. The operation and maintenance of the DHHL Kawaihae Unit #1 water system is contracted to Pural Water Specialty Company (PWSC), who handles the day-to-day operation as well as any repair and maintenance needed for the system. In addition to maintenance and repair, PWSC also provides meter readings to the DHHL West Hawai'i District Office (WHDO) for individual bimonthly billings for each water user on the system. DHHL's WHDO staff is tasked with handling the individual billing invoices for each user of the Kawaihae Unit #1 water system.

The Hawaiian Homes Commission approved new service rates in 2018, increasing water service fees for residential lessees each year over the next decade, from 2019 to 2029. These water rates were set in an effort for the Department to break even, as for years the Department had been spending millions of Trust funds on providing subsidies to water users all three of its water systems, including the Kawaihae Unit #1 water system. Water users in Kailapa are charged as follows:

1. A residential lessee meter service (base) fee, a flat rate billed bimonthly (for a 60-day period), and
2. A residential lessee service delivery (usage) fee, a fee calculated based on total gallons used per month, charged per 1,000 gallons, and calculated using the residential lessee service delivery (usage) tiers below. Currently, water users on DHHL's Kawaihae water system are being charged based on the FY24 rates in the tables below.

At the time that this water rate policy was adopted, the position of DHHL was that the end goal for the water rates was to “break even”, where the billing collections for water users should equal the expenses for operation and maintenance of the system. Though Kawaihae water rates are the highest, this water policy addresses all three of the water system’s owned by DHHL and any amendments to the water rate schedule should be inclusive of the other systems, its water users, and the potential expense to the Home Lands Trust. A water rate schedule should be equitably applied to all three water systems and its users, to the extent possible. Unlike other water purveyors, DHHL does have other funding sources besides bill collection, like commercial and industrial lease rents, that could be utilized to offset the cost of the water system and operation.

It has been more than five years since the rate increases began taking effect, enough time to assess the impact the 2018 rate increases have had on Kailapa residential lessees. Below is a comparison of DHHL Kawaihae water system delinquency rates compared to other municipal systems in Hawai‘i.

KAWAIIHAE WATER SYSTEM SERVICE RATES  
APPROVED ON MAY 15, 2018

**Residential Lessee Service Rates:**

Residential lessee meter service (base) fees:

Meter size (inches) Bi-Monthly	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
5/8"	\$49.07	\$63.37	\$77.70	\$92.06	\$106.46	\$120.90	\$135.37	\$149.88	\$164.42	\$179.01

Residential lessee service delivery (usage) tiers:

	Gallons Bi-Monthly
Tier 1	0 - 10,000
Tier 2	10,001 - 30,000
Tier 3	30,001 - 80,000
Tier 4	Over 80,000

Residential lessee service delivery (usage) fees:

Per 1,000 gallons	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Tier 1	\$3.67	\$4.73	\$5.81	\$6.88	\$7.95	\$9.03	\$10.11	\$11.20	\$12.28	\$13.37
Tier 2	\$4.92	\$6.35	\$7.79	\$9.23	\$10.68	\$12.12	\$13.58	\$15.03	\$16.49	\$17.95
Tier 3	\$6.89	\$8.90	\$10.92	\$12.94	\$14.96	\$16.99	\$19.02	\$21.06	\$23.10	\$25.15
Tier 4	\$8.30	\$10.73	\$13.15	\$15.58	\$18.02	\$20.46	\$22.91	\$25.37	\$27.83	\$30.30

The average household in Hawai'i uses approximately 200 gallons per day or 12,000 gallons per 60-day billing period. Based on this average usage, a Kailapa homesteader with a similar water usage on the DHHL system can expect to be billed in FY24:

- \$120.90 per bill for the base fee for meter service for 60-days of service.
- \$114.54 per bill for 12,000 gallons of water used over 60-days of service.

A total of \$235.44 per bill for 60-days of service.

In comparison, a monthly water bill for customers on the County of Hawai'i DWS water system who use 200 gallons per day or 12,000 gallons bimonthly is \$155.94 for a 60-day billing period. Homesteaders in Kailapa are paying 51% more than County water users for a comparable service, and these rates are scheduled to increase year after year. Based on the water system service rates approved by the HHC for Kawaihae, in four years a homesteader in Kailapa with the same water usage will be billed \$348.61, a 48% increase of what homesteaders are currently paying. At these rates, some homesteaders may not be able to afford water for their homes.

The County of Hawai'i DWS as of January 2024 has a delinquency rate of 12% for customers on their system who are delinquent over 90 days. For Honolulu's Board of Water Supply (BWS) in 2021, the delinquency rate for their system was 11%. For Maui County Department of Water Supply, the average for Fiscal Year 2023 was 8.13%, and the average for the first six months of 2024 is 8.8%. In 2023, a first notice of delinquency was sent out to 57 of the 164 users of the Kawaihae Unit #1 water system, a delinquency rate of 34.75%. One month later, a second notice of delinquency was sent out to 27 of the 164 users of the system, which is 16.46% of the system users. Shut off notices went out nearly two months after the second notices were sent to 17 users who had yet to remit payment or make arrangements for a payment plan with DHHL, which is 10% of the system users. The initial delinquency rate, prior to DHHL issuing delinquency notices is extremely high in comparison to these other major water purveyors in the State. A cause of the higher delinquency rate on the DHHL Kawaihae system compared to other municipal water purveyors can be partly attributed to the high water rates charged to homestead users.

Kawaihae homesteaders have asked for water rates that align with the rates paid by residential water users in the rest of the County. They would also like to see any options for affordable agricultural/irrigation water. If there were an option for agricultural/irrigation water available to homesteaders in Kailapa, they could reduce their use of potable water for non-potable uses, which would conserve precious potable water and decrease their water bill for potable water. As KRWC's water rates for DHHL are some of the highest water rates in the State, another way to decrease the cost of water for Kailapa homesteaders is to find another water source to supply the potable water system. A water source that costs less than \$7.03366 per 1,000 gallons would allow for lowered water usage rates to be passed along to Kailapa homesteaders.

New Water Source Development

In 2015, DHHL commissioned a water source development feasibility study, conducted by R.M. Towill Corp. The purposed of the study was to identify potential potable water source development options for the Kawaihae lands.

Option	Description	Cost (2013 dollars)
Develop existing exploratory well on DHHL land	An existing exploratory well is located at higher elevation on DHHL lands. But, water produced from the well is near the upper limit of salinity levels and desalinization would be required	\$14.9M
Develop existing exploratory well on	Similar to the above option, but involves connecting to the Ranch system and expanding the Ranch's service area. However, water	\$6.6M

DHHL land and connect to Kohala Ranch Water System	rates would still be controlled by the Ranch and desalinization may still be required to connect to the Ranch system. The Ranch has not indicated any interest in this option.	
Capture Surface Water from Kehena Ditch	Kehena Ditch is located mauka of the DHHL Kawaihae tract and traverses through DLNR and private property. The source is not constant. Improvements needed include transmission lines, 60 MG open reservoir, treatment facility, and 0.50 MG tank. DHHL would need approvals from CWRM and also enter into agreements with Kahua Ranch.	\$27M
Extend DWS System Along Akoni Pule Hwy.	DWS system ends near the DHHL industrial lots south of the Kailapa Homestead Subdivision. Extension of the County system would have to go through Honokoa Gulch and additionally County has indicated a new well would need to be developed. Easements through private property may also be needed to extend the County line to DHHL property.	\$18.5M to \$28.1M not including land acquisition
Development of Kawamata Well and transmission lines	The well is located 8 miles from the Kailapa subdivision on private property. The well is drilled and cased but has not been pump tested. DHHL would need to purchase the well and develop transmission lines to DHHL property.	\$24M not including land acquisition costs

Source: Water Development Options 2015 R.M. Towill Study

In addition to sustaining residential and community needs, securing adequate water resources is essential for fire hazard mitigation to ensure the safety of the Kawaihae homesteads. Between 2003 and 2022, there have been 10 recorded wildfires in the general vicinity. Most recently, Kailapa residents were evacuated from their homes in August 2023 due to the threat of an adjacent wildfire. A subsequent wildfire occurred nearby in December 2023; fortunately, it did not pose a threat to any structural properties.

## PAST ACTIONS

- 1990 – An exploratory well (Well No. 6448-01) was drilled at the 1,400 ft elevation on the south side of Honokoa Gulch.
  - It was determined that this well could never produce potable quality water.
  - At most, this well could potentially produce brackish water suitable to irrigate salt tolerant plants and grasses.
- 1992 – A second exploratory well (Well No. 6549-03) was drilled at the 1,650 ft elevation near DHHL’s north property boundary.
  - Chloride levels were found to be at the upper limit of acceptability for drinking water in Hawai’i.
- 2013 – Tom Nance Water Resource Engineering completed an assessment of water supply alternatives for DHHL’s Kawaihae property.
  - Recommendation: develop a water system using existing Well No. 6549-03.
- 2015 – A Kawaihae Water Assessment Study by R.M. Towill Corporation outlined water resource development options for DHHL.
  - Recommendation: develop Well No. 6549-03 and an accompanying storage and distribution system. Total cost was projected to be approximately \$14.9 million.
  - Disadvantage: additional desalination treatment of Well No. 6549-03 is recommended.
- 2022 – DHHL awarded the Kailapa Community Association a grant to explore the potential for desalination of water from an existing DHHL groundwater well being conducted under the grant are still in progress.

## COMMUNITY INPUT

Attendees of beneficiary consultations #1 and #2 unequivocally expressed that affordable access to water was their number one priority; every discussion consistently circled back to the pressing need for water. One beneficiary highlighted that water has always been an issue in Kawaihae, noting that even the name Kawaihae, meaning “water of wrath,” originated from a dispute over water. Kawaihae homesteaders have been challenged by the lack of accessible/affordable water throughout their entire time living in Kawaihae and are ready for improvements.

To further underscore the community’s sentiment regarding water, the “Water – Wai Ola” project received nearly three times as many votes as the next closest project during the priority project voting. Furthermore, among the 40 written comments received during the voting process, 31 of them emphasized the immediate need for affordable water. A few of the comments are listed below:

- “We want to pay county rate for water like the rest of the homesteaders!”
- “Water rates have soared and currently we have no alternate water source besides Kohala Ranch Wells. Our water source could be discontinued at any time.”
- “Although water is available at Kailapa, the rates we pay are ridiculous. Bring the water down from mauka...so we don’t have to be dependent on Kohala Ranch and so that it supplies the ag/ranch land above Kailapa. We currently cannot even provide our own sustainment or take care of landscaping needs.”

## OBJECTIVE

This project aligns with all the community values of Kawaihae. Water, being essential for life, is indispensable for the community’s survival and prosperity. It is a vital resource for cultivating food and without it, Kawaihae cannot achieve self-sufficiency in its agricultural endeavors. Traditional land stewardship, or mālama ‘āina, requires water to restore the natural environment of Kawaihae. The proposed community garden at the Kailapa Resource Center, intended to foster community connections, would be impracticable without access to water. Similarly, the construction of the Resource Center, which would provide educational opportunities for keiki to kūpuna, would be impossible without water access. Finally, water is essential for Kawaihae beneficiaries to transmit ancestral knowledge through daily activities such as food cultivation.

## IMPLEMENTATION ACTION STEPS

This priority project is comprised of the following three components:

- Re-assess DHHL water billing rates to provide more affordable potable water to Kailapa homesteads on the DHHL Kawaihae water system.
- Find a new water source for the water system currently supplying potable water to Kailapa.
- Provide options for non-potable water to be used for agricultural or irrigation purposes.

As this priority project has various components, the implementation action steps articulated here will address each component separately.



**Provide affordable potable water to Kawaihae homesteads.**

- Re-assess the water rate schedule approved by the HHC in 2018.
  1. Go to HHC to seek budget approval to do update cost of service and water rate studies for the Kawaihae water system. Study should also identify potential solutions to lower the rates for water users in Kailapa homestead and should determine potential annual cost to DHHL trust to subsidize rates to match County rates.
  2. Conduct the analysis.
  3. Present results to HHC.
  4. Based on results, create Draft Rules Version #1, prepared by DHHL staff based on the analysis.
  5. Go to HHC with draft rules for approval to proceed.
  6. Conduct a beneficiary consultation for input on draft rules.
  7. Revise draft rules based on beneficiary input & create Draft Rules Version #2.
  8. Send Draft Rules Version #2 for external review:
    - Legislative Reference Bureau
    - Attorney General
    - Small Business Regulatory Review Board
  9. Go to HHC for approval of Draft Rules Version #2.
  10. Seek Governor approval of a Public Hearing Request.
  11. Conduct Public Notice & Hearing.
  12. Prepare Final Rules based on input from Public Hearing.
  13. Go to HHC for adoption of Final Rules.
  14. Seek external approvals:
    - Attorney General
    - Small Business Regulatory Review Board
    - Governor
  15. Filing and publication of Final Rules.

\*As a note, the average timeframe for updates to Administrative Rules is approximately two (2) years and this potential timeframe should be taken into account when reviewing the above implementation action steps.

**Find a new water source for the water system currently supplying potable water to Kailapa.**

- Develop a new potable water source.
  1. Revisit 2015 feasibility study options for providing potable water to Kawaihae.
  2. Schedule consultations with the community to select a preferred option for DHHL to pursue.
    - Meeting 1 – review the options discussed, share information & updates on water sources, water development, and review water matrix.
    - Meeting 2 – discuss & prioritize the options for water source development.
    - Meeting 3 – select a preferred option for water source development for DHHL to pursue.
  3. Water Source development steps
    - Secure funding
    - Due diligence
    - Water credit agreement (if needed)
    - Design & construction
    - Agreement for long-term operation

**Provide options for non-potable water to be used for agricultural or irrigation purposes.**

- Develop a new non-potable water source.
  1. Feasibility study on potential water supply options
    - Desalination
    - Water catchment
    - Kehena Ditch
  2. Schedule meetings with the community to select a preferred option for DHHL to pursue.
    - Meeting 1 – review the options discussed, share information & updates on water sources, water development, and review water matrix.
    - Meeting 2 – discuss & prioritize the options for water source development.
    - Meeting 3 – select a preferred option for water source development for DHHL to pursue.
  3. Water Source development steps
    - Secure funding
    - Due diligence
    - Design & construction
    - Agreement for long-term operation

## 2. Emergency Escape Route & Traffic Safety Measures

### PROJECT DESCRIPTION

Kawaihae homesteaders have identified traffic safety related issues as a priority for the homesteads. This includes both the need for an emergency escape route to create an alternate vehicular access for homesteaders, and the need to implement traffic calming measures on the existing homestead roads in Kailapa.

Homesteaders who live in Kailapa are in need of an emergency escape route to be able to safely evacuate in the event of an emergency. Like many coastal communities in Hawai'i, the Kawaihae homelands are connected to the broader transportation network by a single coastal highway: 'Akoni Pule Highway. While the Kohala Mountain Road runs through the mauka section of DHHL owned lands, there is no vehicular connection between this road and the residential homesteads in Kailapa. An emergency access road is needed in the event that escape via 'Akoni Pule Highway is not possible. A potential route could connect the Kailapa subdivision to Kohala Mountain Road directly or via the existing road network in the Kohala Ranch Estates subdivision to the north.

Kawaihae is at risk of several emergency events that would warrant an evacuation. 'Akoni Pule Highway is located within the tsunami evacuation zone along with the nearby port infrastructure and a tsunami event could isolate the community by severing its only access routes. The area is also at risk of other natural disasters such as hurricanes and wildfires, which could obstruct roads and ocean access, potentially cutting off the community from essential aid efforts.

Traffic calming measures are needed in the Kailapa homestead in order to mitigate risk from speeding which takes place on the homestead roads. Many children and youth in the homesteads walk along the roadways and sometimes play along the roadways, which is also an issue that should be addressed. Some vehicles in the homestead travel well above safe speeds, and beneficiaries are concerned with preventing all accidents in the homestead. Installing traffic safety measures in Kawaihae would help to mitigate this concern. One potential traffic calming measure to address these issues is the installation of speed tables or speed bumps in high risk areas.

### PAST ACTIONS

- n/a

### COMMUNITY INPUT

The emergency escape route and traffic safety measures were originally listed as two separate projects, but during Beneficiary Consultation #2, participants agreed to combine these two traffic-related issues since their solutions would both require modification of the roadway network in Kawaihae and contribute to the overall safety of the community. Community members in BC #2 also highlighted the immediate need for a second evacuation route as the community was recently evacuated in August 2023 due to a wildfire. One beneficiary, through a written comment in the polling process, expressed their concern that speed bumps could delay the arrival of emergency vehicles. This is something that should be taken into consideration during the planning and design phase of this project.

**OBJECTIVE**

The objective of this priority project is to increase safety within the community by providing a vehicular escape route and traffic calming measures within the neighborhood. For the community to realize its vision to “thrive in balance” it must be a safe place for all residents. This project contributes to the overall vision of the community by increasing access, resilience, and safety. The project fulfills the value of Laulima because in an emergency, all community members must work together to protect each other. With an additional escape route, the community can better plan for the different emergencies that may impact them, such as wildfire, hurricane, or tsunami.

This project also fulfills the value of Noho Kupa ‘Āina, as a mauka access road would create a more resilient and connected ahupua‘a. The emergency escape route would also serve as a regular road that would allow Kawaihae residents to practice Mālama ‘Āina by giving homesteaders greater access to restore the ahupua‘a’s mauka areas.

**IMPLEMENTATION ACTION STEPS**

**Establish an emergency Escape Route for Kailapa homestead.**

1. Establish an agreement with neighboring landowners for access to the existing road network in the Kohala Ranch Estate subdivision.
2. Schedule meetings with the community to select a preferred option for DHHL to pursue.
  - a. Option 1: Create route using existing firebreaks
  - b. Option 2: Extend firebreak along ahupua‘a boundary to connect to Kohala Mountain Road
  - c. Option 3: Create a new route to connect from Kailapa to Kohala Mountain Road via DHHL lands
3. Due diligence for preferred option
  - a. Planning, design and permitting
4. Operate & Maintain

**Implement Traffic calming measures in the Kailapa homestead.**

1. For speed tables/bumps, follow the County of Hawaii process
  - a. Eligibility for Speed Humps. All roads in the homestead should meet the following criteria established by the County to approve speed humps (<http://traffic.hawaiicounty.gov/speed-hump-installation/>):
    - i. Residential local road;
    - ii. Posted speed limit not exceeding 25 mph;
    - iii. Overall street grade not exceeding 13%;
    - iv. Average daily traffic (ADT) between 200 and 3,000 vehicles per day;
    - v. 85th percentile speed over the posted speed limit;
    - vi. Minimum 67% support of the adjacent property owners and 100% support of the property owners with a speed hump in front of their property;
    - vii. Support of the installation by the HPD and HFD; and
    - viii. Traffic study and design performed by the Department of Public Works.

- b. Application to the County to Install Speed Humps. The residents along the subject road should designate a contact person. The contact person would fill out the application form provided in the Speed Humps Application Package and submit to the County Department of Public Works Traffic Division. The Traffic Division would review the application to confirm eligibility, check with HPD and HFD, prepare the traffic study, and notify the applicant whether to proceed with the petition.
- c. Petition By Affected Property Owners/Lesseees. Every property owner/lessee along the subject street must submit the petition form included in the Application Package. On the petition, the property owner/lessee would indicate whether the owner/lessee approves or does not approve the installation of speed humps, and whether the owner/lessee approves or does not approve the installation of speed humps fronting their property. Hence, a property owner/lessee could approve speed humps but not fronting their property. The sinusoidal design of the speed humps allows engineering flexibility to space the speed humps to accommodate the areas where owners/lessees disapprove a speed hump fronting their property. At least 67% of the owner/lessees must approve the installation of speed humps.

### 3. Kailapa Resource Center

FIGURE 22: KAILAPA PAVILION



#### PROJECT DESCRIPTION

The Kailapa Resource Center was selected by Kawaihae beneficiaries as a priority project in the 2010 Kawaihae Regional Plan, and it remains a priority to the community today. The Resource Center will be located on a 14-acre parcel at the southernmost end of Kailapa Street. Phase I of the Resource Center, a pavilion, cluster mailbox facility, playground, and parking lot, was completed in 2017.

Phase II of the Kailapa Resource Center will include a new preschool on the premises so that families in Kawaihae do not have to commute to Waikoloa or Kamuela to take their children to school, as they currently do. In conjunction with the preschool, plans include the establishment of a dedicated drop-off and pick-up area for school buses catering to students in grades K-12. This initiative will provide an alternative transportation option, alleviating the need for parents to undertake a lengthy drive to take their children to school. Moreover, the Resource Center will serve as a hub for educational support, offering tutoring and homework assistance to students. It will also provide essential amenities such as internet access, computers, a fax machine, and a printer for use by the entire homestead community.

The community's vision for the Resource Center extends to encompass a full range of health and wellness programs, with an emphasis on the needs of kūpuna in the community. This involves creating a space for classroom learning, offering programs such as nutrition classes. Additionally, the community would like to establish an outpatient clinic to enhance healthcare accessibility. This clinic would provide a venue for doctors and nurses to treat patients and conduct educational workshops for the community. Other health initiatives include a new community garden, ensuring residents have access to fresh foods, and an outdoor field area for sports, games, and other physical activities to promote overall physical health.

Kawaihae homesteaders recognize their challenges in navigating government processes, uncertain about required permits and procedures and unsure about whom to approach with their concerns. To address this, Phase II of the Resource Center would also include an office space for staff members from various



government agencies to visit regularly to respond to questions from the community. The suggested monthly visits from each agency would not only offer in-person assistance but also help to foster stronger connections between government and community, alleviating the frustration that homesteaders feel because they lack an understanding of government processes.

The final component of Phase II for the Kailapa Resource Center involves the installation of a dumpster on-site. This addition aims to provide convenience for kūpuna, who must currently drive to either Puakō or Waimea to dump their rubbish.

Phase III of the Kailapa Resource Center includes long-term ideas for the 14-acre lot. These ideas will need to be revisited in the next regional plan update, scheduled to start in roughly five years. Initial ideas for Phase III include a future kūpuna housing project and a potential cemetery for the region, allowing beneficiaries to stay in Kawaihae as they age and even after they pass.

## PAST ACTIONS

- 2012 – A conceptual plan was completed for the Kailapa Resource Center by the Kailapa Community Association and the University of Hawai‘i at Mānoa Department of Urban & Regional Planning.
- 2015 – An Archaeological Inventory Survey was completed for the Kailapa Resource Center by Keala Pono Archaeological Consulting, LLC.
  - Two archaeological sites were found in the southern portion of the property. The first site was the Kawaihae-Pu‘uhue Trail, and the second site was a complex of seven features. Avoidance and archaeological monitoring for this site was recommended.
- 2015 – The Kailapa Community Resource Center Master Plan was completed by R.M. Towill and Kalaoa, Inc.
- 2016 – A Final Environmental Assessment was accepted for the Kailapa Resource Center, declaring a Finding Of No Significant Impact (FONSI) on the surrounding environment.
- 2017 – Construction of the Kailapa pavilion, cluster mailboxes, a playground, and a parking lot were completed.

## COMMUNITY INPUT

In the 2010 Kawaihae Regional Plan, the Kailapa Resource Center was proposed to include an emergency shelter. Beneficiary consultation participants indicated that this is no longer a priority of the community. In past emergencies, such as the recent wildfires, homesteaders instinctually wanted to leave Kawaihae rather than stay put. Another aspect of the Resource Center that was removed from the 2010 Regional Plan was shoreline access through the drainage culverts underneath ‘Akoni Pule Highway. Kawaihae homesteaders indicated that the existing shoreline access is sufficient for their needs.

A key theme throughout the discussions in beneficiary consultations #1 and #2, was that in order to proceed with any of the proposed development for Phases II and III of the Kailapa Resource Center, water would need to come first! The community wanted to highlight that despite choosing the Kailapa Resource Center as a priority project, water is their main priority.

## OBJECTIVE

Development of the Kailapa Resource Center will fulfill the values of Ke Ola Pono, Noho Kupa ‘Āina, Laulima, and Ka ‘Imi Na‘auao. The Resource Center will promote health and wellbeing through a variety of wellness programs for keiki to kūpuna. The new community garden will increase Kawaihae’s self-sufficiency by

allowing residents to grow and consume their own food. Working collectively in the garden or participating in wellness programs will help to strengthen homesteaders' relationships with one another and to foster a sense of community. Additionally, the Resource Center will serve as an educational hub, supporting the community's desire to continually seek knowledge.

### IMPLEMENTATION ACTIONS STEPS

1. Obtain funding to update the community plan for the 14 acres.
2. Depending on the revised plan, additional chapter 343 compliance may be necessary. If the new plan proposes more uses than what was covered in the previous EA, then a supplemental EA will be needed.
  - a. Obtain funding for a supplemental EA.
  - b. Obtain Commission approval of the Final EA.
  - c. Obtain SHPD concurrence prior to construction or any ground disturbing activities.
3. DHHL to sign off on improvements.
  - a. DHHL will have to approve building plans prior to submission to the County for building permits.
  - b. DHHL will also have to consent to any financial encumbrances using the leasehold interest as collateral.
4. Design, permitting and construction.
5. Operate & maintain.

## 4. Safe Energy Upgrades

### PROJECT DESCRIPTION

Kawaihae homesteaders are advocating for a safe energy system that meets their needs. High winds cause frequent power outages and the downed power lines cause fires as they send sparks into the nearby dry shrubland. A downed power line is suspected of causing the destructive Lahaina fire in August 2023, emphasizing the urgent need for a safer energy delivery system to prevent similar disasters in Kawaihae.

Residents of Kawaihae would also like to explore renewable energy alternatives to contribute to climate change mitigation, aligning with state and global clean energy initiatives. The 2010 Regional Plan listed energy research and development as a priority project, focusing on the potential for energy production at both the residential subdivision and individual home levels. These initiatives remain an ongoing priority for the community as they seek a more sustainable and resilient energy future.

Upgrades to the energy system would involve the installation of underground power lines with the goal of reducing power outages and wildfire risk. Additional upgrades, including renewable energy alternatives, will still need to be explored. Given the substantial solar irradiance received at the lower elevations of Kawaihae, the area presents itself as a potentially ideal location for the development of a solar farm. Although this option was previously considered by DHHL, the Commission deferred its decision until the Department could complete its due diligence.

### PAST ACTIONS

- 2020 – DHHL identified a 21-acre parcel in Kawaihae for renewable energy development located on the mauka side of ‘Akoni Pule Highway.

### COMMUNITY INPUT

Homesteaders who participated in the beneficiary consultation process expressed concerns that a large-scale solar project on beneficiary land might not bring them the anticipated benefits. They also felt that the land could be used for better purposes. While recognizing that there is opportunity for solar power generation in Kawaihae, some members of the community opposed the idea of a large solar farm and instead wished for installation of solar panels on their individual homes. The overarching desire among homesteaders is for the energy system to contribute to a more self-sufficient ahupua‘a, ensuring that the community’s needs are met sustainably.

### OBJECTIVE

Safe and renewable energy upgrades fulfil the community values of Noho Kupa ‘Āina, Ke Ola Pono, and Mālama ‘Āina. By proving a clean energy source that is produced within Kawaihae, residents would no longer rely on outside energy resources for their daily needs. This transition brings them closer to achieving self-sufficiency and accessing all essential resources locally, fostering an environment where they can thrive. Reducing the risk of wildfires will help to improve the overall health of the community as well as allow them to feel safer at home. Additionally, a reduction in wildfires would improve the natural environment of Kawaihae.

## IMPLEMENTATION ACTIONS STEPS

### **Upgrade the existing utility infrastructure from overhead to underground conduits.**

1. Research burying the utility infrastructure, including:
  - a. Process & approval for altering existing overhead utility lines.
  - b. Cost estimates.
  - c. Funding options.

### **Explore renewable energy initiatives that may be suitable for Kawaihae.**

1. Schedule meetings with the community to select a preferred option for DHHL to pursue.
2. Research preferred option and potential implementation in Kawaihae.

## 5. Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation

### PROJECT DESCRIPTION

Kawaihae is home to an extensive nearshore coral reef system. The health of this reef system and its surrounding waters serve as an indicator of the health of the land above. Unfortunately, the nearshore water quality in Kawaihae has been consistently impaired from erosional runoff due to over-grazing by feral goats, proliferation of invasive plants, and wildfire.

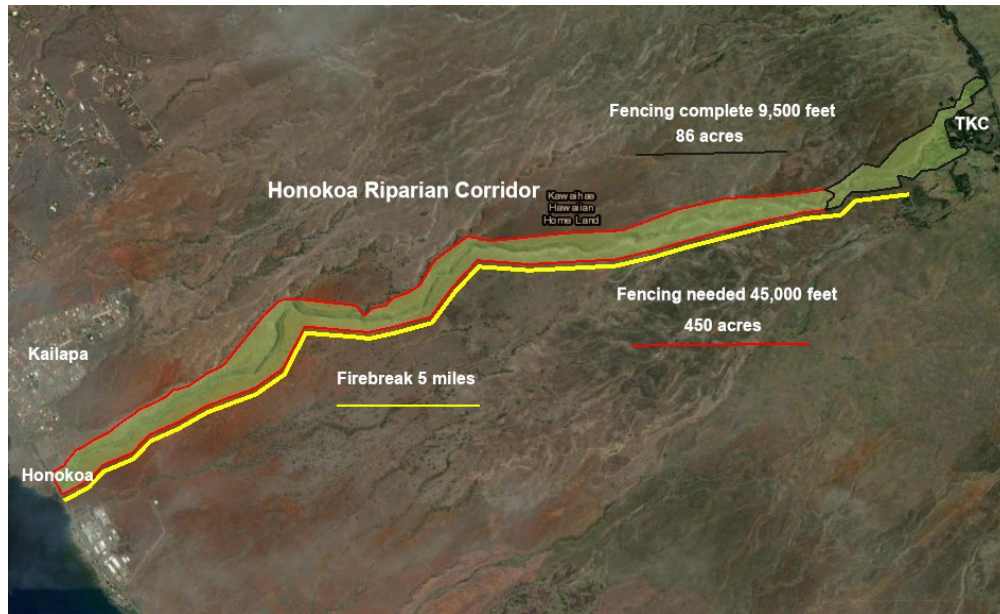
This erosional runoff has detrimental consequences for the reef, adversely affecting the habitats of many coral and fish species. The uncontrolled grazing by feral goats has played a significant role in this issue by reducing vegetative ground cover, resulting in heightened sediment deposits into the ocean during heavy rainfall. Furthermore, this unregulated grazing has not only decreased native vegetation in the ahupua'a but has also facilitated the spread of invasive plants. Unlike their native counterparts, these invasive plants are notably less effective at trapping and retaining sediment. Wildfires also leave large swaths of land uncovered, exacerbating erosion during rainfall events and resulting in large sediment deposits into the nearshore waters.

This project would support ongoing efforts for reforestation in Kawaihae. The Kohala Center, a community based non-profit organization, is engaged in a five-year project to protect and improve the nearshore marine ecosystem of Kawaihae by removing feral goats, installing fencing, reforesting riparian corridors, and conducting community education. The Kohala Center has received grants from The Office of Hawaiian Affairs (OHA) and the National Oceanic and Atmospheric Administration (NOAA) to conduct their reforestation and land management programs in partnership with beneficiaries in Kawaihae.

New efforts to improve the coastal and marine resources in Kawaihae will still need to be explored. Homesteaders would like restoration efforts to be led by members of the community. It will be important to include the voices of cultural practitioners from Kawaihae as well as other cultural experts who can advise on how to properly restore the ahupua'a. Initial ideas from the community include limu out-planting in the nearshore reefs as well as monitoring of various marine species. However, for these initiatives to occur, the community must establish partnerships with schools, researchers, and non-profit organizations, in addition to securing the necessary funding.

In 2024, DHHL staff in collaboration with the University of Hawai'i's Sea Grant Program is pursuing a funding opportunity for a project to improve marine quality makai of Kohala moku. The project is the DHHL Kohala Moku Marine Sediment Reduction project, and the primary purpose of the project is to restore healthy reef and near shore marine ecosystems from Pelekane Bay to Upolu Point. Marine Sediment Reduction will be accomplished by:

- Completing all Federal and State compliance requirements needed to undertake proposed physical actions for sediment reduction listed below.
- Excluding feral goats from Honokoa Gulch and riparian areas through 45,000 feet of ungulate fencing.
- Establishing a 5-mile firebreak protecting Kawaihae communities as well as the Honokoa Watershed from fire, which contributes greatly to erosion by eliminating vegetation.
- Providing 11,000 feet of fencing infrastructure to support vegetation management and wildfire mitigation through grazing of 310 acres surrounding the Kailapa community.

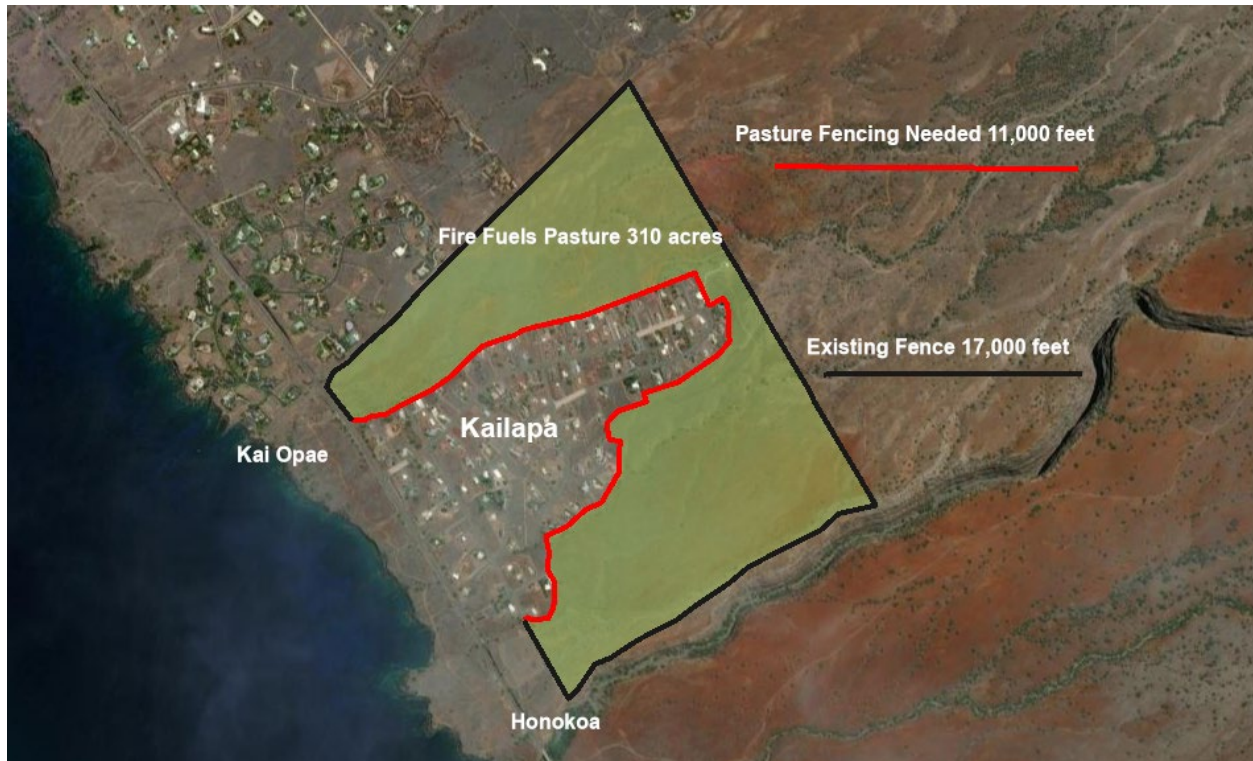


Honokoa gulch and the surrounding DHHL lands in Kawaihae have a very large population of feral goats which denude the landscape causing erosion. Due to many factors, Honokoa gulch specifically has been identified as a major source of sediment erosion and transport to the Kohala coastal waters. Removing and excluding goats from Honokoa Gulch and revegetating of a 450 acre corridor along the gulch will significantly reduce sedimentation of the marine environment, while minimizing the amount of land that will be taken out of active ranching and other potential future land uses. Fencing Honokoa will require fencing across 5 significant streams, which may be compromised in storm events. Specially designed stream crossings will be needed to reduce the likelihood of fence being compromised. Removing goats would allow the landscape to revegetate passively, active reforestation is not currently planned through this funding opportunity, but could and should be considered in future restoration efforts.

4 foot woven (hog) wire fencing would be installed on both sides of Honokoa gulch approximately 300 feet from the gulch edge. On the south side of Honokoa a 20 foot wide firebreak would be installed with heavy machinery prior to fencing along fence alignment to protect Kawaihae communities from fire and as an access way for Honokoa Corridor construction and long term management.

The Kawaihae Community has been identified as extremely high risk due to dry and windy conditions and its location on the wildland/urban interface. Kawaihae has experienced many fires that have threatened homes and property. Currently the vegetation surrounding the DHHL Kailapa community is unmanaged. Besides threatening homes and property, fire burned landscapes have been shown to greatly increase erosion, sediment surrounding Kailapa flow into Kai Opae and Honokoa streams. By putting in the fencing infrastructure and working with the community to find a partner to manage grazing, fire fuels can be managed long term while producing food and empowering the community to manage the lands surrounding their homes.





4 foot woven (hog) wire fence would be installed along Homestead lease boundaries creating a 310 acre pasture. Community members or partner would obtain and manage livestock at their own expense including identifying a water source for livestock. Heavy duty, wide entrance gates will be needed to secure area from trespass, contain livestock, and provide suitable access for emergency vehicles and machinery.

### PAST ACTIONS

- 2010 - The Kailapa Community Association completed its Resilient Hawaiian Community Plan that looks at improved stewardship of the mauka portion of the ahupua'a.
- 2010 - The Kohala Mountain Watershed Partnership received Rights-Of-Entry and installed ungulate fences on DHHL property.
- 2021 - Kawaihae Goat and Watershed Beneficiary Consultation informed beneficiaries on the impacts of goats and sought feedback on how to best manage the goat population in Kawaihae.
- 2022 - The Kohala Center received a grant from OHA for their "Ho'olauna Kawaihae: Building Pilina Through Respectful Engagement" project which focused on dryland forest restoration.
- 2023 - The Kohala Center partnered with DHHL community members and NOAA to build fencing, remove feral goats, restore riparian corridors, and conduct community outreach.
- 2024 - DHHL is pursuing a grant opportunity in collaboration with the University of Hawai'i Sea Grant College Program to fund the DHHL Kohala Moku Marine Sediment Reduction project.

## COMMUNITY INPUT

In the 2010 Regional Plan, improving marine water quality at Pelekane Bay was a priority of the community at the time. For this update to the plan, participants in the beneficiary consultation process felt that these efforts should be extended across the entire coast of Kawaihae. Community members shared that they depend on a thriving ocean ecosystem to sustain their way of life; they rely on the ocean for subsistence fishing, gathering, and the continuation of traditional Hawaiian activities like surfing and paddling. Kawaihae homesteaders also expressed a desire to incorporate indigenous knowledge into future land management of Kawaihae, which would provide the space and opportunity to pass down generational knowledge to the youth. Their primary emphasis, however, was on the crucial point that water must come first to allow for any management/restoration activities to occur.

## OBJECTIVE

This project will fulfil the community values of Mālama ‘Āina, Ka ‘Ike Hawai‘i, and Noho Kupa ‘Āina. Improving the coastal and marine resources of Kawaihae will enhance the natural environment and increase the abundance over the ‘āina. Restoration and management of the ahupua‘a will be based on traditional Hawaiian practices of land stewardship, allowing for ancestral knowledge to be transferred from one generation to the next. Additionally, reforestation would provide additional cultural and subsistence resources for homesteaders, allowing them to truly live mauka to makai and be able to access all the necessary resources to thrive.

## IMPLEMENTATION ACTIONS STEPS

### **Improve the Coastal & Marine Resources in Kawaihae through Erosion Mitigation**

1. Continue to pursue funding opportunities to support on-going projects.
2. Schedule meetings with the community to select other preferred potential projects to pursue.
3. Research preferred potential projects and implementation in Kawaihae.

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## Appendix A

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Beneficiary Consultation #1 – Meeting Notes

FEB 20-21, 2024



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kawaihae Regional Plan Update  
Beneficiary Consultation #1  
Kailapa Community Association Pavilion  
SEPTEMBER 27, 2023, 6:30 P.M. – 8:00 P.M.**

**Attendance:** 35 (signed in)

**DHHL:** Lillie Makaila (Planning Office and Project Manager), Rachel Kapule (Townscape, Inc., Consultant Project Manager), and Adam Strubeck (Townscape, Inc., Consultant)

**Handouts:**

1. Project Fact Sheet
2. Slideshow Presentation
3. Meeting Agenda
4. Creating a Community Vision

**Presentation:**

Lillie Makaila opened the meeting with welina and introductions of the staff and consultants. She shared a slideshow on DHHL Regional Plans, the purpose for this meeting and for the Regional Plan Update for Kawaihae, and the current status of priority projects from the 2010 Kawaihae Regional Plan. Lillie also presented a community vision and community values for Kawaihae from the 2012 Ho'okumukapiko Plan, after which the attendees were split up into two groups to discuss these vision and values.

During the slideshow presentation, there was a concern from a community member that the DHHL land use designations limit the potential land use/stewardship by the community. There was also a comment that the Island Plan did not prioritize Kawaihae, but the facilitators emphasized that a strong regional plan could work to change the Island Plan.

**Discussion on Vision and Values:**

*The following vision and values were established for the Kawaihae community in the 2012 Ho'okumukapiko Plan:*

*Vision – “Ehuehu i ka pono,” to “thrive in balance.”*

*Values*

- *Ke Ola Pono: Health & Safety*
- *Noho Kū'oko'a: Self-Sufficiency*
- *Mālama 'Āina: Resource Management*
- *Laulima: Community Cohesiveness*
- *Ka 'Imi Na'auao: Technology & Education*
- *Ka 'Ike Hawai'i: Native Hawaiian Culture, Knowledge & Traditional Practices*

**FEB 20-21, 2024**

- *Piko: Gathering Place*

*Facilitators in each group went down the list of values and asked attendees to define each one for Kawaihae. Attendees were also invited to comment on whether they felt that each value still pertained to Kawaihae today or if there were additional values that were missing from the list.*

Group 1

- Ke Ola Pono: Health & Safety
  - Health resources available to the community, especially kūpuna.
  - Spiritual, physical, mental, and emotional wellbeing of our kānaka in our homesteads – including connecting to ‘āina and resource stewardship
  - Protecting lives; protect ‘āina, having a greater capacity for managing emergencies.
  - Evacuation concern - only one way in and out, there is no way to get mauka.
  - Traffic calming/speed bumps, cars are driving too fast through the neighborhood.
- Noho Kū‘oko‘a: Self-Sufficiency
  - Equitable access to all of the resources we need to survive and thrive, including adequate water to grow food and steward the ahupua‘a.
  - Consider the term “kupa ‘āina” instead of “kū‘oko‘a.”
- Mālama ‘Āina: Resource Management
  - Natural, cultural, & historic.
  - Familial connection to ‘āina, the community should be able to revitalize the ahupua‘a
- Laulima: Community Cohesiveness
  - Many hands/working inclusively, connectivity together.
- Ka ‘Imi Na‘auao: Technology & Education
  - Community members should have access to learning materials like computers, printer etc.
- Ka ‘Ike Hawai‘i: Native Hawaiian Culture, Knowledge & Traditional Practices
  - Native Hawaiian culture, knowledge and practices are the foundation of our homestead/community.
  - Learn what Kawaihae is about, including historical significance, what natural ecosystems look like and how they can be restored
- Piko: Gathering Place
  - Connection to ancestors and ‘āina, importance of stewarding natural resources.

Group 2

- Ke Ola Pono: Health & Safety
  - Need access to WATER and improved (fail-proof) water infrastructure → to mitigate the risk of wildfires, provide affordable water for gardening and community agriculture.
  - Develop the Resource Center on the 14-acre parcel near the Pavilion.
    - Provide an area for sports/outdoor activities.
    - Host classes at the Resource Center for kūpuna (i.e., nutrition class).



- Outpatient clinic for doctors and nurses to come to Kawaihae to treat/teach residents.
  - Resources for emergency preparedness.
- Provide a dumpster close by the community center so kūpuna don't have to drive far to dump their rubbish.
- Establish an emergency evacuation route for Kailapa and makai homestead sites since there is currently only one road in and out.
- Expand the capacity and services provided at the Kailapa Pavilion to serve as a shelter during natural disasters.
- Increase food security by growing and sharing food.
- Noho Kū'oko'a: Self-Sufficiency
  - Improved/affordable access to WATER for agricultural uses.
  - Growing more food on homestead lots and sharing abundance with neighbors.
  - Promote the passing down of generational knowledge through food cultivation and stewarding the natural resources in the ahupua'a.
  - Legalize commercial agriculture on residential lots.
  - Establish a solar farm to provide clean energy for Kawaihae.
- Mālama 'Āina: Resource Management
  - Reforest the ahupua'a with native trees to act as a windbreak and to reduce erosion.
  - Improve shoreline access so that residents can fish and gather from the ocean. This will also promote the passing down of generational knowledge regarding ocean practices.
  - Mālama the ocean → conduct limu planting/monitoring.
  - Protect cultural and archaeological sites (i.e., lo'i kalo).
  - Establish a cemetery and old folks home in Kawaihae.
- Laulima: Community Cohesiveness
  - Construct the Resource Center on the 14-acre parcel next to the pavilion.
    - Establish an office where members of different government agencies could go to once a week/month to answer questions from the community in-person.
    - Provide indoor/outdoor activity spaces (i.e., a sports field).
    - Create a community garden.
  - Increase communication between community members within Kawaihae and between Kawaihae and govt agencies.
  - Host community events for holidays.
- Ka 'Imi Na'auao: Technology & Education
  - Update the community website.
  - Construct the Resource Center.
    - Offer classes for the community.
    - Have a space for students to go get help with their homework.
    - Have a printer and fax machine available for community use.
- Ka 'Ike Hawai'i: Native Hawaiian Culture, Knowledge & Traditional Practices

- Create a functioning ahupua'a that prioritizes resource stewardship.
  - Improve ocean access.
- Piko: Gathering Place
  - Establish the Resource Center.
  - Expand the Kailapa Pavilion to serve as an emergency shelter.
  - Ultimate goal is for Kailapa to serve more than just Kailapa (i.e., being able to provide food and shelter for the larger community, not just homestead residents).

### **Presentation (Next Steps):**

Lillie Makaila returned to the slideshow to share about the next steps in the planning process for the Kawaihae Regional Plan Update. She informed the meeting attendees that the presentation as well as notes from each group's discussion will be posted on the DHHL website. The next meeting date was announced for Wednesday, October 18, from 6:30 to 8:00 p.m. at the Kailapa Pavilion. The purpose of this meeting will be to confirm a vision and community values for the Kawaihae Region and to identify a list of potential projects to address some of the major issues and concerns facing homesteaders in Kawaihae today. Lillie shared that Beneficiary Consultation #3 will occur sometime in February 2024 to present the Draft Regional Plan Update to the community.

The meeting was adjourned at 8:10pm.

## **Appendix B**

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Beneficiary Consultation #2 – Meeting Notes

FEB 20-21, 2024



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Kawaihae Regional Plan Update  
Beneficiary Consultation #2  
Kailapa Community Association Pavilion  
OCTOBER 18, 2023, 6:30 P.M. – 8:00 P.M.**

**Attendance:** 15 (signed in)

**DHHL:** Lillie Makaila (Planning Office and Project Manager), Rachel Kapule (Townscape, Inc., Consultant Project Manager), and Adam Strubeck (Townscape, Inc., Consultant)

**Handouts:**

1. Project Fact Sheet
2. Slideshow Presentation
3. Meeting Agenda
4. Community Vision and Values

**Presentation:**

Lillie Makaila opened the meeting with welina and introductions of the staff and consultants. She shared a brief introduction to the Regional Plan Update project and a summary of what was discussed in Beneficiary Consultation (BC) #1 that occurred on September 27, 2023. Lillie then facilitated a group discussion with all the attendees on the proposed community vision and values. Rachel Kapule made live revisions to the PowerPoint throughout the meeting based on input from the beneficiaries who attended the meeting.

**Discussion on Community Vision and Values:**

In BC #1, the Lillie shared the Kawaihae community's vision and values as established in the Ho'okumukapiko Plan, which was developed by the Kailapa Community Association in 2012. Participants were then asked to define what each value means to them and their community today. Based on those definitions, the following descriptions were developed by DHHL and their consultant, Townscape. BC #2 attendees provided feedback on the revised values and their definitions; additions made at BC #2 are reflected with underlined text and deletions are reflected with ~~crossed-out~~ text.

**VALUES**

- Ke Ola Pono: Life and Wellbeing
  - A healthy and thriving Kawaihae is one where ola (life) is paramount, and all aspects of wellbeing are pono. The physical, mental, emotional, and spiritual wellness of the homestead community in the region are cared for and balanced for keiki, 'ōpio, mākua and kūpuna.
- Noho Kupa 'Āina: Self-Sustaining

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- Kawaihae homesteaders live mauka to makai and are able to access all the necessary resources to be self-sustaining and have their ‘ohana’s needs met. The entire ahupua‘a of Kawaihae, extending out into the nearshore fisheries, is restored and stewarded using indigenous practices by the homestead for future generations. Restoration of Kawaihae means self-sufficiency, connectivity to place, equitable access to affordable water, and stewardship of land and ocean resources.
- Mālama ‘Āina - Resource Management
  - Resource management goes beyond just caring for the natural environment of Kawaihae, it encompasses the abundance of cultural and historic resources that help to create a thriving ahupua‘a. All resources will be cared for in the way of our kūpuna, and in doing so ancestral knowledge will be transferred from one generation to the next.
- Laulima - “Many Hands” Working Together
  - Kawaihae homesteaders will come together as a community alongside one another to achieve their vision for the future. Communication will be clear between one another. Accomplishing goals will be the focus. With the hard work and commitment of the many hands of the Kawaihae region, all dreams are possible.
- Ka ‘Imi Na‘auao: Seeking Enlightenment
  - A commitment to continually seek knowledge is vital to the long-term success of Kawaihae. Education and learning opportunities for all, from keiki to kūpuna must be accessible. Educational and support resources will be available to all who need them.
- Ka ‘Ike Hawai‘i: Ancestral Knowledge as the Foundation
  - Traditional Hawaiian knowledge (‘ike Hawai‘i) and ancestral knowledge (‘ike kūpuna) are the foundation of Kawaihae upon which all things can be built. Through the perpetuation of this ‘ike, Kawaihae and its people are grounded in culture, history, traditions and place and are able to better reach their goals for the future.
- ~~Piko: Providing for Kōhala~~
  - ~~The strength of one ahupua‘a can lift the entire moku to flourish. Kawaihae will serve as a piko for Kōhala, and will overflow with abundance to support the extended region. The Kailapa Pavilion will serve as an emergency shelter to protect all Kōhala residents during natural disasters. Food & water from Kawaihae will nourish the surrounding communities. The people of Kawaihae will share ‘ike with other kānaka in the moku to create a firm foundation steeped in traditional and ancestral knowledge.~~
  - *There was concern from the community that Kawaihae will not be able to provide for larger Kōhala. Kawaihae was traditionally never abundant in food or water. Therefore, the beneficiaries decided to remove Piko from the list of values.*

#### VISION

“Ehuehu i ka pono,” to “thrive in balance.”

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### Project Idea Discussion:

The following list of project ideas was presented to the attendees. Project ideas came from the priority projects identified in the 2010 Kawaihae Regional Plan as well as from suggestions made in BC #1. Attendees were asked if any of these project ideas should be changed or removed, or if other ideas should be added. The project ideas were not prioritized in the meeting. Voting for the top five priority projects opened one week after BC #1, on October 25, 2023. Additions made at BC #2 to the project list are reflected with underlined text and deletions are reflected with ~~crossed-out~~ text.

#### 1. ~~Improve Water Infrastructure – Wai Ola~~

Provide affordable potable water to ~~the Kailapa~~ Kawaihae homesteads, create affordable agricultural/irrigation water options for Kawaihae homesteaders, provide water for fire hazard mitigation for the safety of the Kawaihae homesteads, and continue to identify and develop new and alternative water sources in the region.

#### 2. ~~Kailapa Resource Center~~

The Resource Center will be located on the 14-acre parcel adjacent to the existing Kailapa Pavilion. It would provide a location for a preschool, a drop-off and pick-up area for school buses, ~~safe pedestrian shoreline access~~, health and wellness programs, a community garden, access to computers and printers, a sports/outdoor activities area, an outpatient clinic, a dumpster, and office space for staff from different government agencies to be able to visit and answer questions from the community. The 14-acre parcel could also include space for a future kūpuna housing project and a cemetery for the region.

#### ~~3. Kawaihae Water and Energy Research and Development~~

~~Identify and develop new water sources for potable water and/or irrigation water, identify different methods to capture and transmit rainfall, identify energy sources and development options, and determine the most feasible option and land for development of renewable energy.~~

*Portions of this project were combined with project #1 and project #8.*

#### 4. ~~Emergency Escape Route and Traffic Safety Measures~~

Increase safety in the homestead by providing a vehicular emergency escape route for homesteaders up mauka to Kōhala Mountain Road in the event of an emergency that cuts off access to ~~should Kalo'olo'o Drive 'Akoni Pule Hwy access be inaccessible.~~

Address safety hazards by implementing traffic calming measures such as speed bumps to mitigate speeding through the neighborhood.

#### ~~5. Traffic Calming Measures~~

~~Install traffic calming measures, such as speed bumps, in residential areas to mitigate speeding through the neighborhood.~~



*Combined with project #4.*

**6. Improve the Coastal and Marine Water at Pelekane Bay Resources in Kawaihae through Erosion Mitigation**

Restore the ahupua'a system concept of land and resource management in Kawaihae which uses indigenous knowledge for stewardship, conservation and restoration from a mauka to makai perspective. Restore the coastal and marine resources in Kawaihae from Pelekane to Kai'ōpae. Control wild ungulates in the mauka areas of Kawaihae to mitigate erosion and sedimentation. Support restoration efforts such as reforestation in Kawaihae Uka and fishpond restoration along the shoreline.

~~Identify potential allies and funding sources to restore the resources at Pelekane Bay and move forward with feasibility studies to examine different alternative strategies for improving marine water quality.~~

**7. Management and Maintenance of the Kawaihae Reinternment Site**

The reinternment site is a 5-acre permanent burial site that was established by DHHL in 1994 for any 'iwi that may be inadvertently discovered within the ahupua'a. Provide maintenance of the reinternment site to keep vegetation under control. Plant native trees at the site as a pilot project for reforestation of the ahupua'a.

**8. Safe Energy Upgrades**

Promote safety and self-sufficiency through upgrades to the energy infrastructure in Kawaihae, such as by undergrounding powerlines to mitigate the risk of wildfire and decrease power outages from high-winds. Provide clean energy initiatives for homesteaders in Kawaihae that are aligned with their vision and values.

**9. Kawaihae Bypass Highway Route**

Create a bypass roadway on DHHL land, mauka of 'Akoni Pule Highway, that begins just north of Kawaihae Harbor (across from the lighthouse) and connects to Queen Ka'ahumanu Highway.

~~Develop a highway that will be located south of the existing Kawaihae Road and will connect the Māmalahoa Highway with 'Akoni Pule Highway and Queen Ka'ahumanu Highway.~~

**10. Emergency Shelter**

~~Expand the capacity and services provided at the Kailapa Pavilion to serve as a shelter during natural disasters.~~

*Project was removed from the list.*

**11. Solar Farm**

~~Develop a solar farm to provide clean energy for Kawaihae.~~

*Incorporated in project #8.*

**12. Improve Ocean Access**

~~To allow residents to fish and gather from the ocean.~~

*Meeting attendees agreed that existing ocean access is sufficient for their current needs.*

#### **13. Reforestation**

~~Reforest ahupua'a with native trees to act as a windbreak and to reduce erosion.~~

*Included in project #6.*

#### **14. Cemetery and Old Folks Home**

~~Develop a cemetery and old folks homes in the community so that residents can stay in Kawaihae.~~

*Included in project #2.*

#### **Presentation (Next Steps):**

Lillie Makaila returned to the slideshow to share the next steps in the planning process for the Kawaihae Regional Plan Update. She informed the meeting attendees that the presentation and notes from the meeting will be posted on the DHHL website. She also announced that voting for the top five priority projects will open on October 25, 2023 and close on November 15, 2023. The next meeting date is not set; however, it is anticipated to occur in February 2024. The purpose of this meeting will be to present the Draft Regional Plan Update to the community.

#### **Questions from the attendees:**

- How does the Hawaiian Homes Commission decide which project to proceed with first?
  - *DHHL's response: the top five priority projects will not be ranked and will all be seen as priorities for the community. Additionally, not all projects will be the department's kuleana. The Regional Plan Update will identify project champions, which may include other State, County, or private entities.*
- What if the community only presented one (1) priority project in the final Regional Plan?
  - *DHHL's response: if only one project is presented, this may be a concern for the Commission since only 15 Kawaihae beneficiaries would have selected this project in tonight's meeting and no additional voting would've occurred.*
- When will the Regional Plan be updated again?
  - *DHHL's response: Regional plans typically have a 5-year timeframe. It helps if beneficiaries attend a commission meeting and say there's a need for an update.*

The meeting was adjourned at 8:45pm.

STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

February 20-21, 2024

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew Choy, Planning Program Manager

From: Lillie Makaila, Planner *lkjm*

Subject: For Information Only - Status Update on Plan  
Implementation in the 'Ewa Moku Region

Recommended Action

None; for information only.

Background

By request of the Chairman, the Planning Office provides the Hawaiian Homes Commission (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 February 2024, the Planning Office will be providing an update on the DHHL plans related to the 'Ewa Moku Region, O'ahu.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

*O'ahu Island Plan Policies Related to Kapolei*

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 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 2014 OIP identifies the following land use designations and acreage amounts for Kapolei, East Kapolei & Kalaeloa.

2014 O’ahu Island Plan

2014 O’ahu Island Plan Land Use Designation (LUD)	Kapolei, East Kapolei & Kalaeloa (acres)	Percent of LUD In Kapolei Region	Percent of LUD on O’ahu
Special District	0	0	-
Conservation	0	0	-
General Agriculture	0	0	-
Residential	345	34%	21%
Pastoral	0	0	-
Subsistence Agriculture	0	0	-
Supplemental Agriculture	0	0	-
Industrial	550	54%	81%
Community Use	35	4%	11%
Commercial	80	8%	84%
TOTALS	1,010	100%	15%

*O’ahu Island Plan Implementation Status*

Since its adoption in July 2014, no suggested land use amendments or updates to the Kapolei region have been made to the OIP. The plan acknowledges that Kapolei has been DHHL’s focus for the development of new homesteads on O’ahu, which includes the following:

- 1) Malu’ohai is the first homestead to be built in the Kapolei Region and consists of 226 lots developed on approximately 37 acres of land. Of the 226 homesteads in Malu’ohai, 70 were built as a part of the Kapolei Ho’olimalima Rent with the Option to Purchase Project and construction was completed in 2002. As of January 2018, all the homes in Ho’olimalima have been converted to homeownership. The remaining 156 homestead lots in Malu’ohai are a mix of 111 turnkey which were completed in 2002 and 45 self-help homes which were completed in 2004.

- 2) Kaupe'a is the second homestead in the Kapolei Region and includes 326 turnkey homes that were constructed in three phases on 52 acres. Construction was completed in 2008.
- 3) Kānehili is the third homestead developed in Kapolei and is located on 92 acres and includes 404 homestead residential lots, the DHHL offices, fire station and commercial parcels. The homestead includes total of 375 turnkey houses, 24 self-help or owner-builder houses, three owner-builder lots in progress, and two residential vacant lots.
- 4) Ka'uluokaha'i is the fourth homestead to be developed in the Kapolei Region and the name of the East Kapolei master planned community. Increment IIB is the first phase and includes 139 turn-key homes that have been completed and occupied and 21 vacant lots selected by owner-builders which are in various stages of progress. A planned elementary school will be built to the east of Increment IIB. The first phase of the middle school, located to the west of the increment, has been completed and is currently open for classes. Additional homestead development is planned for the surrounding DHHL lands. It is expected that approximately 1,000 single-family residential lots and 500 multi-family rental units for DHHL beneficiaries will be completed at full build-out.

A portion of land in Kapolei is designated as commercial because of its location within an avigation easement from Kalaeloa Airport that restricts residential development density. Approximately 65 acres of land has been leased to DeBartolo for Ka Makana Ali'i, a regional shopping center that opened in October 2016. In addition to land designated for commercial use, a significant portion of land within Kalaeloa has been identified as industrial based on proximity to the active airfield.

*OIP Priority for Homestead Development - Current DHHL initiatives in the 'Ewa Moku Region:*

The need to pursue homestead development is flagged as the highest priority in the 2014 OIP. The OIP notes that Kapolei and Waimānalo are the two priority areas for residential development. The OIP also recommends that DHHL acquire additional lands on O'ahu to address the needs of the waiting list.

DHHL recently acquired two (2) parcels of land in the 'Ewa Moku, totaling 89 acres, and initiated a rehabilitation project. See Exhibit A.

1) 80-acre parcel, 'Ewa Beach:



'Ewa Beach, 80-acre parcel

In 2020, DHHL received a Notice of Availability from the General Services Administration for a land parcel in 'Ewa Beach, O'ahu. The approximately 80-acre property was the former location of the Pacific Tsunami Warning Center and the surplus lands were made available to the Department through the Hawaiian Home Lands Recovery Act. Staff commenced due diligence studies on the property to investigate the parcel's potential to develop and deliver homesteads to beneficiaries, and presented it as an information item at the July 2020 HHC meeting. At the HHC's August 2020 meeting, staff presented the offer as an action item and the Commission authorized its Chairman to select the property. In February 2021, the U.S. Department of the Interior, Office of Native Hawaiian Relations and DHHL jointly conducted a beneficiary consultation meeting and a 30-day online survey to seek input and comments on the potential transfer. The majority of the survey respondents, 73%, supported the conveyance of the parcel to

DHHL. The parcel was conveyed via quitclaim deed in July 2021.

In Fall 2022, DHHL staff from the Planning Office, Land Development Division and NAHASDA commenced on the 'Ewa Beach Homestead Project, Master Plan and Environmental Assessment. The project plans were presented as an information item to the Commission in November 2022. In 2023 to current DHHL completed:

- Due diligence studies on sea-level rise, extent and intensity of existing flooding and drainage onsite
- Draft Archaeological Literature Review and Field Inspection
- Identified potential land use plan alternatives for the site based on the due diligence studies

DHHL will be conducting a survey of O'ahu waitlist applicants in March 2024 to get their feedback and input on land use alternatives that were developed. Beneficiary feedback will inform DHHL decision to pursue going forward. In addition to the survey, DHHL will be conducting one additional beneficiary consultation and meeting with the larger Ewa Beach community before finalizing the plan and environmental assessment.



2) 9-acre parcel (Kaupē'a Phase 2), Kapolei:



**Kaupē'a Phase 2, 9-acre parcel**

In January 2022, the Hawai'i Housing Finance and Development Corporation (HHFDC) met with DHHL to discuss their agency's proposed Request for Proposal to develop affordable housing on their approximately 9-acre parcel that is adjacent to Kaupē'a. DHHL expressed a desire to acquire the vacant parcel to develop homes for its beneficiaries and the idea was amenable to both agencies. On May 16, 2022, the potential acquisition was presented as an information item at the HHC meeting and in July 2022 the Commission approved a HHFDC/DHHL Memorandum of Understanding to acquire the property. The conveyance was completed in December 2022. The Kaupē'a Phase II Request for Proposals was completed and a developer was selected to develop the infrastructure and houses.

3) Yorktown Rehabilitation Project:



**Kalaeloa Yorktown Rehabilitation Project**

DHHL is proposing to rehabilitate an existing former military personnel quarters at the corner of Yorktown and Enterprise Avenues on DHHL land in Kalaeloa, O'ahu. The building currently has 20 units that are either vacant or are used as office space. DHHL's intent is to rehabilitate 18 of the units for use as temporary transitional housing for homeless native Hawaiian beneficiaries that are on DHHL's applicant wait lists. These beneficiaries would not be removed from the applicant Waiting List if they accept this temporary housing. It is an opportunity for DHHL to assist beneficiaries that are not currently positioned to accept a lease award. This is not a long-term housing solution for these beneficiaries, but rather an opportunity to have safe and secure housing as they transition into a more permanent housing solution.

DHHL held a beneficiary informational meeting on August 23, 2022 to provide an overview about the proposed project and receive beneficiary input. DHHL will select a contractor through a Request for Proposal procurement process in early 2023.

Yorktown is closing in on the 100% design drawings due at the end of the month. The timeframe to complete the

build of the project has been extended to January 2025 as we have added PV over the parking lot to supplement the electricity utilization within the building and not rely solely on the NAVFAC electricity until HECO pulls their cables down Enterprise Street. The addition of the PV has increased the initial cost of the project but will be an asset in the long-run.

### *2022 Kapolei Regional Plan Update*

The regional plan gives beneficiaries within the region an opportunity to have a voice in planning for their future and helps to ensure that they are an integral part of the solutions to the issues that they have identified.

The process to update the 2010 Kapolei Regional Plan Update commenced in October 2020. Due to the COVID-19 pandemic, the planning process was conducted through virtual means to ensure compliance with health and safety rules and guidelines. Using the virtual platform Zoom, DHHL held meetings with homestead association leaders, community organizations, stakeholders and agencies. Beneficiary Consultations were conducted in December 2020, May 2021 and December 2021. The Kapolei Regional Plan Update (Kapolei RPU) was approved by the HHC in March 2022.

The beneficiary consultation process includes a process for beneficiaries to revisit and revise their Vision Statement. This statement provides a unified direction for homestead, DHHL and Commission actions in Kapolei. The vision statement is as follows:

*“From the Pu‘u in the uplands to the shores of Kualaka‘i, Kapolei is a growing region that looks to its history, mo‘olelo, ‘āina and kūpuna to build a strong foundation for our Hawaiian homestead communities. Kānaka embrace the area’s rugged climate and terrain, which motivates them to be resilient and self-sufficient. The wahi pana and kīpuka of this place are celebrated and stewarded for future generations.”*

2022 Kapolei RPU Priority Projects

The following table describes each of the five (5) Priority Projects, action steps identified and the required resources.

Priority Project	Action Steps	Required Resources/ Status
<b>Provide More Options for Quality Telecommunications Service to Homesteads</b>	<ul style="list-style-type: none"> <li>• Document service issues</li> <li>• Participate in meetings and consultations</li> </ul>	<ul style="list-style-type: none"> <li>• Assistance and coordination as needed</li> <li>• In January 2022, DHHL notified their lessees that current Sandwich Isles Communications customers may now choose to use their existing service or select services from other providers.</li> </ul>
<b>Create More Open Spaces, Park Spaces, and Recreation Spaces to support the Homestead Community</b>	<ul style="list-style-type: none"> <li>• Community partnership with DHHL for open space/park development</li> <li>• Request for Right of Entry permit for due diligence studies</li> <li>• Master/Special Area Plan &amp; HRS Chapter 343 Compliance</li> <li>• Issuance of Finding of No Significant Impact (FONSI)</li> <li>• Long-term disposition</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Operation &amp; Maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• HHC Approval</li> <li>• Kānehili Community Association (KCA) park Phase I opened for use in July 2020. Three (3) community workshops for Phase II have been completed. KCA is fundraising for Phase II permitting and construction and received a Project Implementation \$100,000 DHHL grant in December 2022. Other fundraising efforts are ongoing.</li> <li>• Kaupe‘a Phase II development is planned to include area for a small park space to serve the community.</li> </ul>
<b>Create a Kūpuna Living Community</b>	<ul style="list-style-type: none"> <li>• Identify potential locations</li> <li>• Due diligence studies</li> <li>• Master/Special Area Plan &amp; HRS Chapter 343 Compliance</li> <li>• Issuance of Finding of No Significant Impact (FONSI)</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Operation &amp; Maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• HHC Approval</li> <li>• Status: no action.</li> </ul>

<p><b>Support the Heritage Center and Community Commercial Development</b></p>	<ul style="list-style-type: none"> <li>• Completion of Ho’omaka Marketplace for revenue generation</li> <li>• Permitting</li> <li>• Design &amp; Construction</li> <li>• Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• A groundbreaking ceremony for the Ho’omaka Marketplace occurred in June 2022. A ribbon cutting ceremony took place on November 2023.</li> <li>• On Nov. 30, 7Eleven and hele gas station opened to the public. On Dec. 8, Chick-Fil-A opened to the public. On Dec. 10, Longs Store opened to the public.</li> <li>• Phase IV of Ho’omaka Marketplace is currently under development &amp; in the permitting phase. The eleemosynary space for KCDC is expected to be complete June 2025.</li> <li>• The Kapolei Heritage Center is currently in planning &amp; design for Phases II &amp; III. KCDC is seeking funding to support this phase to launch a capital campaign. They have applied for various funding opportunities including responding to the recent DHHL grant opportunity.</li> <li>• As a part of the 2018 Puwalu \$2.5M was set aside to assist with construction of the parking lot at the Kapolei Heritage Center. KCDC is seeking those funds to ensure that Phases II &amp; III construction can be done in tandem with construction of the parking lot.</li> <li>• KCDC is seeking authorization to master plan the Kipuka in conjunction with plans for Phases II and III. KCDC currently occupies pads #4 &amp; 5 and would like a chance to expand its programs and services to better coordinate and serve the homestead Communities.</li> </ul>
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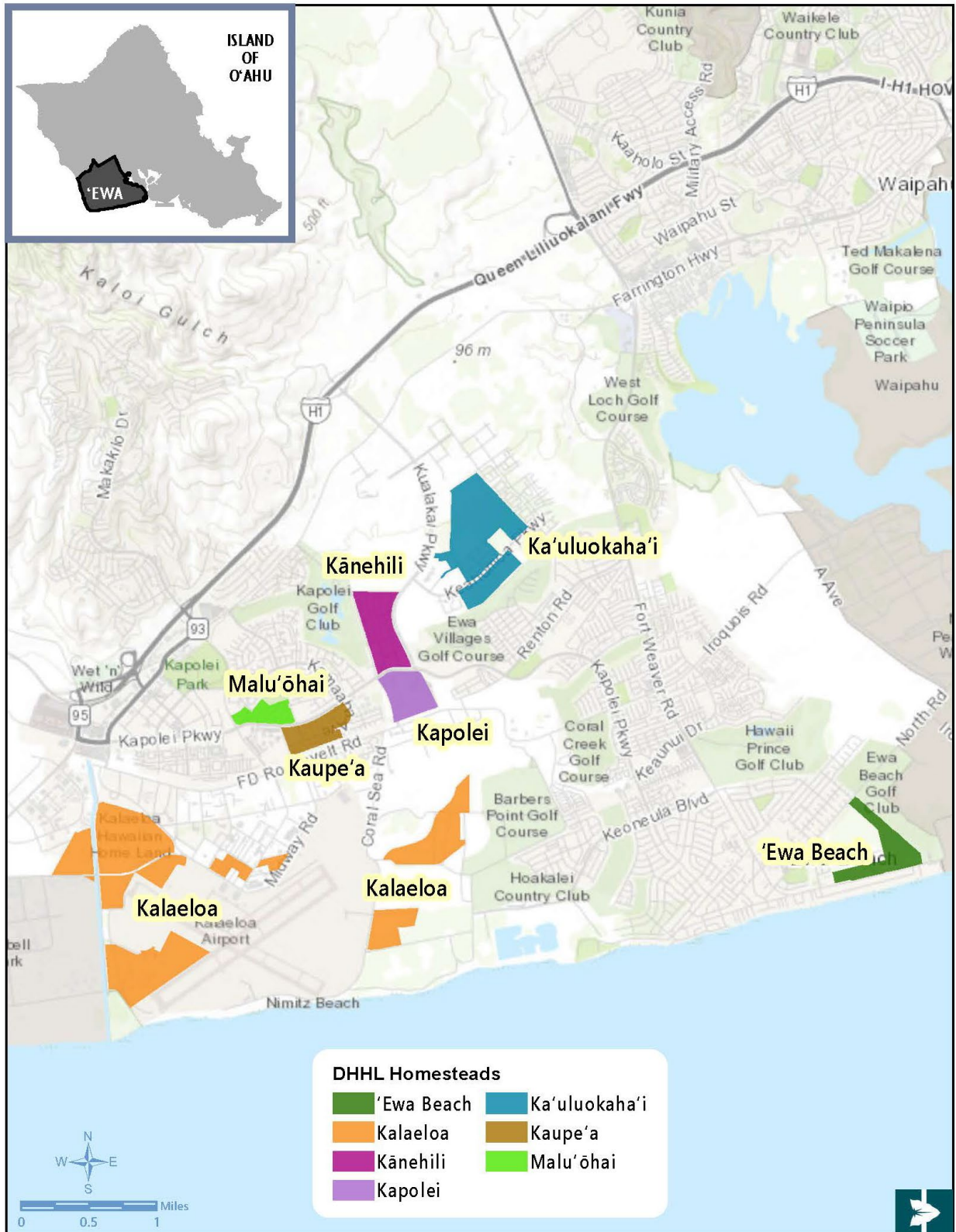
<p><b>Support the Development of a Hawaiian-Focus School/Hawaiian Immersion School</b></p>	<ul style="list-style-type: none"> <li>• Partner with DHHL, City &amp; State agencies, other organizations</li> <li>• Identify potential locations</li> <li>• Secure site control</li> <li>• Planning &amp; Permitting</li> <li>• Design &amp; Construction</li> <li>• Program implementation</li> <li>• Operation &amp; Maintenance</li> <li>• Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>• Technical Assistance</li> <li>• Funding (Planning, Design &amp; Construction)</li> <li>• Keiki o ‘Āina has a portable building and received an Early Childhood Education Block Grant to provide free preschool programming with culture-based curriculum. They are seeking a site to locate the preschool in the vicinity of the homesteads. They recently attended a Kānehili Community Association meeting to discuss potential locations.</li> </ul>
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Recommendation

None; for information only.



DHHL 'Ewa Moku Land Holdings  
February 2024





**HAWAIIAN HOMES COMMISSION  
FEBRUARY 20 & 21, 2024**

**J – ITEMS  
REQUESTS TO ADDRESS THE  
COMMISSION**

Hawaiian Homes Commission Meeting  
February 21, 2024  
J Agenda

- J-1 Irene Kaahanui and Judy Caparida – Molokai Concerns
- J-2 Ainaaloha Ioane – Wastewater
- J-3 Randy Akau – Various Concerns
- J-4 Lillian Kaeha -Panaewa Hawaiian Home Land Community Association
- J-5 Iwalani McBrayer – Kaupea Hawaiian Homestead Association
- J-6 Kainoa MacDonald -SCHHA Disaster Relief Team - Maui Wildfires Recovery Efforts Update
- J-7 Patty Teruya Kahanamoku – Various Concerns
- J-8 Germaine Meyers – Various Concerns
- J-9 Homelani Schaedel - Maluohai
- J-10 Sonny Del Toro – Kapolei Beneficiary Concerns
- J-11 Kekoa Enomoto – Paupena Community Development Corporation
- J-12 Princeslehuanani Kumaewakainakaleomomona – Waitlist and Kahikinui
- J-13 De Mont Manaole – Various Concerns
- J-14 Lily Napoelon – Naiwa Agriculture Subdivision Alliance
- J-15 Al Hee – Telecommunications
- J-16 Bo Kahui - Lai Opua
- J-17 Kauai Almeida – Panaewa Hawaiian Home Lands Community Association
- J-18 Allen Cardines – Nanakuli Neighborhood Watch
- J-19 Princess Makaahoa - DHHL Waitlist
- J-20 Jojo Tanimoto – Kawaihae Issues
- J-21 Liko Wallace – Hui Ho'okahua Molokai -Malama Cultural Park
- J-22 Nakoolani Warrington – Beneficiary Concerns
- J-23 Donna Sterling – Kahikinui Concerns
- J-24 Guy Gasper, Debra Import, Larry Yamasaki – Beneficiary Concerns
- J-25 Maxine Kahaulelio – Lease Concerns
- J-26 Robin Kealiinohomoku – Housing for Maui Beneficiaries
- J-27 Orrin Kupau – Experience as a Waitlister

**J-1**

**From:** [Irene Kaahanui](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL]  
**Date:** Saturday, February 03, 2024 2:26:59 AM

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Hui Leah

Has the Kupuna Veterans been added on to the J àgendà? Judy Caparida, Veterans spouse deceased/ Irene Kaahanui, Veteran. Requested thru Juan Garcia. Very important, Leah.. Sure love and Miss you.

**From:** [MAHA INC](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] February J Agenda  
**Date:** Wednesday, January 31, 2024 7:59:03 PM

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Aloha Leah,

I wanted to confirm that I am on the J Agenda for February?

Mahalo nui  
Aina Ioane

**From:** [K D](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#); [Eli, Stacelynn K](#)  
**Subject:** Re: [EXTERNAL] Re: J Agenda, HHC Meeting 11/21/23  
**Date:** Tuesday, January 23, 2024 10:56:45 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Aloha Leah,

Please sign me up for the February 2024, "J" Agenda under various issues.

Mahalo,

Randy Akau  
Lessee, Kanehili CA

On Thu, Dec 7, 2023 at 2:48 PM Burrows-Nuuanu, Leatrice W <[leatrice.w.burrows-nuuanu@hawaii.gov](mailto:leatrice.w.burrows-nuuanu@hawaii.gov)> wrote:

Will do, thanks!

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**To:** Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov>  
**Subject:** New submission from Submit J-Agenda Testimony

**J-4**

**Name**

Lillian Kaeha

**Email**

[phhlca@aol.com](mailto:phhlca@aol.com)

**Message**

The wellbeing of the original Pana'ewa Hawaiian Home Lands Community Association (PHHLCA) to include its programs for Pana'ewa residents. We will update the commission with review and renewal of visions provided by homesteaders.

Mahalo, Lillian "Nani" Kaeha

## J-6 & J-7

**From:** [Kainoa Lei MacDonald](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Cc:** [Iwalani McBrayer](#); [Kainoa Lei](#)  
**Subject:** Re: [EXTERNAL] February 2024 HHC J Agenda Request  
**Date:** Saturday, January 20, 2024 11:35:26 PM

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Aloha Leah!

I wanted to follow up on both Iwalani & I speaking on J agenda for Feb. for the Maui Disaster Recovery Efforts.

We await your confirmation.

*Kainoa Lei MacDonald*  
*SCHHA Maui/Lana'i MokuPuni Council*  
*Association of Hawaiians for Homestead Lands (AHHL) MokuHonu Director*  
(808) 419-8646 Direct  
Email: [808divergentgroup@gmail.com](mailto:808divergentgroup@gmail.com)  
*~ Dedicated to Ending The Hawaiian Homes Waiting List*

On Mon, Jan 8, 2024 at 11:16 AM Kainoa Lei MacDonald <[808divergentgroup@gmail.com](mailto:808divergentgroup@gmail.com)> wrote:





Summary Report of the  
Hana Hou AHHL Waitlist Petition

Respectfully Opposing for a Second Time  
Hawaiian Home Land Resources of \$27.4M  
to Purchase the Waipouli Apartment Complex

January 26, 2024  
Hawaiian Homes Commission Special Meeting

This report summarizes over 250 pieces of opposition testimony received by the AHHL Waitlist Homestead Beneficiary Association, filed with the Hawaiian Homes Commission on January 26, 2024. This is the second time in 10 days Hawaii citizens defined in the Hawaii Constitution and the federal Hawaiian Homes Commission Act of 1920 (HHCA), have stood against the Governor Green Administration proposal to divert resources totaling \$27.4M away from the mission of its State agency, the Department of Hawaiian Home Lands (DHHL).

Instead of issuing homestead lots to the 29,000 on the Waitlist for a Hawaiian Home Lands award, the State DHHL is seeking to purchase the Waipouli 82-unit apartment complex located on Kauai, which will result in evictions of existing tenants to replace them with aging Waitlist Hawaiians. Opposition is deafening, against spending a single dollar on “rent to own” schemes – calling on the Green Administration to live up to his promise to be loyal to the HHCA, to issue homestead lot awards.

On January 16, 2024, the proposal was voted down through a 5-4 vote of the Hawaiian Homes Commission.

- Jan 16 - 5 Opposed:** Randy Awo, Maui  
Zachary Helm, Molokai  
Michael Kaleikini, East Hawaii
- Dennis Neves, Kauai  
Sanoe Marfil, Oahu
- Jan 16 - 4 Supported:** Kali Watson, At Large Chair  
Makai Freitas, West Hawaii
- Pauline Namuo, Oahu  
Walter Kaneakua, Oahu

On January 26, 2024, the Governor Green Administration called for a second meeting of the Commission to attempt to turn any one of the 5 opposition votes, to support the State DHHL apartment complex proposal. After a 6.5-hour meeting, the Governor Green Administration achieved its intended reversal, with Commission votes as follows:

- Jan 26 – 1 Absent** Sanoe Marfil, Oahu
- Jan 26 – 3 Opposed** Randy Awo, Maui  
Zachary Helm, Molokai
- Dennis Neves, Kauai
- Jan 26 – 5 Supported** Kali Watson, At Large Chair  
Makai Freitas, West Hawaii  
Michael Kaleikini, East Hawaii
- Pauline Namuo, Oahu  
Walter Kaneakua, Oahu

The State DHHL was successful in switching the vote of Commissioner **Michael Kaleikini**, East Hawaii from Opposed on January 16, 2024, to Supported on January 26, 2024, without explanation by Mr. Kaleikini.

Special mahalo to Commissioner **Randy Awo** of Maui, Commissioner **Dennis Neves** of Kauai, and Commissioner **Zachary Helm** of Molokai, for leading the opposition so eloquently, articulating the obvious misuse of Beneficiary resources on the high-end and expensive apartment purchase which the State DHHL’s own 2020 Survey clearly shows, native Hawaiians do not want. It is notable, all three of these Commissioners, as well as Commissioner **Sanoe Marfil** of Oahu that opposed the measure on January 16, 2024 are HHCA Beneficiaries themselves, understanding deeply the impact on native Hawaiians enrolled under the HHCA, and respecting Beneficiary and HBA constituent expertise.

AHHL is a Homestead Beneficiary Association founded in 2008 dedicated to Ending the Hawaiian Home Lands Waitlist of 29,000 native Hawaiians enrolled for a Residential, Farming or Ranching Homestead

While the people spoke broadly, in person and on zoom at the hearing, with near complete opposition, the politics of the State DHHL overturned the January 16, 2024 decision.

### **Basic Components of the State DHHL Request for \$27.4M**

Following are the core components of the State DHHL request to the Hawaiian Homes Commission:

1. Requests the diversion of \$25M in federal grant funds in HHCA Beneficiary resources to purchase a \$44M rental apartment asset of 82 apartments on the island of Kauai, instead of dedicating these funds to the issuance of homestead lots and directly supporting the building of homes by native Hawaiians.
2. Requests the diversion of an additional \$2.4M to hire staff and consultants to package a Low-Income Housing Tax Credit (LIHTC) application toward the asset purchase due in February 2024.
3. Once acquired, to achieve the State DHHL plan, evict the current occupants of the complex to rent the apartments to Waitlist individuals for 15 years, at which time, an opportunity would be available to obtain a mortgage to purchase and own the apartment or condominium unit.

It is deeply troubling, yet not surprising, that the State DHHL failed in any reasonable effort to be transparent with members of its own governing body, the Hawaiian Homes Commission, as well as native Hawaiian citizens it is obligated to serve. The proposal was released the day before the January 16, 2024 Commission meeting, consisting of over 90 pages imbedded in a 449-page Commission packet.

### **AHHL Waitlist HBA Basis of Opposition**

The AHHL Waitlist HBA, representing the interests of native Hawaiians on the Waitlist opposed the original January 16, 2024 proposal, and again, opposed the January 26, 2024 resubmission. Opposition is concentrated in three common-sense categories:

1. **Proposal is Off HHCA Mission.** The proposal does NOT result in a single issuance of a homestead lot to the State Waitlist of 29,000 native Hawaiians, the highest purpose and mission of the State DHHL. It directs HHCA Beneficiary resources to rental housing with the intent of renting units to Waitlist Beneficiaries, and after 15 years, providing an opportunity to complete a purchase of a condominium.

*We remind, the mission of the HHCA is to develop and issue homestead lots for residential, farming and ranching purposes. The expectation has not changed, that this and every Governor must be loyal to the HHCA mission.*

2. **Proposal is Poor Investment of Beneficiary Resources.** The proposal requests \$25M in NAHASDA funding, intended to support low-income native Hawaiians on Hawaiian Home Lands, and another \$2.4M to complete a LIHTC application. Testimonies abound on the spending of limited resources away from the core mission of the HHCA – the issuance of homestead lots and directing the NAHASDA funds to supporting low-income Waitlist individuals to build vertical homes they own, on their lot award.

*We encourage more relevant public agencies, like the County of Kauai or the State of Hawaii public housing agency, or DBEDT to spend \$25M in its resources to acquire the project for affordable and workforce housing, avoid evictions and increase access to affordable rentals on the island for all*

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*citizens, including native Hawaiians. It is unnecessary to deplete the coffers of native Hawaiians, which continue to wait for a lot award on Hawaiian Home Lands.*

- 3. Proposal is an Expensive Property with Insufficient Financial Analysis.** The proposal is the acquisition and renovation costs of Waipouli at just under \$60M or \$732,000 per unit on average, against an appraised value of \$44M. It's an extremely expensive property, hence the State DHHL request to divert \$25M in Beneficiary NAHASDA grant funds toward its purchase.

The State DHHL Appraisal indicates the highest and best use supporting the \$44M valuation is to convert the 82 units to condominiums, for sale, documenting price points of \$600k for a one bedroom, \$750k for a two-bedroom and \$880k for a 3 bedroom.

Presently, Waipouli is operated as a rental project, where the State DHHL Appraisal discloses operating costs at \$1.2M. Total rental revenues annually are \$2.4M due to the rent levels of \$2,050 to \$2,250 for the 20 one-bedroom units, \$2,350 to \$2,550 for the 42 two-bedroom units and \$2,250 to \$2,750 for the 20 three-bedroom units. Even if the State DHHL subsidized the purchase price with our grant funds, it has yet to disclose how it will lower rents to affordable rental rates that are sufficient to cover the operating costs, year over year.

In summary, the State DHHL went from a proposal to acquire an expensive apartment complex for strictly kupuna housing rentals in partnership with new start up nonprofit affiliates and within 10 days, changed the proposal to instead purchase the property for a "rent to own" approach to the Waitlist.

*The resources the State DHHL manages on our behalf as HHCA Beneficiaries deserves far greater analysis, and inclusion of Homestead Beneficiary Associations (HBAs) before anything of this financial magnitude spends resources we prioritize to support homestead lot disposition over apartments.*

### Excerpts from State DHHL Website

The AHHL Waitlist HBA has been confounded by the State DHHL efforts to push tens of millions of dollars of Beneficiary resources to "rent to own" and/or apartment living for those of us on the Waitlist. It is in direct conflict with the HHCA, but also the State DHHL's own messaging:

Excerpt from State DHHL Website: *"The Hawaiian Homes Commission Act intended to return native Hawaiians to the land, while encouraging them to become self-sufficient homesteaders on leased parcels of land."*



**The Citizen Prince**

March 26, 1871 – January 7, 1922

*"After extensive investigation and survey... ..it was found that the only method in which to rehabilitate the race was to place them (native Hawaiians) back upon the soil,"*

*Prince Jonah Kūhīō, a Congressional Delegate of the Territory of Hawaii, wrote to U.S. Senators before the passage of the Act.*

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### **Sampling of the Hana Hou Aole Petition Testimonies**

The AHHL Waitlist HBA published a sampling report of the 130+ Petition Testimonies received in less than 5 hours in opposition to the January 16, 2024 agenda item on this project.

This summary is provided on the 250+ Hana Hou Petition Testimonies received in opposition on the second attempt on January 26, 2024. The AHHL Waitlist Petition seeks solutions as follows:

1. *Do NOT spend \$25M of our NAHASDA funds to put us in a rental apartment. Spend our resources to issue homestead lots, not apartments.*
2. *Governor Green and DHHL Director Watson must focus every penny of every resource available at DHHL to the mission of the HHCA, do not be sidetracked. Issue homestead lots not apartments.*
3. *Do NOT buy an apartment complex on Kauai that will evict 82 Kauai citizens in the middle of a housing crisis, just to place us in them as renters. Issue homestead lots, not apartments.*

Hano Hou Petition Testifiers signed their names, gave email addresses, hail from every island and some from the continent. Following is a sampling of just 55 comments out of the 250+ Hana Hou Petition Testimonies:

1. *HEWA LOA! Where is Governor Green?! Senator Schatz? Why doing this to us?*
2. *The purpose of Department of Hawaiian Home Lands is to provide Hawaiians with LAND! It's in the name! The purpose is to have land to homestead, allow Hawaiians that connection with aina and be able to work to sustain ourselves!*
3. *Do not evict Kauai citizens to put beneficiaries in it as renters. Issue homestead lots not apartments.*
4. *Gov Green and Director Watson, please direct all funds and resources to the mission of The HHCA. Do not put our kupunas in rentals. Put them back on land.*
5. *Stop the oppressive tactics !*
6. *The Act promised Hawaiians land to live off of, and they have been let down for far too long. Apartments would be a shameful and unintended waste of these funds.*
7. *The display of political underhandedness, government is rotten.*
8. *It is ridiculous to keep up this facade of caring about Kānaka by exploiting them in this manner. Kānaka needs land and land needs kānaka. Stop creating generational trauma by imprisoning kānaka in rentals.*
9. *Fulfill the duty and obligation of DHHL and its only purpose, which is to put the Hawaiian people back on the 'āina. My mother died waiting on the list to get pastoral land. And now I am not able to succeed her and the 'āina owed to her because she died before she got hers and I'm 5% less than 50. Do what's right. We don't need apartments, we need the 'āina.*
10. *Aloha, I am Kuuipoonālanī Melani Estoy, and I am the granddaughter of a waitlisted kupuna that has already passed on. Her name was Lorraine Ah-yo of Pahoa, Puna. My mother Ramona Estoy now 62yrs strong is also on the wait list. Both applied at the age of 18 years old. When I turned 18 my hope was to also apply but I was warned I might end up on the wait list like many others. Please have the kupuna in mind when making your decision. Me ke aloha nui.*

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11. *Hawaiian homestead land was not established by Kuhio to simply house Hawaiians. Kuhio seen his people dying and landless. It was established to give Hawaiians a homestead where they can be self-sufficient, sustainable and to be able to pass that privilege and culture down for generations. Shame on you for continuing to displace Hawaiians from their land by putting us in apartments. Hewa loa! Foreigners should be the ones being put in apartments and the 'aina should be available for the kanaka to ola & malama! What a senseless proposal!*
12. *How dare they try to offer Kanaka apartments!!! I was so offended when I got that survey. All this land that they're leasing out to other entities give it to the HAWAIIAN.!!! we have to take our land back!!! I've been waiting for The Last over 20 years!!! I'm so angry. We are too nice to them.*
13. *Give the Hawaiian people their land now.*
14. *No apartments homestead land or lots to build houses we want to be homeowners not apartments owners there's a big difference between both*
15. *Apartments won't grow us food*
16. *I've been on the waitlist for many years and am from Niihau waiting for land to be available for my keiki. I am 78 years old, and almost passed away last year from a heart attack. How much longer do I have to wait? Till I make?! Shame on you DHHL for having us kupuna wait so long on the list then only offer us an apartment while you hold out on vacant land. Stop selling all our land off to investors so we can get back onto it!*
17. *Both of my parents passed away waiting for their opportunity... it's been well over 40 years! Issue homestead lots not apartments!*
18. *Well said in the announcement of the "waitlist organizations" petition. I oppose the proposal and the US Federal and State governments management styles with an authoritarian attitude and nature that contradicts the U.S. of America's Public Law doctrines!*
19. *I have been waiting over 3 decades to be awarded an estate so I can farm, take care of my livestock and Malama and Aloha 'aina. I DO NOT support getting rentals to house waiting list homesteaders. Do what's right and fair for the Indigenous kanaka maoli of this 'aina!*
20. *Do in righteousness. Prince Kuhio 's legacy is to PUT OUR PEOPLE ON THE LAND. OUR QUEEN SAID TO STANDFAST.*
21. *I strongly object to the Dept. Of Hawaiian Homes using any of our NAHASDA monies to buy property that would not only kick out 80+ tenants, and offer tiny boxes to whomever, but Not put a single wait lister on the 'Aina!*
22. *No rental apartments for Leasee just household lots!*
23. *Give us what we are rightfully entitled too and help by spending it on improvements to those lands, not five, ten, or 20yrs down the road but soon. My sister waited 58 yrs and still waiting. Our people suffered many hard times with looking for a place to set themselves in, all the while they could have been living in a home and could have had the opportunity to live sustainably.*
24. *Do what the trust says to do. Don't deviate and allow Hawaiians to own a home.*

25. *I live in Ka'u on the south of Hawaii island. I have been on the waitlist for 36 years. I oppose renting after waiting for more than half of my lifetime. I want to leave successorship to my keiki or moopuna*
26. *I am in opposition to buying an apartment complex with the idea of rent to own in the future. I prefer DHHL using monies for infrastructure and rewarding current wait listers with their own leased lots.*
27. *How dare the state wants to steal money from us poor Hawaiians again. So sad.*
28. *Use DHHL funds to create Home OWNERSHIP!*
29. *Use the money for what it was intended! Let the Hawaiians get on their own land to build their private homes.*
30. *Democrats continue to steal and have no care for the Hawaiian People as a race or a community*
31. *We witnessed the deceit and chaos around the deferred interest rent-with-option-to buy program that DHHL implemented in partnership with Ikaika Property Managers in Kona on the Big Island. The tenants and their homes are neglected and abandoned by the property management team with Ikaika and DHHL does nothing. The urgency to chip away at the waitlist list has led to decisions being made in haste. The impacts of those decisions are everlasting. A'ole to more hasty decisions that compromise our right to homestead living.*
32. *As President of Kamiloloa-One Ali'i Homesteaders Association, we vehemently oppose the use of DHHL funding to purchase apartment or condominium rental units for those on the wait list, but rather encourage the department to open up actual lots for our people to be able to choose the best place and lifestyle for themselves, and not be forced to 'take what get' and live like sardines in a complex. Rental appartments or condominiums are NOT acceptable!!*
33. *I totally oppose using the monies to buy rental property. Put the Hawaiians on their own land where they can build/own their own home.*
34. *I am opposed to this proposed project. The Hawaiian Homes Comission Act promised land awards for the Hawaiian people to be rehabilitated & prosper. It promises house lots, farm lots, pasture lands, aquaculture areas, and commercial business land for Hawaiian beneficiaries. Rent to own apartments do not align with what was promised to our people in the Hawaiian Homes Commission Act.*
35. *I am strongly opposed to this proposed use of our funds. Give us our land. I am a Kauai kupuna on the waitlist for 63 years. I do not want an apartment to rent. Award Hawaiians our land as promised in the HHCA, pastures, house lots, agricultural lands.*
36. *Use money to give funds to wait list or lessee to build on their vacant lots.*
37. *Make qualifying to get money for low/lower income or those with hardly any savings or with debts to be able to get NAHASDA funds.*
38. *This is not right! Aole'*
39. *No apartment rental awards. Only land*
40. *This is so terrible another way to oppress the Hawaiian people! Aole pono to purchasing the Kauai apartment bldg!!*



41. *Hewa ! I hope this reaches our Senators in Washington.*
42. *Make everyday's number 1 priority to get native Hawaiian families off the waitlist before they move off island and a Hawaiian coco no more...*
43. *No more Kroc center, solar power farms, special Olympics, and omg a rail system with the name "Skyline" because people cannot pronounce "Leihua"*
44. *Use the money for hawaiian home lands, not apartments/condos.*
45. *We need grants to renovate our homes. Renting? That makes no sense. We want homes for our people not apartments, we waited for so many many years and want a house not an apartment. Especially when we must rent with an option to buy.*
46. *My wife is on the residential waitlist. I am her successor. A'ole to wasting money on rentals. My wife would be 77 if we waited 15 years to buy under this proposal.*
47. *We want homes with yards to grow our own food!*
48. *Why is this being forced again on our people?*
49. *Didn't DHHL hear from us in their 2020 survey and last week denial by the Commission for this same thing. Aole. Please, listen to the people that are dying on the waitlist. Don't spend our funds chasing apartments no one wants. Just give a homestead lease, even if just an undivided interest lease.*
50. *Where is Governor Green?*
51. *Homestead lots are the goal. Apartments are a distraction.*
52. *Hawaiian Homestead is ridiculous, who the hell is monitoring this people this ridiculous next thing you come here someone asked him for 25 million for their own pocket. Maybe I should do the same Hawaiian Homestead needs revamp we need to scrub the whole system. And start again*
53. *Opposed to DHHL spending monies on rental or condos!!!  
AOLE.....give the lots to the Hawaiian people!!!! Successor for Oahu*
54. *Those NAHASDA funds SHOULD ABE USED for the beneficiaries' needs as that's why it was allocated to the State DHHL. Surveys taken, some through Beneficiary Consultation, showed the use of RENTALS are the least requested use of our lands, so why would the Administration keep PUSHING RENTALS.*
55. *DHHL had already attempted this in maluohai, and it was and is a failure for those that after renting were then subjected to paying more than what the home had cost when initially built. Also, apartment/condo is not in my opinion what the waitlisters want.*

#### **AHHL Waitlist HBA Closing Statement**

We call on Governor Green and DHHL Director Watson to stop, to reverse course on your proposal to evict Kauai citizens to place 82 of us on the Waitlist into an apartment. Concentrate all resources and energies on the mission of the HHCA – to issue homestead land awards to 29,000 HHCA Beneficiaries. Rental housing with our resources is NOT a priority of the HHCA.

We do not want to repeat the pain and anguish of the last 10 decades, nor the 25-year journey of the Kalima Case Plaintiffs forced to sue the State of Hawaii and DHHL. Mahalo.

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**From:** [Patty](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL]  
**Date:** Tuesday, January 30, 2024 10:27:50 AM

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Aloha Ms. Leah,

Please place me on the J Agenda for February HHC meeting at Hale Pono'i.  
Speaking of which, various concerns as a beneficiary.

Mahalo Pumehana,  
Patty Kahanamoku Teruya  
808 723-9161

**From:** [dhl.icro1@hawaii.gov](mailto:dhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Thursday, January 25, 2024 5:43:59 PM

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**Name**

Germaine Meyers

**Email**

[hikino96792@gmail.com](mailto:hikino96792@gmail.com)

**Message**

Aloha, may I please address the Commission at February 2024 monthly HHC meeting for various beneficiary concerns.

**From:** [Kekoa Enomoto](#)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Cc:** [Robin Leihuanani Keali'inohomoku WAIT](#); [Abner Nakihei Jr. LEALTI](#); [Kainoa Lei MacDonald CREDIT EDGE](#); [Sybil Lopez SCHHA](#); [Kilia Purdy-Avelino MOLOKAI](#)  
**Subject:** [EXTERNAL] 2/21/24 J Agenda  
**Date:** Friday, January 19, 2024 7:12:22 AM

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Aloha mai kua e Leah,

May I request to advocate on the J Agenda at the 2/21/24 Hawaiian Homes Commission meeting on topics, as follows:

- > 127-acre Keokea/Waiohuli homelands tract
  - . long-term license
  - . archaeology update
  - . water-meter update
- > Kuhio Awards
- > kuleana awards
- > undivided interest

Mahalo nui loa for calling me timely/forwarding the Zoom link for J Agenda advocacy this past Tuesday midday; I really appreciate your kokua!

-‘Anake Kekoa

Kekoa Enomoto  
Chairwoman of the board,  
Pa‘upena Community Development Inc.  
(808) 276-2713

**From:** [princeslehuanani kumaewakainakaleomomona](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#); [Hawaiian Homes Commission](#); [Princeslehuanani Kumaewakainakaleomomona](#); [Princeslehuanani Kumaewakainakaleomomona](#); [Aiaikekapahalalupauole 7/18/19](#); [Toya Ramos](#)  
**Subject:** [EXTERNAL] Re: J Agenda Testimony - Hawaiian Homes Commission Meeting - Wednesday, January 17, 2024  
**Date:** Wednesday, January 10, 2024 8:08:55 PM  
**Attachments:** [image001.png](#)

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Jan. 10, 2024

Aloha Leah,

I will not be able to attend on the 17th, as it is the day of Oahu Great Queen Liliuokalani of her Sacred Royal Kingdom and IOLANI Palace was Stolen, 132 years ago.

In the highest honors to her and our Ancestors buried up Nuuanu, I ask to be excused.

I will see if I can get a written testimony and

I request if I can attend Feb. DHHL commissioners meeting, I would appreciate.

Mahalo

Princeslehuanani Kumaewakainakaleomomona  
1993 DHHL WAITLIST

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**From:** [Nā'iwa Agricultural Subdivision Alliance](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] Re: J Agenda Testimony - Hawaiian Homes Commission - Tuesday, May 16, 2023  
**Date:** Monday, January 22, 2024 12:56:29 PM  
**Attachments:** [image001.png](#)

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Aloha Leatrice:

On behalf of Naiwa Agricultural Subdivision Alliance (NASA) may we kindly request to be in the J agenda to simply share about the mobilizing efforts in which we have had thus far with HCL Home Owner Builder Program (re-cap of 2023) and the NASA+HCL Home Owner Builder Program activities scheduled for 2024.

Mahalo,

Lily.

On Tue, May 9, 2023 at 3:24 PM Burrows-Nuuanu, Leatrice W <[leatrice.w.burrows-nuuanu@hawaii.gov](mailto:leatrice.w.burrows-nuuanu@hawaii.gov)> wrote:

**From:** [alhee@waimana.com](mailto:alhee@waimana.com)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] ,HHC FEB MTG  
**Date:** Saturday, January 20, 2024 9:56:24 PM

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-Aloha e Leah

Please put me on the Feb agenda

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**From:** [Craig Bo Kahui](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Cc:** [Sam Walker](#); [Sam Walker](#); [Dora Aio](#); [Sharleen Kahumoku](#)  
**Subject:** [EXTERNAL] Request to be placed on the J agenda  
**Date:** Wednesday, January 31, 2024 8:26:23 AM

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Aloha Lea,  
I'd like to be on J agenda  
Please confirm  
Mahalo  
Bo Kahui, ED  
Laiopua CDC  
808-896-2252

**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, February 05, 2024 11:10:40 AM

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<b>Name</b>
PHHLCA President Kauilani Almeida
<b>Email</b>
<a href="mailto:kumukauilani@gmail.com">kumukauilani@gmail.com</a>
<b>Message</b>
Panaewa Hawaiian Home Lands Community (PHHLCA) concerns

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

June 4, 2019

Mrs. Kau'i Almeida  
132 Kaieie Place  
Hilo, Hawaii 96720

Mr. William Brown  
21 Paipai Street  
Hilo, Hawaii 96792

Subject: Panaewa Hawaiian Home Lands Community Association (PHHLCA)

Aloha,

Please be advised, it is the Department of Hawaiian Home Lands' (DHHL) understanding that the legitimacy of PHHLCA's board has been put into question. It is alleged that association by-laws were not followed during recent association elections which begs the question of legitimate election results.

Therefore, until this issue of leadership is resolved internally amongst PHHLCA members, DHHL is not able to move forward on matters involving PHHLCA. DHHL's intent is to remain neutral and not take sides but rather be transparent in ensuring that PHHLCA is serving the Panaewa Hawaiian Homestead Community under the purpose for which it was created.

If there are any questions, contact me at 808.620.9451 or email [peter.k.albinio.jr@hawaii.gov](mailto:peter.k.albinio.jr@hawaii.gov).

Aloha,

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

c: DHHL Attorney General

DAVID Y. ICE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
L.T. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879  
HONOLULU, HAWAII 96805

November 29, 2022

Mr. Maurice Messina, Director  
Hawai'i County Parks and Recreation  
Aupuni Center 101 Pauahi Street, Suite 6  
Hilo, HI 96720  
VIA ELECTRONIC MAIL TO: [Maurice.Messina@hawaiiicounty.gov](mailto:Maurice.Messina@hawaiiicounty.gov)  
NO HARD-COPY TO FOLLOW

Subject: PHLCA Recognition for Keys to the Gym Locker at Panaewa Park

Dear Director Messina,

Please accept this letter as confirmation that the "current" status at the Department of Commerce and Consumer Affairs (DCCA) dated November 29, 2022, (see attached) lists the officers of the Panaewa Hawaiian Homes Land and Community Association (PHHLCA) as follows:

NAME	OFFICE	DATE
ALMEIDA, ANTOINETTE	P/T	FEB 28, 2022
MILLS, BEAU	V/D	FEB 28, 2022
CHEW, MARVA	V/S	FEB 28, 2022
MEHAU-MATSU, ALBERTA	T	FEB 28, 2022
RODNEY, HAILI	D	FEB 28, 2022
MEHAU, CAMILLE	D	FEB 28, 2022
CARVALHO, KAMOMIHOHIKI	D	FEB 28, 2022
MASOE-KEKAUOHA, BEATRICE	D	FEB 28, 2022
YOCKMAN, ROBERT	D	FEB 28, 2022
POAHA, ROXANE	D	FEB 28, 2022
KAILI, LYNELL	D	FEB 28, 2022
KALILI, CANDY	D	FEB 28, 2022

Be advised, should keys be requested for the Panaewa Gym locker by any personnel listed above, please exercise appropriate security measures as deemed necessary. If you have any questions, contact Peter "Kahana" Albinio, Jr., Acting Administrator, Land Management Division at 808.620.9451 or email [peter.k.albinio.jr@hawaii.gov](mailto:peter.k.albinio.jr@hawaii.gov).

Aloha,

William J. Aila, Jr., Chairman  
Hawaiian Homes Commission

ATTM.

C: DHHL EHDO

# DCCA State of Hawaii

Downloaded on November 29, 2022.  
 The information provided below is not a certification of good standing and does not constitute any other certification by the State  
 Website URL: <http://hbe.ehawaii.gov/documents>

## Business Information

MASTER NAME	PANAEWA HAWAIIAN HOME LANDS COMMUNITY ASSOCIATION
BUSINESS TYPE	Domestic Nonprofit Corporation
FILE NUMBER	43725 D2
STATUS	Active
PURPOSE	TO PROMOTE AND ADVANCE THE DEVELOPMENT OF FRIENDSHIP, CREATE AND MAINTAIN UNITY AMONG THE LESSEES, WORK COOPERATIVELY FOR THE BETTERMENT OF PPHLCA
PLACE	Hawaii UNITED STATES
INCORPORATED	
INCORPORATION DATE	May 19, 1980
MAILING ADDRESS	21 PAIPAI STREET PO BOX 4788 HILO, Hawaii 96720 UNITED STATES
TERM	PER
AGENT NAME	ANTOINETTE K. ALMEIDA
AGENT ADDRESS	132 KAIEIE PLACE HILO, Hawaii 96720 UNITED STATES

## Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2022	Jun 8, 2022	Processed
2021	Apr 1, 2021	Processed
2020	Apr 3, 2020	Processed
2019	Apr 10, 2019	Processed
2018	Apr 2, 2018	Processed
2017	Apr 27, 2017	Processed
2016	Jul 19, 2016	Processed
2015	Apr 30, 2015	Processed
2014	Aug 5, 2014	Processed
2013	May 23, 2013	Processed
2012	May 11, 2012	Processed
2011	May 5, 2011	Processed
2010	Apr 29, 2010	Processed
2009	Aug 17, 2009	Processed
2008	Aug 6, 2008	Processed
2007	Jun 28, 2007	Processed
2006	Jul 26, 2007	Processed
2005	Jul 11, 2007	Processed
2004	May 11, 2004	Processed

2003	Jun 9, 2003	Processed
2002		Not Required
2001	May 10, 2004	Processed
2000	May 10, 2004	Processed
1999		Processed
1998	May 10, 2004	Processed

## Officers

NAME	OFFICE	DATE
ALMEIDA, ANTOINETTE	P/T	Feb 28, 2022
MILLS, BEAU	V/D	Feb 28, 2022
CHEW, MARVA	V/S	Feb 28, 2022
MEHAU-MATSU, ALBERTA	T	Feb 28, 2022
RODNEY, HAILI	D	Feb 28, 2022
MEHAU, CAMILLE	D	Feb 28, 2022
CARVALHO, KANOMIHOHIKI	D	Feb 28, 2022
MASOE-KEKAUOHA, BEATRICE	D	Feb 28, 2022
YOCKMAN, ROBERT	D	Feb 28, 2022
POAHA, ROXANE	D	Feb 28, 2022
KAILI, LYNELL	D	Feb 28, 2022
KALILI, CANDY	D	Feb 28, 2022

Panaewa Hawaiian Home Lands Community Association (PHHLCA)  
132 Kaieie Place Hilo Hawaii 96720 Tele: (808) 938-3330  
Email: [panaewahlca@gmail.com](mailto:panaewahlca@gmail.com)

February 9, 2024

To: Chair and Members of the Department of Hawaiian Home Lands  
From: Kaulani Almeida, PHHLCA President  
Re: Request to remove the DHHL Moratorium of the PHHLCA since June 4, 2019, as stated in a letter via email from Kahana Albinio Jr., Acting Administrator Land Management Division

Aloha Chair and Members of the Hawaiian Homes Commission,

According to the enclosed letter from Mr. Albinio, "It is alleged that association by-laws was not followed during recent association elections which begs the question of legitimate election results. Therefore, until this issue of leadership is resolved internally amongst PHHLCA members, DHHL is not able to move forward on matters involving PHHLCA."

The PHHLCA leadership in question served years 2019, 2020 ending December 2021.

**On December 16, 2021**, the PHHLCA General Membership Election Meeting was held and the results were placed in the DCCA filing report on February 28, 2022. **The newly elected PHHLCA leadership who were elected at the 2021 elections will serve years 2022, 2023, and 2024.**

**The enclosed letter signed by DHHL Chairman William Aila to the County of Hawaii P&R Director Messina acknowledges the DCCA 2/28/22 filing of the newly elected PHHLCA Board Officers and Members in reference to the closet for the Panaewa Gym locker**

**Whereas, PHHLCA has resolved its own internal leadership issue, we ask the moratorium be removed so that the recognized PHHLCA leadership may provide high quality programs, services and activities to better the health, safety, and living conditions of our Panaewa Homestead Residential Tract lessees and their 'ohana.**

**From:** [dhl.icr1@hawaii.gov](mailto:dhl.icr1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** New submission from Submit Agendized Testimony  
**Date:** Tuesday, January 30, 2024 9:33:52 AM

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<b>Name</b>
Allen Cardines, Jr.
<b>Email</b>
<a href="mailto:acardinesjr@gmail.com">acardinesjr@gmail.com</a>
<b>Please Identify Agenda Item(s):</b>
Community concerns
<b>Pick One:</b>
Oral/Live Virtual Only - Enter N/A Below
<b>Message</b>
Community concerns



**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, January 29, 2024 2:02:32 PM

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**Name**

Princess Makaahoa na

**Email**

[princessmakaahoa@gmail.com](mailto:princessmakaahoa@gmail.com)

**Message**

Mookuauhau

February 2024 Commission Meeting

She did not want to provide her last name

**From:** [Jojo Tanimoto](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#); [Watson, Kali](#); [Freitas DHHL-HHC-Makai](#)  
**Subject:** [EXTERNAL] February Hawaiian Homes Commission  
**Date:** Monday, January 22, 2024 1:56:06 PM

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Aloha Leah

Since, I didn't get to testify at this last meeting, Please include me on the February testimony list.

I don't know what will be on the agenda, but at least I'll listed to give testimony. Please confirm. Mahalo Jojo Tanimoto

Sent from my iPhone

JoJo Tanimoto  
P.O. Box 44337  
Kawaihae, Hawaii 96743  
Email: [guavaland622@gmail.com](mailto:guavaland622@gmail.com)

February 15, 2024

Hawaiian Homes Commission  
P.O. Box 1879  
Honolulu, Hawaii 96815

Aloha Commissioners,

Mahalo for the opportunity to testify on Item G-3-Kawaihae Regional Plan. I am JoJo Tanimoto and I was the President of the Kawaihae Hawaiian Homes Community Association (before Kailapa Community Association), when there was no infra-structure. Kawaihae has three residential subdivisions, the Harbor, Na Pua Ka Ilima (the subdivision below the Industrial Area and Kailapa-located between two gulches. We are all located in a Tsunami Zone. The County Water line does not cross the Honokoa Bridge, so Kailapa subdivision is serviced by a Private Company.

Before I continue, I want to mahalo Lilliane-staff, and Rachel Kapule-consultant. They did a good job listening to the Community participants. I want to acknowledge that they will be back later this month to advise the group of your decision today.

There were 7 issues listed as Priorities for this "Updated" version but, to me, it's the same as the Kawaihae Master Plan from 30 years ago and the Regional Plan. The opportunities for Kawaihae and the disappearing natural resources in the district, is why I have been testifying for the last 3 years. I appreciate your support going forward.

My concern is 1) attaining potable water, especially for Kailapa subdivision and, 2) the costly water rates to each lessee. What has the Department done since the Commission stopped subsidizing the private water rates and approved the Water Policy Plan? The cost is still high and going higher. The part where the Department would find alternatives-failed.

The issue of attaining water does not address the following issues:

- 1) the confusion of whether the Watershed area is to ROE #485-Palekoki Ranch or Leased to Kahua Ranch and for how long? It could answer the question about why access has taken 30 years to start anything.
- 2) Since the Maui Fire tragedy and the 2 Kawaihae fire disasters at the same time, water has been on everyone's mind. This is one time the Watershed was not affected, but is a problem for erosion into the whale habitat and flooding into the Palihae Stream, across the harbor. This watershed needs water for reforestation. The Kamakani is Mumuku (Hurricane) sometimes. We need the windbreak.

- 3) The Watershed is in the ROE (or Lease?), but there is no responsibility to prevent the erosion and goat population. Who is supposed to monitor the ROE (or Lesse)? The Watershed is mentioned in the Water Policy Plan. I have asked staff to review the fee rate and responsibilities for these entities. Maybe, we can see some infrastructure going forward. (We have skills in the subdivisions that would like the opportunity to do the job , too).
- 4) The Community cannot understand the address to Climate Change issues, that have been raised before.

The Community cannot complete projects that have been on hold for years because of attaining water. The Wellness Park is blocked off because of fire risk and the Resource Center cannot attain Building Permits. That might affect Grant lapsing.

We understand this Plan is a process, but it's about time we get the water too. Mahalo.

**From:** [Liko Wallace](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] Request to be added to February's J Agenda  
**Date:** Wednesday, January 31, 2024 9:40:32 AM

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Aloha Leah,  
Happy New Year.

I would like to speak on the J Agenda for February on behalf of Hui Ho'okahua Molokai's involvement with the Malama Cultural Park. Please let me know.

Mahalo,  
Liko Wallace

**From:** [dhl.icro1@hawaii.gov](mailto:dhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Wednesday, January 31, 2024 3:51:53 PM

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**Name**

Nāko'olani Warrington

**Email**

[nakoolaniw@gmail.com](mailto:nakoolaniw@gmail.com)

**Message**

Aloha, Leah~

Hau'oli makahiki hou! I am requesting to be placed on the February 21, 2024 commissioners' meeting, J- Agenda.

Re: Hawai'i County General Plan 2045 (Draft)

Please acknowledge receipt of this request. Mahalo!

~Nāko'olani Warrington  
Pana'ewa

**From:** [donna.sterling](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] February J Agenda  
**Date:** Monday, February 05, 2024 12:42:01 PM

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Aloha

I am requesting to be placed on the J Agenda for the Feb 19,20 2024 Commission Meeting.

Mahalo

Donna Sterling

Sent from [Proton Mail](#) for iOS



**From:** [dhl.icro1@hawaii.gov](mailto:dhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** HCC Contact:  
**Date:** Saturday, February 03, 2024 12:02:23 AM

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<b>First Name</b>
Guy
<b>Last Name</b>
Gasper
<b>Email</b>
<a href="mailto:ggas09@yahoo.com">ggas09@yahoo.com</a>
<b>Email</b>
<a href="mailto:ggas09@yahoo.com">ggas09@yahoo.com</a>
<b>Subject</b>
To Commission Secretary
<b>Message</b>
Want to get on the J agenda Guy Gasper Debra import Larry Yamasaki for the month of February thank you

**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, February 05, 2024 4:00:57 PM

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**Name**

Robin Kealiinohomoku

**Email**

[nakiaio Maui@gmail.com](mailto:nakiaio Maui@gmail.com)

**Message**

Aloha e Leah,

I would like to present on the J-Agenda to speak on the subject of housing for the displaced 50%-Hawaiian beneficiaries, and housing for Maui Nui 50%-Hawaiian beneficiaries.

**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, February 05, 2024 2:48:32 PM

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**Name**

Orrin Kupau

**Email**

[okupau78@gmail.com](mailto:okupau78@gmail.com)

**Message**

Aloha Commissioners,

Thank you for your time to allow me to speak today.

I would like to share my experiences the last two years as a Waitlist beneficiary navigating the DHHL homes coming up for sale/lease transfer via existing Leasees.

And

I would also like to share an idea to potentially get the waitlist numbers down. Removing entire families who are able to develop their own properties.