

HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP

Minutes of November 19, 2023

Lanai High and Elementary and High School, 555 Fraser Avenue, Lanai City, Lana‘i, 96763.

Pursuant to proper call, the meeting of the Hawaiian Homes Commission was held both in person and via Interactive conference technology, beginning at 1:30 p.m.

PRESENT Kali Watson, Chairman
Zachary Z. Helm, Moloka‘i Commissioner
Walter Kaneakua, O‘ahu Commissioner
Dennis L. Neves, Kauai Commissioner
Sanoe Marfil, O‘ahu Commissioner

EXCUSED Randy K. Awo, Vice-Chairman, Maui Commissioner
Makai Freitas, West Hawai‘i Commissioner
Michael L. Kaleikini, East Hawai‘i Commissioner
Pauline N. Namu‘o, O‘ahu Commissioner

COUNSEL Alyssa Marie Kau, Deputy Attorney General

STAFF Katie L. Ducatt, Deputy to the Chairman
Leah Burrows-Nuuanu, Secretary to the Commission
Richard Hoke, Executive Assistant to the Chairman
Andrew Choy, Planning Manager
Stewart Matsunaga, Land Development Division Administrator
Juan Garcia, Homestead Services Division Administrator

ORDER OF BUSINESS

CALL TO ORDER

Chair Watson called the meeting to order at 1:35 p.m. Five (5) members were present at the meeting location to establish a quorum.

APPROVAL OF AGENDA

MOTION/ACTION

Moved by Commissioner Helm, seconded by Commissioner Neves, to approve the agenda.
Motion carried unanimously.

ITEMS FOR INFORMATION/DISCUSSION

LAND DEVELOPMENT DIVISION

ITEM E-1 For Information Only – Lana‘i Projects Update

RECOMMENDED MOTION/ACTION

None. For Information Only. Land Development Division Administrator Stewart Matsunaga presented the following:

DEVELOPMENT OF PHASE 1 AND 2A

- Total 45 lots; minimum 10,000 square feet.
- \$5.0 million expended for infrastructure.
- Lanai City Guidelines for house construction at that time.
- No longer applicable
- 29 houses completed by September 2019;
- 16 lots awarded in 2019.

LOT IMPROVEMENTS

- Lanai Water Company potable water system.
- Water laterals to each lot; arrange connection with Lanai Water Company.
- County of Maui sanitary sewer system.
- Hawaiian Electric Company underground electrical system
- Sandwich Isles Communication underground telecommunication.
- Storm drain system in roadways.
- Drainage ditches within certain lots
- Property pins installed

HOMEOWNER KULEANA

- Maintain Property pins
Landscaping, erosion control, dust, opala
- Planterstrip maintenance
- Lot drainage—grassed swales and concrete ditches
- All water, sewer and utility connections from roadway.
- Subdivision easements
- Lot access limitations
- County of Maui building code and permitting

FUTURE DEVELOPMENT PLANS

- Up to 79 new residential lots
- Community use area
 - Water source \$10 Million
 - Sewer pump station \$5 Million
 - Extension of 5th Street \$5 Million
 - Drainage improvements \$5 Million
 - Onsite interior roads/utilities \$16 Million

Seek opportunities to partner with Pulama Lanai and public agencies to cost share in offsite infrastructure with County of Maui and State of Hawaii

Housing Specialist Kalani Fronda shared the Department's efforts in providing construction assistance and funding for the 16 lots yet to be awarded. He mentioned working with Pulama Lanai regarding design guidelines. Finding opportunities to get resources to the island. One option is SIP Systems Hawaii to be able to help the lessees. An option for financing is NAHASDA.

Chair Watson added that the Department's goal is to eliminate the Lana'i waitlist with the development of the 25 acres to the tune of 75 units. The Department wants to work with the County of Maui in areas where costs can be shared, like infrastructure.

PLANNING OFFICE

ITEM G-1 For Information Only – Lana'i Homestead Planning Update

RECOMMENDED MOTION/ACTION

None. For Information Only. Planning Program Manager Andrew Choy presented the following:

Presentation Outline

- Lanai Regional Plan - Implementation
 - Alternative Energy Plan to Reduce Residential Cost
 - Award Remaining 18 Lots
 - Establish a Hawaiian Homestead Community Association
 - Interim Use and Management of Vacant and Undeveloped Lands
 - Install Speed Control Mechanism Along Kamoku and Fifth Streets
 - Explore Land Acquisition Opportunities
- DHHL Implementation of Homestead Project
 - Up to 79 new residential lots
 - Community use area & sewer lift station
 - Seek opportunities to partner Pulama Lanai and public agencies to cost share for offsite infrastructure.

A Choy introduced Keikipua Dancil for Pulama Lana'i's annual update.

K. Dancil provided the following update.

- Hokuao 201H housing project – December 1, 2023, award first 4-6 units.
- 150 homes – 80%
- Koele Project District – No update.
- Miki Basin Industrial Park – Implementing Community Plan. March 2023. Amend zoning from Ag to Industrial. County
- Well #7 – Testing.
- Kuahiwi Akai – Watershed Protection Program.
- Educational Programs – College and Career Counseling, John A. Burns School of Medicine Cohort.

PUBLIC TESTIMONY ON AGENDIZED ITEMS

PT-1 Winnifred Basques – Council Member East Maui

W. Basques spoke about her love for Lana'i and its people. She thanked the Commission for being on Lanai and for getting the homestead projects going. She shared memories of growing up on Lana'i and challenges with outside folks moving in. She shared memories about Kupuna Sol Kaopuiki and the valuable lessons learned from previous generations.

PT-2 Garrett Hera

G. Hera asked about resources and funding programs to help Lanai awardees qualify for loans. He thinks offering smaller homes will help keep prices affordable for lessees on Lanai. He is concerned about empty lot maintenance and fire hazards. He understands that the lots are awarded, and it is the responsibility of the lessee. Who enforces the maintenance when it becomes a fire hazard? Could the Department hire someone from Lanai to take care of the lots? Finally, he asked for an update about the status of lowering the blood quantum.

Chair Watson stated that Kalani Fronda is tasked with helping lessees who haven't been successful with building a home. Getting folks on the land will address the empty lots and maintenance. The Department is asking the Legislature for \$20 million to address fire hazards. Regarding the blood quantum situation, the Department is working with the Congressional Delegation to assist with approval from Congress.

Commissioner Kaneakua mentioned that there is an opportunity for Native Hawaiian Organizations (NHO) like homestead associations to apply for equipment to maintain lots.

PT-3 Georgette Woolsey

G. Woolsey asked about the cost of homes being developed. Lanai residents have limited incomes. She suggested using on-island construction companies to keep costs down. She asked why Pulama is involved in the design of the homes on homestead lots. She asked if a fence could be built in the water ditch to prevent the opala from upstream. She and her two neighbors regularly clean the ditch of coolers, surfboards, and other rubbish. She asked why some lots, after 17 years are exempt from land taxes. Finally, she mentioned that there was water leaking on the homestead lot. She asked for help with starting a homestead association.

Chair Watson suggested working with the SCHHA to establish a homestead association. Regarding the water leak, he would ask staff to take a look while we are here on island.

PT-4 Joelle Aki Aoki

J. Aki-Aoki added to previous testimony regarding the storm drain. They have neighbors who wash their chicken poop into the drain. It is a public safety hazard for the community. Regarding Item G-1, she asked if there were funding opportunities for current lessees to convert over to renewable energy like solar. Regarding partnerships with the County of Maui, in exchange for using the ___ - for their low-income housing project, lessees could get a discount on property taxes. She mentioned a property on Kauai has an exemption. Therefore, it is possible. Regarding the development of the new lots, it would be beneficial to have a community resource coordinator on island to assist in the first phase. DHHL, QLCC, KS, and NOAA contributed money to pay for a person to help lessees get there. Not someone from off-island who has to battle with Mokulele, but someone on island. When the department chooses a developer, please keep in mind what happened the last time. When Menehune builders went bankrupt and walked out, they left the community holding the bag. The families who rented homes to the construction workers were never paid. The folks who leased them construction equipment were never paid. It was a mess.

PT-5 Unidentified Male

Encouraged the Department to dedicate land for agriculture to assist with food security.

ANNOUNCEMENTS AND ADJOURNMENT

A. Next Regular Meeting – November 20 & 21, 2023, Kapolei, Oahu.

ADJOURNMENT

3:46 PM

Respectfully submitted:



Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission