



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

WAIMĀNALO

Regional Plan Update

Beneficiary Consultation #4
July 8, 2024



Tonight's Agenda

- 6:00 pm Sign-in / 'Āina ahiahi
- 6:15 pm Welina, Pule & Introductions
- 6:20 pm Presentation – Draft Waimānalo Regional Plan Update
- 6:40 pm Large Group Discussion
- 7:50 pm Closing & Next Steps

Team Introductions



DHHL Planning Office Team:

- Lillie Makaila (Project Manager, Planner)



Consultant Team (SSFM International):

- Melissa May (Project Manager, Principal-in-charge)
- Jena Kamalani Earle (Planner)
- Erin Emerson (Marketing and Communications Coordinator)

SSFM Experience/Related Projects:

- DHHL General Plan Update (completed 2022)
- DHHL Anahola Regional Plan Update (completed 2022)
- Keeping Waimānalo Waimānalo: Community Values & Priorities for the Future (completed 2017)



Tonight's Discussion Kuleana

- **Be Open:** open your mind & ears to new and different ideas and information.
- **Be comfortable:** move around freely and use the facilities.
- **Be Respectful:** please do not interrupt the person that is talking, bring aloha into our interactions & our words.
- **Be Creative:** work towards future solutions/aspirations.
- **Agree to Disagree:** accept that others may have different perspectives and opinions, but this is still one community.
- **Cellphones off or on silent:** please take calls/texts outside.



Tonight's Meeting Objectives

1. Review Community Vision and Values
2. Review Priority Project process and voting results
3. Review Priority Project profiles
4. Next Steps:
 1. Provide comments
 2. Review full Draft (Aug 1 to Aug 15)



Beneficiary Consultations #1, 2 and 3

- Discussed COMMUNITY VALUES
- Created and confirmed VISION STATEMENT
- Shared ISSUES & CONCERNS for the homestead & region
- Shared and selected potential PRIORITY PROJECT IDEAS
- Asked QUESTIONS of DHHL staff about various topics



Vision Statement

“To honor the Native Hawaiian people, their culture, history, and their deep connection to the land, Waimānalo is committed to safeguarding, nurturing, and preserving our ahupua‘a for future generations. Embracing our rural identity and traditional way of life, which has been passed down through the generations, we are dedicated to ‘auamo the responsibility entrusted to us by our ancestors. As we navigate towards sustainable progress, our unwavering commitment is to ensure that Waimānalo remains true to its essence, always staying rooted in its unique identity.”

Community Values

Keep Waimānalo Waimānalo

- Country living
- God's country
- Rural character & paniolo lifestyle
- Creating homesteads for Waimānalo beneficiaries

Keep Lands in Beneficiary Hands

- Beneficiaries have access to HHL in the region
- Beneficiaries are involved in the stewardship of HHL
- Create affordable & consistently priced opportunities for beneficiaries to access lands identified for non-homesteading uses

Sust'Āinability

- Promote sustainable living
- 'Āina-focused
- Access to agricultural lands
- Community gardens & agricultural spaces
- Site residential and agricultural lands together

Resiliency

- Disaster preparedness & emergency response capacity
- Emergency shelter for beneficiaries
- Adaptation measures for climate change
- Resilient development & design for future homesteads & infrastructure

Culture & History

- Teaching community from keiki to kūpuna
- Perpetuate & preserve Native Hawaiian rights
- Share the history of Hawaiian Home Lands
- Perpetuate 'ike for future generations

'Auamo Kuleana

- DHHL will have better communication & more transparency
- Kūkulu pilina – to build relationships within the community and to create relationships outside of the community in order to bring more needed services to Waimānalo
- Provide more options for services in Waimānalo (social, legal, education, financial literacy, etc.)

Grow Community Assets

- Support the creation and growth of beneficiary businesses
- Create more opportunities for commercial/business uses for beneficiaries on HHL in Waimānalo
- Help to grow the capacity of Waimānalo beneficiaries & beneficiary and native-serving organizations

Mālama Kūpuna

- Prioritize our Waimānalo kūpuna on the DHHL waitlist
- Increase resources and services for kūpuna
- Keep them in Waimānalo/Age in place (kūpuna housing, etc.)



Prioritization Process & Beneficiary Participation

PROCESS

- **BC #3 - April 15, 2024**

Finalized draft vision, values, and a list of 11 potential projects

- **Online Polling - Monday, April 22 - Friday, May 24**

- Voting notice posted to DHHL website and emailed/mailed to beneficiaries

PARTICIPATION

- **Total votes received: 100**
 - Waimānalo beneficiaries: 86
 - Other members of the homestead: 14



Initial Priority Project List

- 1. Waimānalo Business Park.** A priority project in the 2011 Regional Plan, this project would develop a business park suitable for commercial or light industrial uses to provide affordable space for beneficiary and native Hawaiian businesses in Waimānalo on a portion of TMK: (1) 4-1-008:002. Additional components include: space for boat parking, space for a marketplace, and programs to support Native Hawaiian small business owners.
- 2. Kauhale Waimānalo.** Develop additional gathering space for use as a cultural retreat center and a community resiliency hub in Waimānalo. The current hālau space is heavily utilized by Waimānalo beneficiaries, and there is a need for additional space. The cultural retreat center would include event space and also overnight accommodations for large groups. The community resiliency hub would include an emergency shelter and programming related to disaster preparedness, response and recovery.
- 3. Waimānalo Oasis.** Utilize the undeveloped lands mauka of the WHHA Hālau on a portion of TMK: (1) 4-1-008:002, and include a community imu site, māla (garden) imu for necessary plants like mai'a and ti, as well as additional parking.
- 4. Create more DHHL Agricultural Homesteads in Waimānalo.** DHHL shall prioritize the development of agricultural homestead lots in Waimānalo for native Hawaiian beneficiaries on the agricultural waiting list.
- 5. Create more agricultural opportunities on DHHL lands currently designated General Agriculture and Conservation in Waimānalo.** Explore potential agricultural opportunities for DHHL lands in Waimānalo that are not suitable for homesteads and are currently designated for General Agriculture and Conservation use. These potential opportunities may include food forests, community gardens, mauka & stream restoration, reforestry, etc.



Initial Priority Project List

- 6. Community gardens in open homestead areas.** Identify open areas throughout the homesteads in Waimānalo where community gardens for beneficiaries could be created.
- 7. Just give us the leases and follow the language of the HHCA of 1920.** Urge DHHL to look at amending the administrative rules to better match the original intent of the HHCA and remove qualification requirements that create barriers to beneficiaries being awarded homesteads.
- 8. Allow extensions in perpetuity for homestead lots.** Urge DHHL and the HHC to allow extension of homestead leases to lessees and descendants in perpetuity.
- 9. Find Location for a Cemetery and Wahi Iwi Kūpuna.** Identify potential locations and create a cemetery for beneficiaries and a wahi iwi kūpuna for reburial of iwi kūpuna and moepū (funerary possessions) disturbed or inadvertently discovered in Waimānalo.
- 10. Support Cook's Ranch (Home of Hawai'i Pā'ū Riders) conversion to a long-term land disposition (TMK #: (1) 4-1-008:093).** Protect the perpetuation of pā'ū traditions by supporting a long-term land disposition to Cook's Ranch, home of the Hawai'i Pā'ū Riders.
- 11. Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need, to build, make improvements, do renovations, and have assessments of their lots within 3 years.** Provide grants using HHL trust funds to current Waimānalo lessees in need of financing to build, do home improvements or repairs, and property assessments. This project sets a target of securing and distributing grants within 3 years of adoption of the regional plan update.

Priority Project Voting Results

Priority Projects	# Beneficiary Votes	# Votes from Other Members of the Homestead	Total Votes
Create more DHHL Agricultural Homesteads in Waimānalo	74	13	87
Kauhale Waimānalo	60	11	71
Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need, to build, make improvements, do renovations, and have assessments of their lots within 3 years	61	8	69
Waimānalo Business Park	44	3	47
Allow extensions in perpetuity for homestead lots	38	8	46

Priority Project #1: Create more DHHL Agricultural Homesteads in Waimānalo

Issues	Desired Outcomes
<ul style="list-style-type: none">• DHHL beneficiaries would like to see more agricultural homesteading opportunities made available in the region.• There are currently only residential homesteads in the region, with a mix of other non-homesteading uses.• A total of 685 homestead lessees in the Waimānalo region, all awarded residential lots.	<ul style="list-style-type: none">• DHHL shall prioritize the development of agricultural homestead lots in Waimānalo.• Include this preference in the design and planning for the development of the "Wong's Farm" parcel.• Acquire additional lands in the region that are suitable for agricultural homesteading.

Main Action Steps

- Land Acquisition & Due Diligence; Site Plan and Environmental Assessment; Permitting and Entitlements; Site Preparation, Design and Construction; Award.

Priority Project #2: Kauhale Waimānalo

Issues	Desired Outcomes
<ul style="list-style-type: none">• The current hālau space is heavily utilized by Waimānalo beneficiaries and there is a need for additional gathering space.• Need for space for an emergency shelter, disaster preparedness and emergency assistance in the region.• Need for overnight accommodations for large groups, similar to marae in Aotearoa.	<ul style="list-style-type: none">• Develop additional gathering space for use as a cultural retreat center and a community resiliency hub in Waimānalo.• Kauhale Waimānalo would provide overnight accommodations for large groups and an emergency shelter and programming related to disaster preparedness, response and recovery.
Main Action Steps	
<ul style="list-style-type: none">• Site identification & secure site control (land acquisition or long-term land disposition); Site Plan and Environmental Assessment; if on HHLs, then Long-term Land Disposition; Permitting and Entitlements; Site Preparation, Design and Construction; Operating Expenses.	



Priority Project #3: Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need, to build, make improvements, do renovations, and have assessments of their lots within 3 years.

Issues	Desired Outcomes
<ul style="list-style-type: none">• Current lessees in the region need access to funds to build homes, make improvements, renovations, and pay for needed inspections of their lots.• Not all lessees are able to access NAHASDA funds or get financing through traditional lenders.	<ul style="list-style-type: none">• This priority project is to provide grants from HHL Trust Funds to current Waimānalo lessees in need to build/improve upon their lots.• These grants should be made available within 3 years of the adoption of this regional plan.

Main Action Steps
<ul style="list-style-type: none">• Funding - HHC approval for creation of a new grant program using HHL Trust funds for this purpose; allocation of funds; DHHL staff to implement & manage grant program; HHC approval of grantees; annual approval of grant program and allocation of funds.

Priority Project #4: Waimānalo Business Park

Issues	Desired Outcomes
<ul style="list-style-type: none">• More opportunities are needed for DHHL beneficiaries to have affordable access to commercial/industrial spaces.• Preference for DHHL lands designated for commercial/industrial use should be given to beneficiaries and Native Hawaiians.• Programs to help build capacity for beneficiaries and Native Hawaiians should also be provided.	<ul style="list-style-type: none">• Create a business park suitable for commercial & light industrial uses to provide affordable space for beneficiary and Native Hawaiian businesses in Waimānalo.• Additional spaces should include: boat parking, parking for commercial vehicles & heavy equipment, a marketplace, and programs to support Native Hawaiian small business owners.

Main Action Steps

- Funding; Site Plan and Environmental Assessment for Waimānalo Business Park; Secure Long-term Land Disposition; Permitting and Entitlements; Site Preparation, Design and Construction; Operating and Maintenance Expenses, Monitoring and Reporting.

Priority Project #5: Allow extensions in perpetuity for homestead lots

Issues	Desired Outcomes
<ul style="list-style-type: none">• Current homestead leases have a 99-year term with an option to extend for an additional 100 years.• Following a potential 199-year term, there is currently no pathway for DHHL lessees to maintain these lands through succession.• Options for extending leases in perpetuity should be explored by DHHL staff & the HHC.	<ul style="list-style-type: none">• Pathways for homestead leases that extend in perpetuity should be researched and brought out for beneficiary consultation.• A preferred pathway should be selected and implemented by DHHL and the HHC.

Main Action Steps

- Identify potential pathways to extent homestead leases in perpetuity; conduct statewide beneficiary consultations; HHC approval; congressional amendment to HHCA.



Project Implementation

Research, Planning, & Analysis

- Is there an organization/entity leading project?
- How does the project fit vision & needs of community?
- Has a project location been selected?
- Has the lead organization/entity requested right-of entry & completed site assessment/ due diligence

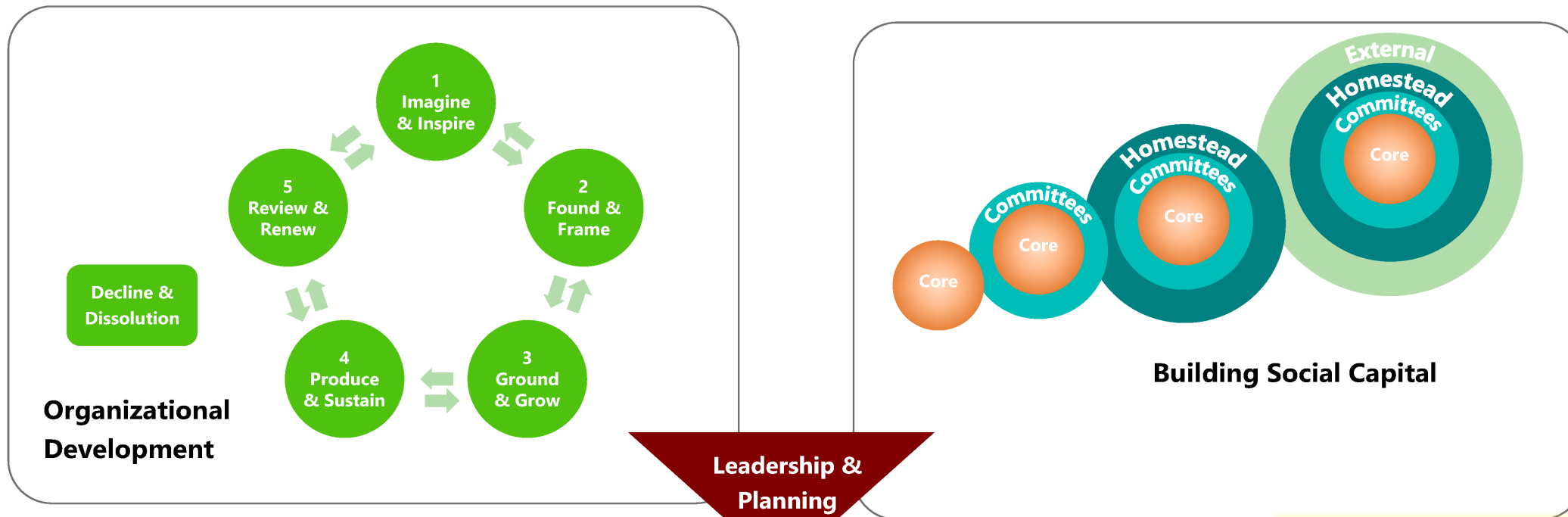
Synthesis

- Does the project require a master plan?
- Does the project require a business plan?
- Does the project require an Environmental Assessment?
- Has the lead organization/entity requested lease/license?

Implementation

- What permits & other entitlements are necessary?
- When will site preparation & construction begin? Be complete?
- What are the ongoing operations & maintenance needs?

COMMUNITY ORGANIZATION & DEVELOPMENT

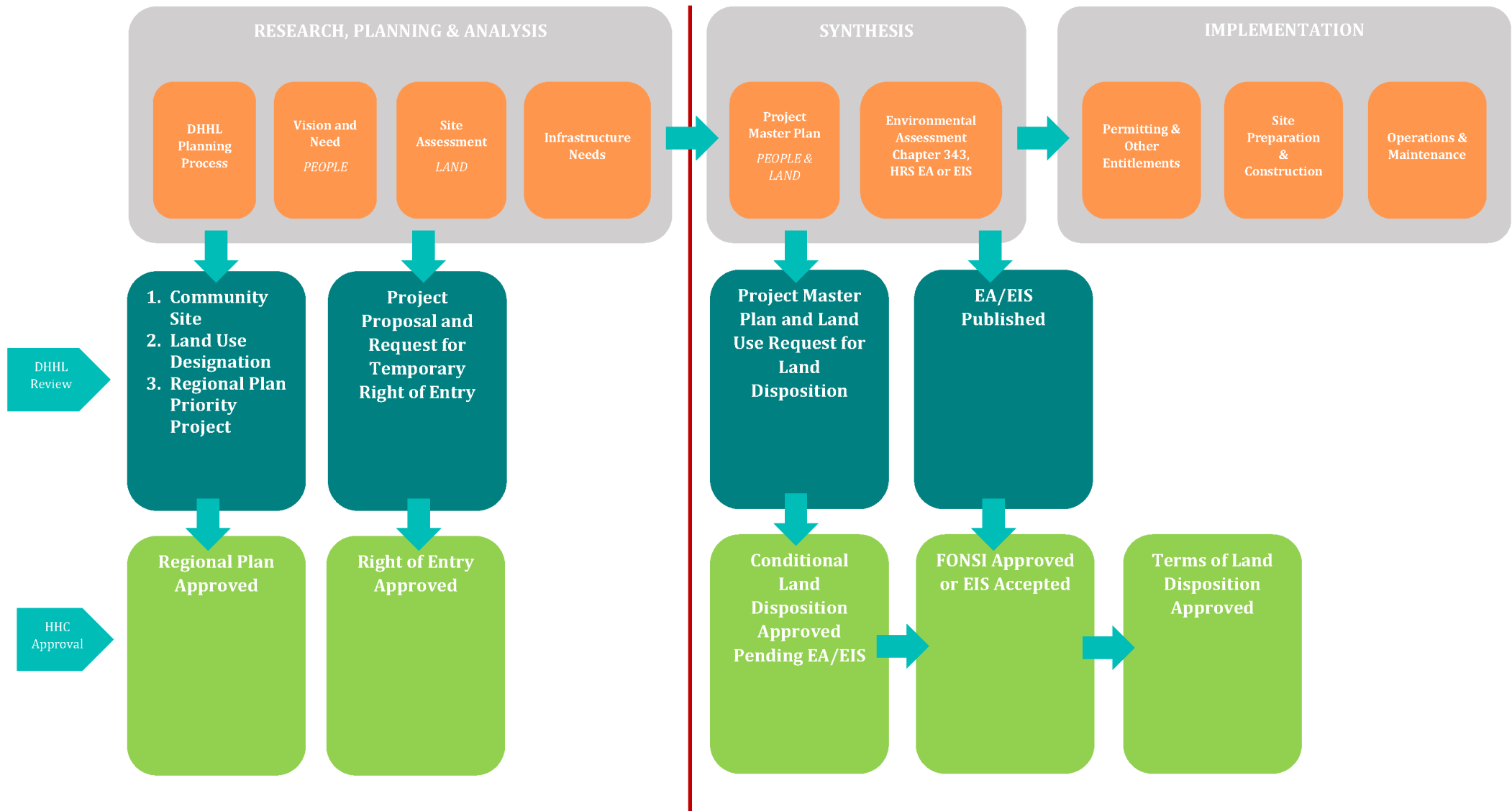


COMMUNITY VISION



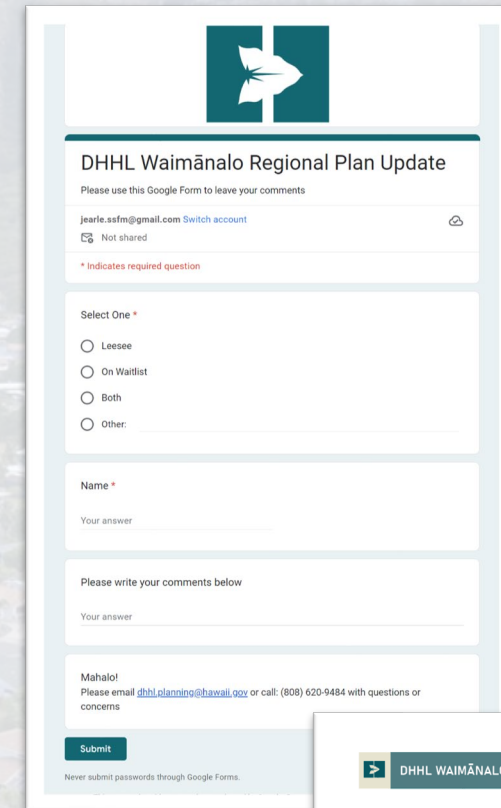
- ✓ All activities are rooted in community vision
- ✓ Good programs/projects build social capital and develop strong organizations
- ✓ Programs/projects should be selected based on community support and organizational capacity

MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS

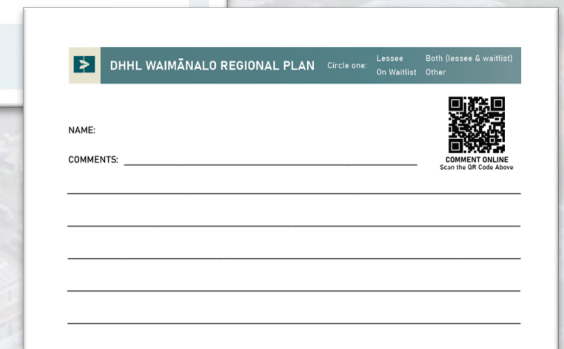


Next Steps

- Review the Draft Plan beginning Aug 1.
- Draft Plan will be posted to the project website, hardcopies available upon request.
- Comment Period: Aug 1 to Aug 15.
- To submit comments:
 - Complete hardcopy Comment Form
 - Complete the Online Survey
 - E-mail mmay@ssfm.com
 - Call Melissa May at (808) 628-5861



The screenshot shows a Google Form titled "DHHL Waimānalo Regional Plan Update". The form includes a header with the DHHL logo, a title, and instructions to use the form for comments. It features a "Select One" dropdown menu with radio button options: "Lessee", "On Waitlist", "Both", and "Other". Below this is a "Name" field and a "Please write your comments below" section with a text input area. At the bottom, there is a "Submit" button and contact information for DHHL.



The screenshot shows a hardcopy comment form titled "DHHL WAIMĀNALO REGIONAL PLAN". It includes a header with the title and instructions to circle one option: "Lessee", "Both (lessee & waitlist)", or "On Waitlist". Below this is a "NAME:" field, a "COMMENTS:" section with four horizontal lines for writing, and a QR code labeled "COMMENT ONLINE Scan the QR Code Above".

Mahalo!

For more information contact:



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(808) 620-9484



Melissa May, Project Manager
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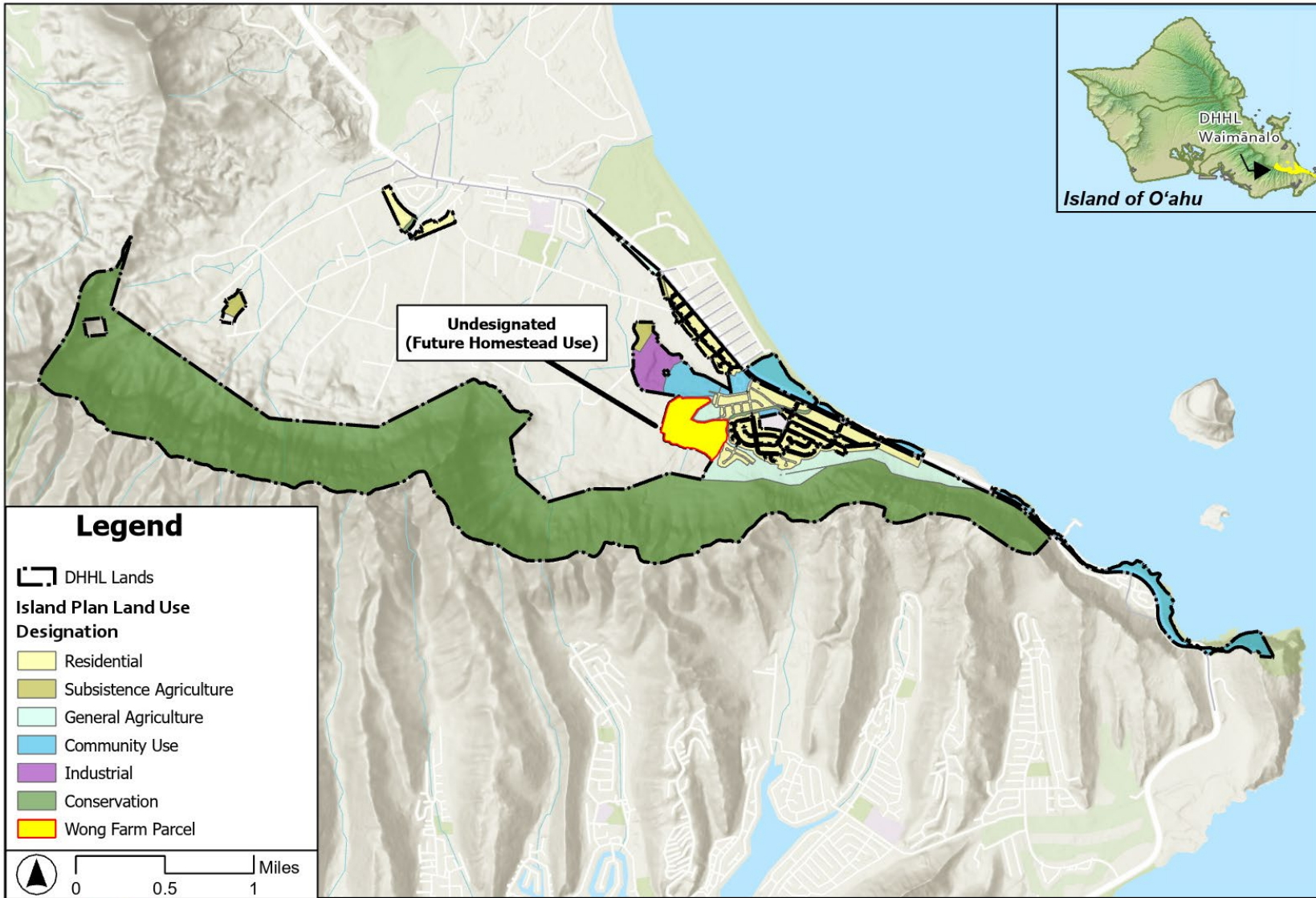
(808) 628-5861

Visit the project website



Scan QR code or
visit the URL below:

<https://dhhl.hawaii.gov/po/waimanalo-regional-plan-update-2024/>



DHHL Land Use Designations

Waimānalo Regional Plan Update

Department of Hawaiian Home Lands

Sources: Esri; State of Hawaii Department of Hawaiian Homelands, November 8, 2022; State of Hawaii Department of Hawaiian Homelands, 2014; Honolulu Land Information System (HOLIS), C&C of Honolulu; City and County of Honolulu, 2010.

Disposition of Lands for Non-homestead Use

