

## **HAWAIIAN HOMES COMMISSION**

Minutes of August 19, 2024

Hilton Garden Inn Kaua'i Wailua Bay, Kuhio Ballroom,  
3-5920 Kuhio Highway, Kapaa, Kaua'i, and Interactive Conferencing Technology-Zoom

Pursuant to proper call, the meeting of the Hawaiian Homes Commission was held both in person and via Interactive Conferencing Technology, beginning at 9:30 a.m.

**PRESENT** Kali Watson, Chairperson  
Makai Freitas, West Hawai'i Commissioner  
Michael L. Kaleikini, East Hawai'i Commissioner (ICT)  
Archie Kalepa, Maui Commissioner  
Walter Kaneakua, O'ahu Commissioner (ICT)  
Lawrence Lasua, Moloka'i Commissioner (ICT)  
Sanoë Marfil, O'ahu Commissioner  
Dennis L. Neves, Kauai Commissioner

**EXCUSED** Pauline N. Namu'o, O'ahu Commissioner

**COUNSEL** R. Hokulei Lindsey, Deputy Attorney General

**STAFF** Katie L. Lambert, Deputy to the Chair  
Richard Hoke, Executive Assistant to the Chair  
Leah Burrows-Nuuanu, Secretary to the Commission  
Diamond Badajos, Information and Community Relations Officer  
R. Kalani Fronda, Acting Administrator, Land Development Division  
Linda Chinn, Acting Administrator, Land Management Division  
Juan Garcia, Homestead Services Division Administrator  
Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager  
P. Kahana Albinio, Land Management Division

### **ORDER OF BUSINESS**

#### **CALL TO ORDER**

Chair Watson called the meeting to order at 9:36 a.m. Five (5) members were present in person, and three (3) members attended via Zoom, establishing a quorum.

#### **APPROVAL OF AGENDA**

Chair Watson made a note to disregard Item E-1 Exhibit; the Puuhona lease awardees were already approved last month. Item D-5 will be taken out of order, and the Commission will recess at noon for lunch and an executive session. The Community meeting will be held at the King Kaumuali'i Elementary School Cafeteria at 6:30 pm.

#### **MOTION**

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

## **APPROVAL OF MINUTES**

### **a) July 15 & 16, 2024 Regular Meeting Minutes**

Commissioner Lasua stated the voting tables currently reflect Commissioner Helm. Commission Secretary Leah Burrows-Nuuanu, apologized for the oversight, and offered to bring the minutes back for approval next month.

Note: Chair opted to entertain a motion to approve the minutes as amended.

#### **MOTION**

Moved by Commissioner Neves, seconded by Commissioner Marfil, to approve the July 15 & 16, 2024 Regular Minutes with the proposed amendment. Motion carried unanimously.

## **PUBLIC TESTIMONY ON AGENDIZED ITEMS**

None.

## **ITEMS FOR DECISION MAKING**

### **CONSENT AGENDA**

#### **HOMESTEAD SERVICES DIVISION**

- ITEM D-2 Approval of Consent to Mortgage (see exhibit)**
- ITEM D-3 Approval of Streamline Refinance of Loans (see exhibit)**
- ITEM D-6 Approval of Homestead Application Transfers / Cancellations (see exhibit)**
- ITEM D-7 Approval to Certify Applications of Qualified Applicants for the month of July 2024 (see exhibit)**
- ITEM D-8 Commission Designation of Successors to Application Rights – Public Notice 2023 (see exhibit)**
- ITEM D-9 Approval of Assignment of Leasehold Interest (see exhibit)**
- ITEM D-10 Approval of Amendment of Leasehold Interest (see exhibit)**
- ITEM D-11 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)**
- ITEM D-12 Commission Designation of Successor – NOLAN I. MAHUKA, Residential Lease No. 8308, Lot No. 17, PKE, Oahu**
- ITEM D-13 Commission Designation of Successor – DOREEN N. KANAHELE, Residential Lease No. 8881, Lot No. 40, Hanapepe, Kauai**

#### **RECOMMENDED MOTION/ACTION**

Homestead Services Division Administrator Juan Garcia presented the following:  
Motion to approve the Consent Agenda items listed for the Commission's consideration.

#### **DISCUSSION**

Commissioner Kaleikini asked for clarification of Item D-8 regarding deaths are years ago. J. Garcia stated as soon as the Department receives a notification of death by the family, the name is placed on the next scheduled public notice which is usually around November of each year.

**MOTION/ACTION**

Moved by Commissioner Neves, seconded by Commissioner Kaneakua, to approve the Consent Agenda as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Lasua			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua		X	X			
Commissioner Marfil			X			
Commissioner Namu`o						X
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

**ITEMS FOR INFORMATION/DISCUSSION**

Note: Item D-5 was taken out of order, as mentioned during Agenda Approval.

**HOMESTEAD SERVICES DIVISION**

**ITEM D-5 For Information Only – Memorandum of Agreement Between the State of Hawai‘i Department of Hawaiian**

**RECOMMENDED MOTION/ACTION**

None. For Information Only. HSD LOAN - Acting Homestead Services Administrative Assistant Dean Oshiro presented the following:

D. Oshiro stated the item is up for decision-making tomorrow. A presentation slide of the MOA is presented.

- Hawai‘i Lending & Investments (HLI) requested an MOA with DHHL for:
  - Interim construction loans, addition, retrofit, renovations, home improvement, or additional dwelling unit
  - Permanent take-out loans of the above
  - Home retention and/or the prevention of lease cancellation
- HLI was founded in 2020 by SCHHA to increase capital to HHCA beneficiaries
  - Target clients are lessees, waitlist and businesses on HHL
  - Office locations are on Kaua‘i, O‘ahu and Maui
  - Governed by the Homestead Association Leaders from the five moku-puni regional regions, O‘ahu, Kaua‘i, Moloka‘i, Maui/Lanai and Hawai‘i Island
  - Led by their Director Rolina Faagai, the lending function will be led by her and their Chief Financial Officer Napali Woode
- HLI Loan Committee
  - Robin Danner, Chairperson

- Lilia Kapuniai, Vice-Chairperson
- Mr. Napali Woode, Chief Financial Officer

This is giving beneficiaries another source to finance their requests

Note: Slide presentation attached.

**ITEMS FOR DECISION MAKING**

**REGULAR AGENDA**

**LAND MANAGEMENT DIVISION**

**ITEM F-3 Approval to Annual Renewal of Right of Entry Permits and Conversion to Revocable Permits, Kauai Island (see exhibit)**

RECOMMENDED MOTION/ACTION

General Professional Land Management Division Kahana Albinio and Kaua`i Land Agent Kaipo Duncan presented the following:

Motion that the Hawaiian Homes Commission approve to Annual Renewal of Right of Entry Permits and Conversion to Revocable Permits, Kauai Island (see exhibit)

DISCUSSION

Commissioner Neves commented that to see that many permit on the list is unusual. He appreciates that and that he is in favor or approving this.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Lasua		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o						X
Commissioner Neves	X		X			
Chairman Watson			X			
<b>TOTAL VOTE COUNT</b>			<b>8</b>			<b>1</b>
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

**ITEM F-1 Approval to Issue a License Agreement to Ko’olau Limu Project, Anahola, Kauai Island, TMK No.: (4)4-8-012:001& 010**

RECOMMENDED MOTION/ACTION

General Professional Land Management Division Kahana Albinio and Kaua’i Land Agent Kaipo Duncan presented the following:

Motion that the Hawaiian Homes Commission approve to Issue a License Agreement to Koolau Limu Project, Anahola, Kaua’i Island, TMK No.: (4)4-8-012:001& 010

The request is for a 30-year License Agreement to the Hosea Lauho Foundation, Koolau Limu Project.

DISCUSSION

Commissioner Neves commented that this is an important long-term disposition for their limu practitioner sister Kaneakua.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Freitas, to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A’OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas		X	X			
Commissioner Lasua			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu’o						X
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

**ITEM F-2 Approval to Issue a Right of Entry Permit to Ho’akeolapono Trades Academy and Institute, Anahola, Kauai Island, TMK No.: (4)4-8-003:011(por.)**

RECOMMENDED MOTION/ACTION

Land Management Division Kahana Albinio presented the following:

Motion that the Hawaiian Homes Commission approve to Issue a Right of Entry Permit to Ho’akeolapono Trades Academy and Institute, Anahola, Kauai Island, TMK No.: (4)4-8-003:011(por.)

DISCUSSION

Commissioner Neves stated the Trades Academy has helped the community with a lot of work.

**MOTION/ACTION**

Moved by Commissioner Neves, seconded by Commissioner Freitas, to approve the motion as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas		X	X			
Commissioner Lasua			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o						X
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

**ITEMS FOR INFORMATION/DISCUSSION**

**REGULAR AGENDA**

**OFFICE OF THE CHAIRMAN**

**ITEM C-1 For Information Only – Appointment of Permitted Interaction Group –Act 279 Strategic Plan Budget Revisions**

**RECOMMENDED MOTION/ACTION**

None. For Information Only. Executive Assistant Richard Hoke presented the following:

Effective August 19, 2024, Chair Watson appointed three Commissioners, Lawrence Lasua, Archie Kalepa, and Walter Kaneakua, to lead the PIG to investigate and evaluate Act 279 as new opportunities have developed since the Act was passed. The PIG will make recommendations through the Strategic Plan and its budget.

**DISCUSSION**

Commissioner Neves requested, with no disrespect to the two new Commissioners, to provide them with the original Strategic Plan, the beneficiary study of 2020, and the revised plan so they have a background in going forward. If they need to reach out to each island with concerns, it would be appropriate as well.

**Public Testimony – Blossom Feiteira.** Her concern is that the Commission remembers the intent of Act 279 that the projects are shovel-ready and prioritizes those that can move quickly. Get the money spent down and then go back to the Legislature to ask for more money.

**ITEM C-2 For Information Only – Appointment of Permitted Interaction Group – to Evaluate and Make Recommendations to Mitigate Hilo Airport Impact on Surrounding DHHL lands**

RECOMMENDED MOTION/ACTION

None. For Information Only. Planner Julie Cachola presented the following:

The surrounding DHHL lands include Keaukaha Tract 1 and Keaukaha Tract 2. DHHL is currently doing the environmental assessment for the King’s Landing Kuleana Homestead Settlement.

The State Department of Transportation (DOT) Airports Division identified concerns with DHHL’s Settlement Plan and the affect it would have on airport operations. DHHL responded that DOT should not impede on the Department’s ability to provide homesteading opportunities on Hawaiian Home Lands but will continue to find solutions acceptable to both agencies.

The members of the PIG are Commissioners Dennis Neves, Walter Kaneakua, and Michael Kaleikini, who will serve as the Chair of the PIG. Commissioner Neves managed an airport, so he is familiar with the operations and Commissioner Kaneakua is a pilot and familiar with the runways and airport operations.

DISCUSSION

Commissioner Neves stated the DOT sent a navigation agreement, which is being reviewed. They will do what it takes to get the right agreement and protect the Trust.

Commissioner Kaneakua stated he has a background in military and commercial flying and a background in airspace, and airfield management.

Commissioner Kaleikini clarified that this PIG is not a continuation of the King’s Landing PIG. He also asked if Commissioner Neves would be interested in being the Chairperson due to his vast experience working at the airport. Commissioner Neves agreed.

J. Cachola stated she understands this PIG is specific to the airport expansion situation.

Chair Watson thanked the Commissioners for volunteering. He appreciates their time and work.

Commissioner Neves asked to go back to Item F-1 and allow Nalani Kaneakua to give her presentation for the limu project.

**Public Testimony – Nalani Kaneakua – Presentation for Item F-1 Limu Project.**

N. Kaneakua stated she is grateful that the Commission approved the item. They had their Limu Festival yesterday, celebrating 25 years. She will share the presentation link later so the Commissioners can see the progress done. Their mission is to preserve, maintain and restore the estuaries of the Aliamanu Stream and the Anahola River, to promote the life and wealth of the ocean.

**Public Testimony – Naihe – Ho`akeolapono Trades Academy.** He thanked the Commissioners for their approval of the item.

### **ITEM C-3 For Information Only – DHHL NAHASDA Down Payment Assistance Program Policy**

#### RECOMMENDED MOTION/ACTION

None. For Information Only. NAHASDA Government Relations Program Manager Lehua Kinilau-Cano presented the following:

L. Kinilau-Cano stated that one of the barriers to homeownership is often the down payment that is required of lessees. The regulations for the Native Hawaiian Housing Block Grant allow DHHL to use up to 10% of the amount planned for its housing plan for the fiscal for families whose income is 81% -100% of the median income without HUD approval. Beyond that, HUD approval is required. The amount planned for this fiscal year, July 1, 2024, to June 30, 2025, is a little over \$50 million and can use a little over \$5 million to provide for families whose income is 81% - 100% median income without HUD approval.

#### DISCUSSION

Commissioner Neves asked if the program is available now. L. Kinilau-Cano stated the Commission has first to accept the policy. This is planned to come before the Commission in September for approval and a turnkey project to award it to as it is limited to turnkey.

**Public Testimony – Blossom Feiteira.** This opportunity is going to make a significant difference in the ability of those in the 81% - 100% income to secure a a homestead. She asked the Commission to support this item.

### **ITEM C-4 For Information Only – Draft 2024 Annual Performance Report (APR) - Native Hawaiian Housing Block Grant**

#### RECOMMENDED MOTION/ACTION

None. For Information Only. NAHASDA Government Relations Program Manager Lehua Kinilau-Cano presented the following:

L. Kinilau-Cano stated that the document in the packet is the document that is used to submit to the Department of Housing and Urban Development (HUD) for review and approval.

- East Kapolei IIC
  - 27 single-family lots, total cost: \$29,039,673.10
  - NAHASDA portion \$4,430,000
  - NAHASDA expended in Fy24, \$3,007,434.42
- Ewa Beach homestead project master plan and EA, total cost: \$599,799.94
  - NAHASDA expended in FY24, \$205,040.46
- La`i `Opua developer financing, 32 single-family homes
- Hanapepe Residential lots portion of Phase 2, developer financing, 30 single-family homes
- Homeowner financing with Habitat, 0% interest loan, so mortgage for a 2-bdrm is under \$800 mo.
- Homeowner Assistance Program is used for homes that are dilapidated and need repairs.
- Waimanalo Kupuna Housing Rental Assistance, the annual subsidy is \$830,000, 81 kupuna assisted.
- Housing Counseling with CNHA



## DISCUSSION

Commissioner Kalepa asked if the program is currently available to lessees who are struggling. L. Kinilau-Cano stated that NAHASDA is starting a program with Hawai'i Community Lending for lessees 80% and below.

Commissioner Kaleikini asked if the \$50 million in Item C-3 is what the Department will be getting. She stated the \$50 million is NAHASDA funding. He asked how much did they have in the previous years. L. Kinilau-Cano stated that the packet is a chart that shows the funds received over time.

Note: Slide presentation attached.

### **ITEM C-5 For Information Only – Summary of Responses to Proposed Legislative Action Request & Draft Legislative Proposals**

#### RECOMMENDED MOTION/ACTION

None. For Information Only. NAHASDA Government Relations Specialist Oriana Leao presented the following:

O. Leao reviewed the fifteen (15) draft legislative proposals summarized in the submittal.

#### DISCUSSION

Commissioner Kaleikini asked what Act 80 says. O. Leao stated that Act 80, passed by the State Legislature in 2017, proposed to amend the native Hawaiian blood quantum requirement. Instead of a quarter-blood quantum to succeed to a lease, it would be at least 1/32<sup>nd</sup>.

Commissioner Neves stated he is not familiar with the dwelling unit revolving fund. She stated it is a request for the State to guarantee the 184A loan funds. DHHL guarantees its direct loans.

**Public Testimony – Robin Danner.** Stated Act 80 is a lowering of the blood quantum to 1/32 for successorship. The State Legislature passed the process; the DOI has to review and decide if it supports it. If it supports it, it gets sent to the Committee of Jurisdiction. It has been stuck at DOI because they need more data from DHHL. Her recommendation and request is to write a simple letter to Deb Holland at DOI in support of Act 80. She was invited to DC by the Whitehouse Initiative, and they are going to attempt to meet with Deb Holland.

**Public Testimony – Kanani Kagawa.** Testified about the proposal on the CWRM agenda and how it highlights the lack of advocacy on behalf of native Hawaiians, specifically for the water use allocations for Kaua'i.

**Public Testimony—Felicia Cowden.** She recommended the Revocable Permit for the water tank and well that Jeff Linder holds. She stated that he wanted to relinquish it, and it could be something for DHHL to consider to address the needs in the Anahola area.

Commissioner Kaleikini requested the staff work on a plan for a beneficiary consultation and get a letter to support Act 80.

**ITEM C-6 For Information Only – Status Report of DHHL Enforcement Unit Efforts and Statistics (July 8, 2024 – August 11, 2024)**

RECOMMENDED MOTION/ACTION

None. For Information Only. Administrator Enforcement Unit David Hoke presented the following:

- 14 investigations
- 56 reports generated
- 133 reports were submitted
- Two happenings that the Department may have to look into policy and procedures that need to be tightened up. They have identified a few loopholes and are working with the AG. Commissioner Kaneakua rode with enforcement on the Eastside O`ahu case and went to the Keaukaha/Pana`ewa Farmers Association meeting and did some beneficiary consultation.
- No new reports for the pilot program, as the criteria were not met

DISCUSSION

Commissioner Kaneakua stated that one of the things identified is abandoned properties. He thinks that the Department needs to terminate the leases of these properties to eliminate the liabilities, turn the properties around, and award them to people on the waiting list.

Commissioner Kaleikini thanked the Enforcement Unit for the work they are doing on Hawai'i Island.

Commissioner Neves asked if they evaluated Kaua`i. D. Hoke stated they did not get enough responses to do one, but it is on the list to do.

Commissioner Marfil announced that on August 21, 2024, a crime prevention and youth engagement event will be held at Wai`anae High School from 5 pm to 8 pm. It will be a State and City co-op.

Commissioner Neves commented on the Linder well, stating that it would supply water for the 300 acres in Molowa`a. If the Department could pick up that Well, it could utilize all that agricultural area and maybe do a community pasture. Chair Watson stated more talk should be on that as it would be a great idea.

**HOMESTEAD SERVICES DIVISION**

**ITEM D-1 HSD Status Reports**

- A. Homestead Lease and Application Totals and Monthly Activity Reports
- B. Delinquency Reports

Homestead Service Division Administrator Juan Garcia was available to answer questions from the Commissioners.

DISCUSSION

Commissioner Neves referred to last month's presentation on successors of application rights and asked about those that are in limbo. J. Garcia stated they had done a special public notice for those individuals to respond. Commissioner Neves stated he was not sure if there was a clear policy and thought maybe a PIG was needed. Chair Watson stated the PIG the Commission did was for the caretaker. J. Garcia stated the rules do not allow for a timeline to get the

documentation. Commissioner Neves thinks a PIG would help to move this forward. Chair Watson stated that makes a lot of sense.

**Public Testimony – Rolina Faagai.** She is the Executive Director for Hawaiian Lending and Investments. She stated they have packets for the MOA and loan guarantees. She directed the Commissioners to a letter within the packet from Native CDFI Network (NCN). The EPA provided \$27 billion in greenhouse gas reduction, and part of that work for HLI is to make sure that trust lands are specifically listed in that geographical area. Hence, the funds allocated go to trust lands. Of the \$27 billion NCN received \$400 million that was contracted.

## LAND DEVELOPMENT DIVISION

### ITEM E-1 For Information Only – Kaua`i Project Updates

#### RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Administrator Land Development Division Kalani Fronda presented the following:

He was joined by his team from LDD, Robert Ing, Michelle Hitzeman, Michelle Quartero, and Shareen Tam. Kaua`i has over 4,000 applicants on the waitlist. The Department has budgeted \$45 million in response to this waitlist demand from Act 279 to facilitate the creation of 450 lots. There are 11 development and maintenance projects in the queue.

#### DISCUSSION

Commissioner Neves asked if it was stated there was \$482,000 left on the USDA RD funds for the water tank. K. Fronda stated they are working to find additional work that complies with the grants that are being pursued.

Commissioner Neves stated there is a generator that needs to be housed. Pi`ilani Mai Ke Kai Phase 3, 40 lots being designed for FY25. K. Fronda stated that it still needs further funding. Commissioner Neves asked regarding the cesspool conversion and how it is going to be funded for individual beneficiaries. Kehau Quartero stated that the objective of the assessment is for the Department to upgrade the infrastructure to accommodate those who are converting. There are no specifics as far as grants for lessees.

Nancy McPherson of the Planning Office stated that they have been working with the EPA and pursuing funding. However, those recommendations will be received in another year.

K. Fronda added that part of the strategy is to upgrade the infrastructure so the County can manage it. Commissioner Neves asked for a better map. Chareen Tam stated that the particular project is about a mile and a half from the airport and Mauka of the hospital, but she is not sure of the flight paths. K. Fronda stated they would provide an updated map.

**Public Testimony – Blossom Feiteira.** Regarding the cesspool, she stated the Department was looking at installing a sewer system as an option to shut down the cesspools. Will DHHL pay for that? Traditionally, the Department would acquire the infrastructure and do an MOA with various counties to manage the system moving forward.

Regarding Hanapepe, the beneficiaries of West Kaua`i have not weighed in on the project. Thirty of the lots that are going to be LIHTC with an option to purchase was a surprise to them. She asked the Commission for LDD to do a beneficiary consultation.

**Public Testimony – Lourdes Torres.** She represents five of the three hundred of the Courtyard at Waipouli. The impact on the workforce in Kapaa, Kaua`i, will be huge. The Department has to relocate the five that she represents. She is not sure if there is a solid plan to relocate 300 people who will be displaced. The rental crisis has been like a perfect storm for the working class. She asked the Commission to consider the lives of the 300 people who will be without homes.

**Public Testimony – Kenna StormoGibson.** The purchase of Waipouli has an impact on the 300 residents who have been informed of rights to a comparable apartment in a similar geographic location and approached about their needs, but nobody has what the plan is. Her understanding is the dislocating of residents is to make room for beneficiaries and they have not heard from a single beneficiary to say they want to move into these apartments. Her understanding is the beneficiaries want leasehold lands. Not a single beneficiary from Kaua`i has spoken in favor of this project. She asked that the Commission reconsider until they have a plan for the 300 people. What is the estimated cost of moving everybody?

**Public Testimony – Samuel Wampler** is one of the 300 residents at the Courtyard at Waipouli. He represents many of the residents who could not be present. The relocation is destructive to their work life and their situation, which causes anxiety for all of the residents. Many are facing agonizing struggles of finding housing. If he loses his apartment, he will be homeless.

**Public Testimony – Dominic Sanga** is also a resident of the Courtyard at Waipouli. He stated they really would like the Commission to reconsider. There is really no comparable place.

**Public Testimony – DeMonte Manaole.** For the record, some people want to be in Waipouli. The Yoon family of Kaua`i can now qualify. It is not true that native Hawaiians on the waitlist do not want Waipouli. The people of Waipouli have been up for eviction about ten years ago. The owner of Waipouli has an idea for Hawaiians to live there. If this deal falls through, the owner will sell it on the open market and the residents will not have the benefit of what the Department has to provide for them. To vilify the Department is totally unfair because the people at Waipouli have known that they would be evicted sooner or later.

**Public Testimony – Rowena Tengan.** She is totally against the purchase of Waipouli. Our people of Niihau, Kaua`i, do not want to live in a condo. We live off the land. This is not what the people of Kaua`i want. Stand up for your rights people of Niihau and Kaua`i. We live off the land. Waipouli is not for everybody. Where will they dry their fish or kill the animals they catch for food?

Commissioner Neves asked for an update for Wailua.

**Public Testimony – Sherry Cummings.** She brought up the subject of the fire breaks for Hanapepe. She asked that the Commissioner open talks with the Public Works or engineering for the Robinsons property. She also brought up the removal of the four dams, which she brought up to the planning department. The Kaniho reservoir is the people's water. McClousky is taking the water and putting it onto his lands. They had a plan with G70 that was going to award pasture and subsistence agriculture, but that went on the back burner. For water, it is a disgrace that the Department is only asking for .3 mgd of water for Anahola. Why is the Department not asking for serious water use for DHHL beneficiaries.

Note: Slide presentation attached.

MOTION

Moved by Commissioner Freitas, seconded by Commissioner Neves to convene in an executive session pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities. Motion carried unanimously.

**EXECUTIVE SESSION IN**

**12:20 PM**

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

1. Discussion Regarding Telecommunications on Hawaiian Home Lands

**EXECUTIVE SESSION OUT**

**1:10 PM**

**LAND MANAGEMENT DIVISION**

**ITEM F-4 For Information Only – Request from Hawai'i Land and Power, LLC on Renewal Energy Project in Waiakea, Island of Hawai'i, TMK (3) 2-1-025:086**

RECOMMENDED MOTION/ACTION

None. For Information Only. General Professional Land Management Division Kahana Albinio presented the following:

David Berry Hill is the owner of Hawai'i Land and Power, and Dan Geovanni, the owner's Advisor joining the meeting.

Page 3 of the submittal is a timeline for the proposed meetings. In September 2024, there will be a beneficiary consultation in Hilo. In October, a report to the Commission. In November, there will be two public hearings, and in January 2025, the Issuance of the ROE permit.

The proposed compensation to DHHL HL&P would compensate DHHL in two ways: (1) Lease rent during the periods of right-of-entry permit and General Lease term equivalent to what DHHL is receiving from other renewable energy projects on Hawaii Island and (2) Community benefit payments, including contribution to existing DHHL programs, job training and internships, scholarships, and/or improvements to community infrastructures. Both will be subject to further discussion and negotiations.

Mr. Giovanni presented a PowerPoint presentation.

- HECO is soliciting the drive to renewable energy
- RFPs from independent power developers to put projects on Hawai'i Island and O'ahu
- Looking for solar, wind, or battery energy and operational for 25 years, 2029 to 2054
- Firm dispatchable power. Power is called upon when needed. Reliable. Operates on biofuels.
- Investment is \$250 million.

Mr. Hill stated that HL&P is committed to ensuring the project aligns with the project's energy needs. The benefits will benefit DHHL directly, not only for this generation but for generations to come.

### DISCUSSION

Commissioner Freitas asked if he heard correctly about wind turbines on the property. Mr. Giovanni stated, they are looking at the firm dispatchable and the battery energy storage. They might look at a small solar ray that could be used for black stars or emergency power. They are not looking to put wind turbines on the site. Commissioner Freitas asked that \$90,000 per year be conservative for the benefits. Mr. Giovanni stated that is the minimum.

Commissioner Kalepa asked about the size of the property. Mr. Giovanni stated that the property's size will support both the larger and the smaller projects.

Commissioner Kaleikini asked Kahana about the parcel's history. K. Albinio stated that the parcel had been vacant for some time. Commissioner Kaleikini stated that we need renewable energy with firm dispatchable capabilities. This proposal is worthy of the Commission's consideration.

Commissioner Kalepa asked if this would be on a fixed rate for 25-years. Mr. Giovanni stated it would be on a power purchase rate under an agreement with HECO. They need to take a look at the final RFP because there is an indication that HECO wants HL & P upfront to propose the use rate for the full 25-year term. The negotiations with DHHL have to be factored into their proposal with HECO.

Chair Watson asked it was said it would cost about \$250 million, and it was also mentioned that you need site control by January 2025, and you also need to do the EPA. Mr. Giovanni stated not by 2025, but they need the site control commitment from DHHL before they submit the proposal on January 21, 2025. Then, they have the study period like the 343 and EA, and these can go on for two years. They will still be making Right of Entry payments to DHHL even before the final approval. K. Albinio stated they need to do the due diligence. Mr. Giovanni stated the key is to show HECO that they have a secured site to do the project. Chair Watson asked what they have done in Hawai'i with regard to their track record.

Mr. Hill stated HL&P partnered in projects selected by HECO; at Joint Base Pearl Harbor, Kaponu Sewer 100 megawatt (indiscernible), (indiscernible) Infrastructure Group is a \$3 billion energy infrastructure fund (indiscernible). The projects were selected by the Navy and by HECO.

Chair Watson asked what kind of biofuel are they proposing to use. Mr. Hill stated biodiesel B-100 which is a liquid fuel produced by Pacific Biodiesel on the Big Island. Chair Watson asked in 2-3 years, you will have these infrastructures to do what you need. Mr. Hill stated that biofuels already exist, and the infrastructure will have to go through the permitting process for this project.

Mr. Giovanni stated they are not committed to an EA but a full-blown EIS during the right-of-entry period.

**Public Testimony – Jojo Tanimoto.** (indiscernible) She mentioned fires, fuel, and hazardous materials.

Note: Slide presentation attached.

## PLANNING OFFICE

### ITEM G-1 For Information Only - Status Update on Plan Implementation on the Island of Kaua'i

#### RECOMMENDED MOTION/ACTION

None. For Information Only. Planner Nancy McPherson presented the following:

N. McPherson stated there was a written submittal and a PowerPoint presentation. The General Plan has been updated, and they are working on the Hawai'i Island Plan update, then the Maui Plan update, followed by the Kaua'i Plan Update.

The Kaua'i Island Plan was approved by HHC in 2004. The purpose of each Island Plan:

- provide a comprehensive resource for planning and land management purposes, including identification of land use goals and objectives of the General Plan specific to each island
- identify island-wide needs, opportunities, and priorities
- Assign land use designations (LUDs) for all land holdings to promote orderly land use and efficient development of infrastructure systems
- DHHL lands on Kaua'i: Waimea, Kekaha, Hanapepe, Wailua, Kapaa, Anahola/Kamalomalo'o and Moloa'a.

### ITEM G-2 For Information Only - Kauai Water Issues and Projects

#### RECOMMENDED MOTION/ACTION

None. For Information Only. Dr. Jonathan Scheuer and Planner Cherie Kaanana presented the following:

Dr. Scheuer shared the first three items of the agenda's presentation and Cherie presented the last three items of the agenda presentation.

- Water Demands and Reservation
  - Calculating: take the land use designations and the standard water rates
  - Waimea – total mgd for potable and non-potable 2.0695
  - Hanapepe – total mgd for potable and non-potable .09417
  - Wailua – total mgd for potable and non-potable 1.0441
  - Anahola – total mgd for potable and non-potable 6.5352
  - Other tracts – total potable 0.1399
- West Kaua'i Energy Project Update
  - Currently undergoing regular meetings to discuss Phase 1
- Kaua'i County Department of Water's Water Use and Development Plan Update
- Anahola Surface Water Management Plan
  - Anahola Regional Plan's Priority Project #1
  - Surface water resources from the Kealia watershed
  - Additional funding needed
- Other projects with future water implications
  - Moloa'a water reservation
  - Anahola kuleana lots
  - Grove Farm Isenberg property Acquisition
  - Wailua Master Planning process
  - Hanapepe future phases

- Related work with beneficiaries and capacity building to secure water resources and address water issues
  - Beneficiary water rights training is in collaboration with the William S. Richardson School of Law's Center for Excellence in Native Hawaiian Law.

Dr. Scheuer stated there is a reintroduction of the Bill to have someone represent the DHHL Chairperson have a beneficiary on the water Commission. Since 1987 only one of the Commissioners was a homesteader. One of the seven seats specifically requires someone to know native Hawaiian agricultural and water uses. The seat is vacant and nobody has been named into that seat. Lori Buchanan, a Moloka'i homesteader, was one of the finalists for that position. Since 1987, of the 50 Commissioners, 18 were women, and there has never been one from Moloka'i. It would be good to have another Hawaiian voice on that Commission.

**Public Testimony – Kanani Kagawa.** She stated there was and is very little representation of Hawaiians on CWRM and we do need more. The Department could advocate and be a part of the Kapa'akai analysis. Where is all the water? Is it sitting somewhere in a magical well? Data is being used from 2014.

#### DISCUSSION

Commissioner Kalepa asked how active is the Kapa'akai analysis on Kaua'i. N. McPherson stated that right now, it is a pick-and-choose for the Planning department, and there are no criteria that trigger it.

Chair Watson stated the Wailua Well is not capped and cased and could be put into production when DHHL completes its Master Plan. Two hundred thirty-one lots are planned, and there is enough generated water to serve 231 lots. Dr. Scheuer stated the Department drilled the Wailua Well, and it subsequently cased and capped. When the Master Plan is put into place it will be available to be put into production. It could produce around a million gallons per day, which would be more than sufficient to provide the number of water credits for many more lots than that.

Chair Watson stated that regarding surface water, the Department should build a half-million-gallon tank in the Kalepa Forest Reserve. Dr. Scheuer stated that this would be for surface water collection. The general preference and direction from CWRM are to match water quality to water use. For Wailua, drinking water is needed, and irrigation water is for agricultural uses.

Dr. Scheuer stated water is critical to these evolving plans. The idea of using non-potable water, including recycled water for irrigation, is consistent with the concerns raised. Whether or not the water credits can be taken from the Wailua Well and used in Lihu'e depends on the hydraulics of the Kaua'i County system.

N. McPherson stated that there is a process to follow, and if we are altering the land use plan, we need to amend the Kaua'i Island Plan.

Chair Watson stated he is also sensitive to timing. Move the process along and exempt it to a certain extent. We are not trying to do environmental damage. Subsistence ag lots is a wonderful approach to take people off the ag and residential waitlist.



**Public Testimony – Council Member Felicia Cowden.** Speaking as an individual council member. There is a 90-day delivery notice on the Well. For the wastewater, the desire is to break the wastewater treatment into two units and put the smaller unit on DHHL land with the intention of DHHL use and put the other one near the bypass.

**Public Testimony – Patrick Kahawaiola`a.** The Chairman paints a rosy picture of how he wants it for the native Hawaiians; it is good, but then the devil will always be in the details. His concern is the Lihu`e lands. For the Isenberg lands, he hopes these lands are not toxic. Toxic lands for native Hawaiians are not wonderful.

### **ANNOUNCEMENTS AND RECESS**

1. DHHL Community Meeting, Monday, August 19, 2024, 6:30 p.m. King Kaumuali`i Elementary School Cafeteria, 4380 Hanamaulu Road, Lihu`e, Hawai`i, 96766

**RECESS**

**2:45 PM**

## **HAWAIIAN HOMES COMMISSION**

Minutes of August 20, 2024

Hilton Garden Inn Kaua'i Wailua Bay, Kuhio Ballroom,  
3-5920 Kuhio Highway, Kapaa, Kaua'i, and  
Interactive Conferencing Technology (ICT) Zoom

Pursuant to proper call, the meeting of the Hawaiian Homes Commission was held both in person and via Interactive Conferencing Technology, beginning at 9:30 a.m.

**PRESENT** Kali Watson, Chairperson  
Makai Freitas, West Hawai'i Commissioner  
Michael L. Kaleikini, East Hawai'i Commissioner (ICT)  
Archie Kalepa, Maui Commissioner  
Walter Kaneakua, O'ahu Commissioner (ICT)  
Lawrence Lasua, Moloka'i Commissioner (ICT)  
Sanoë Marfil, O'ahu Commissioner  
Dennis L. Neves, Kauai Commissioner

**EXCUSED** Pauline N. Namu'o, O'ahu Commissioner

**COUNSEL** Hokulei Lindsey, Deputy Attorney General

**STAFF** Katie L. Lambert, Deputy to the Chair  
Richard Hoke, Executive Assistant to the Chair  
Leah Burrows-Nuuanu, Secretary to the Commission  
Kalani Fronda, Acting Administrator, Land Development Division  
Linda Chinn, Acting Administrator, Land Management Division  
Juan Garcia, Homestead Services Division Administrator  
Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager  
Diamond Badajos, Information and Community Relations Officer  
Kahana Albinio, Land Management Division

### **ORDER OF BUSINESS**

#### **CALL TO ORDER**

Chair Watson called the meeting to order at 9:36 a.m. Five (5) members were present in person, and three (3) members attended via Zoom, establishing a quorum.

Chair Watson announced that the Commission will recess for lunch at noon. The remaining J-agenda items will continue after the recess. The next meeting for the Commission is September 16 & 17, 2024, in Kapolei, O'ahu. The Community meeting will be held in Waimanalo, O'ahu, on September 16, 2024.

#### **PUBLIC TESTIMONY ON AGENDIZED ITEMS**

##### **PT-1 JoAnn Yukimura Item E-1**

J. Yukimura served as Mayor and Councilmember of Kaua'i in the past and currently speaks as a citizen of Kaua'i. She spoke on the Courtyard of Waipouli, stating that in the past, 82 units were built to satisfy the affordable housing condition. The Council and the Mayor made the mistake of

requiring the 82 units at the Courtyard of Waipouli to be affordable only for ten years. The 10-years expired in 2018. She is grateful that there are proposals that will keep the housing local. She commended the Chair on his innovative thinking, but respectfully, his innovative thinking will require the eviction of 300 individuals, which will likely force the present tenants to leave Kaua'i. In displacing the tenants, the businesses that employ the Courtyard tenants will also be impacted. The Waipouli Cooperative Board (WCB) has been working on the legal and financial framework to turn the Courtyard into a housing cooperative. The WCB has won pre-approval for a \$21 million HUD loan tailored for cooperatives and developed a budget to cover the \$44 million acquisition cost. A Co-op is member-owned and member-governed.

Chair Watson stated that DHHL's approach prioritizes the native Hawaiians who have been waiting on the waitlist for 40 years. Beneficiaries do not get any priority with the current approach.

J. Yukimura stated that if DHHL invests in the property, it can have certain units as voucher holders if the investment is \$5-\$10 million. Chair Watson stated that it would be in breach of our trust duty to invest in something for non-Hawaiians.

Chair Watson stated he wants to work with the beneficiaries who have been waiting 40 years for a place to live. If this goes forward, the department will treat the tenants fairly to address their relocation needs. His priority is native Hawaiians.

## **ITEMS FOR DECISION-MAKING**

### **REGULAR AGENDA**

#### **HOMESTEAD SERVICES DIVISION**

##### **ITEM D-4      Approval of Memorandum of Agreement Between the State of Hawaii Department of Hawaiian Home Lands and Hawaii Lending & Investments**

###### **RECOMMENDED MOTION/ACTION**

Homestead Services Division Loan Services Branch Manager Dean Oshiro presented the following:

Motion that the Hawaiian Homes Commission approve the Memorandum of Agreement Between the State of Hawai'i Department of Hawaiian Home Lands and Hawai'i Lending & Investments.

The workshop yesterday gave the Department a brief background of the MOA with Hawai'i Lending & Investments. The request is for the Commission to approve the MOA which is two parts:

- a. To approve the MOA between DHHL and HLI
- b. Delegate to the Chairman the authority to execute the MOA upon the completion of the revisions if necessary

DAG Alana Bryant has been assisting in reviewing the MOA. If the Commission approves the MOA, it will go back to her one more time to make sure everything is okay, then forward it to the Chairman for his signature.

**Public Testimony – Blossom Feiteira.** B. Feiteira testified in support of the MOA. It is an honor for another innovative opportunity for our native Hawaiians to secure homeownership. She asked the Commission to support this and to expedite it quickly.

Chair Watson agreed that third-party advisors and facilitators are needed on the funding side. The Department looks forward to working with Hawai'i Lending and Investments.

**MOTION/ACTION**

Moved by Commissioner Neves, seconded by Commissioner Freitas, to approve the Consent Agenda as stated in the submittal.						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas		X	X			
Commissioner Lasua			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o						X
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

**ITEMS FOR INFORMATION ONLY**

**REQUESTS TO ADDRESS THE COMMISSION**

**ITEM J-1 Kipukai Kualii – Anahola**

K. Kualii is the President of the Anahola Hawaiian Homes Association. Joining him was Bernadette Bucasus of the West Kaua'i Homestead Association and Jordan Danner, Co-Executor of Hawai'i Community Development Corporation.

Bernadette Bucasus briefed the Commissioners on the history of the West Kaua'i Enterprise Center, which was built in 2018. In 2022, WKHA requested 30 acres for a Tsunami Evacuation/Youth Campground.

K. Kualii briefed the Commission on the Kumu Campground and the Anahola Marketplace and the activities of the campground and marketplace. Halenani Street Apartments by HCDC is 80% AMI and affordable and the first beneficiary owned property off of trust lands. They saw the need for the non-50% Hawaiians. They are looking to take 3 acres of the 10 acres they have to help with affordable housing, the four-plexes rentals. Another plan is the sports complex.

Commissioner Kalepa asked what is the priority for the evacuation plan. K. Kualii stated 30-acres adjacent to the highway. The top priority is acquiring the land.

Note: Slide presentation.

**ITEM J-2      Jeremie Makepa – Anahola**

J. Makepa testified that he supports the sports complex. Regarding Waipouli, with the injustices done to the Hawaiian people, he was offended by those people who said they would be misplaced and who tried to vilify the Department for using the Courtyard as Hawaiian homes. He commended Chair Watson for squashing any ideas of the Courtyard being for non-Hawaiians. He commended the Chairman for standing up for the native Hawaiians.

He showed a slide presentation on the `Aina Alliance aid regarding the Kaua`i wildfires in Anahola, Hanapepe, and Koke`e. `Aina Alliance takes the unusable, fire-prone lands and creates defensible fire breaks. Along the beach they cleared out around 50 cars and rubbish. The grant from the Department is helping them to keep the roads accessible to the firefighters. The challenges are the decades and decades of dumping of cars, tires and rubbish.

Commissioner Neves stated we need to get funding to help move those cars. The community gets out there to help.

Commissioner Lasua asked if he is replacing the groundwork with native plants. J. Makepa stated that is the idea with the NICS technical assistance conservation plan. Commissioner Lasua asked if the firefighters go into the pasture fires. J. Makepa stated the Fire Department does go in and put out those fires, and the firefighters have to dress in Suva uniforms because of the toxic smoke in those areas. DHHL has lots of land on the Westside yet no Hawaiians live on the land.

Note: Slide presentation.

**ITEM J-3      Claire Niheu-Yong – Beneficiary Concern**

C. Niheu testified on Item E-1 that 82 units but there is nothing mentioned on the LIHTC portion. She wants to live on the Westside of Kaua`i in Hawaiian home lands. She would like to use NAHASDA monies for home renovations to fix the Kekaha homes that are old rather than use that \$25 million for Waipouli. She stated for sure she would not select LIHTC rent for 15-year and then get a mortgage.

**ITEM J-4      Starlynn Kaupu - Beneficiary Concern**

S. Ka`upu spoke on the kuleana lands in Puuopai. She stated she attended one meeting and never heard anything about it after that. Is it being reinstated or on hold because of water on the aina? Are they waiting for another entity to move forward, or do they have to move forward themselves to get back on kuleana lands? They have contractors who already agreed. If Hawaiian Homes can finance the machinery the contractors could do the roads for the people to get there. She is in the process of creating a non-profit to regenerate and revitalize the aquifer and water systems. She wants to know what is going to happen to their kuleana lands in Puuopai.

Chair Watson stated the Department was working with KIUC to do a hydroelectric system that incorporated the waters from the DLNR and DHHL lands above to restore the reservoirs and pipe systems. Unfortunately, with the litigation, the Department backed away. The Department tried to get them to improve DHHL's area. It does not mean the Department abandoned that. There is fertile land there, and the Department would like to restore the water system. It is good timing that she is looking to be a non-profit, and look forward to working with her. He asked she talk to DHHL's land management representative.

**ITEM J-5 Kanoe Ahuna – Kanuikapono Charter School**

K. Ahuna KCS received 7-acres from DHHL last year in January. Her presentation was an introduction to their Conceptual Master Plan presented by a PowerPoint slide. They are looking to add a preschool. Because Pi'ilani Mai Kekai is growing, the school has community school needs. The native Hawaiian population has grown by 60%. The Hawai'i Food Bank and Kaua'i Independent Food Bank provide snacks for in-school and after-school programs, and local school food vendors serve 60 lunches daily. The estimated cost annually to provide lunches is \$40,000. 54.91% is at the poverty threshold. They do not have a commercial kitchen. They have community and aina-based partnerships. Their priority is to have a preschool, then a commercial kitchen, then the amphitheater. The Conceptual Master Plan asks for an additional 7 acres.

Note: Slide presentation.

**ITEM J-6 Rosemary Vaivao – Kaua'i Lessee**

R. Vaivao has a lease on land in Kekaha and advocates for the Hawaiians. Many on the waitlist are waiting and are not wealthy, so they cannot afford a mortgage. She mentioned self-build and Habitat for Humanity as options for homeownership along with turnkey. It would be easier if someone would come and answer all their questions.

Chair Watson asked Rosemary to give the questions to Diamond, and the Department will respond. He explained that the LIHTC is not for everybody, but it helps those who cannot afford a mortgage. The Chairman stated that the Department is getting creative like Habitat, NAHASDA funding, homeowner building, those that do not want a mortgage, kupuna rentals, subsidized rentals, and transitional rentals.

**ITEM J-7 Lucky Kanahale – Kaua'i Beneficiary Concern**

L. Kanahale testified that he is from the mokupuni of Niihau. His testimony was presented in 'olelo Hawaii.

Commissioner Marfil helped to translate Mr. Kanahale's requested information on the Pu'u 'Opae project. They are connected to that area, and have kuleana to that property. Po'e Niihau has ties to that property, and that the Department forward with them to help steward that aina and they can lead the Department to that place it needs to be through the aina.

**ITEM J-8 Makana Kia - Kaua'i Beneficiary Concern**

M. Kia stated her testimony is for Item E-1 about the people being displaced. She stated it was disturbing because a lot of Hawaiians were displaced. She is for those apartments to be for those who cannot really work in their yards or cannot work the land or go fishing. For those that want the land, she is for that too, the ones in Anahole and Hanapepe, and the people need land.

**ITEM J-11 Billie Smith – Beneficiary Concern**

B. Smith stated she is sharing three issues; the conflicted Prince Kuhio's intention when the DHHL Act in 1921 was signed into law. She quoted Prince Kuhio, "I found that the only method in which to rehabilitate the Hawaiian race was to place them back upon the soil." She stated it is not happening 103 years later. The first issue is education; failure is not an option, and kuleana

must be shared. So how does one know that DHHL is achieving Prince Kuhio's intention and kuleana to provide housing for more Hawaiians? Second, is the blood quantum for qualifying for housing. Third is the LIHTC which she is not supportive of.

Chair Watson explained about changing the law for separating the financing for the vertical construction from the land. The Department is able to issue a homestead lease, so they get to move into a house immediately. The equity goes to the recipient, and they can designate a successor. It eliminates the danger of them dying, and they cannot designate a successor and get nothing. The Department has to get innovative. Getting the information out is on the Department.

**ITEM J-12 Chanel Josiah – Hawai'i Community Lending**

C. Josiah is the Community Director with Hawai'i Community Lending (HCL). For the record, Hawai'i Community Lending is a native Hawaiian-controlled non-profit certified by the Department of Treasury as a native community development financial institution. HCL provides loans and grants to help families build and save their homes from foreclosure. There are 56 HHL beneficiaries receiving services through HCL, and 36 of the 56 are enrolled in the HCL Hookele Home Program (HHP). The HHP includes a \$12 million construction program that can fund 30 homes at any given time. And there are currently 12 homes in the construction phase and of the 12, 2 have completed construction. She heard there might be some leases, and HCL is requesting to have the opportunity to help assess families and get them mortgage-qualified. HCL can and will commit to helping the families, and if it cannot help that family, it will help the next beneficiary. They are looking to secure a \$17.6 million appropriation to provide an affordable mortgage program to Leiali'i and are looking at approximately \$550k per family.

Commissioner Kalepa asked if there was a way that the public insurance adjustor could get some help, as he is by himself. She is happy to provide her information to him and the people in need.

Commissioner Lasua asked if she was CDFI. She stated they get funds through CDFI.

Commissioner Kalepa asked how many people were coming in from Leiali'i. She stated folks are holding back and hoping the insurance money will come. HCL understands the hesitancy.

**ITEM J-13 Noe Asuega Stark – Pu'uhona Hawaiian Homes Association**

She is the President of PHHA and was awarded a lease at Puuhona. Regarding the process, if someone was denied, is there someone they can go to? Is financial literacy available? There should be a cost affordability plan, more so for the 2-bedroom plan. Is there someone she can reach out to for updates? She reached out to Kalani Fronda but did not receive any feedback from him. Dowling let them know that the first structure should be going up in September. The second phase should be in December.

Chair Watson stated the selection process was one of three phases. The less expensive units will be made available. The third phase will involve some Habitat for Humanity subsidies that the developer is accessing and making available to the recipients under phase three.

**RECESS**  
**RECONVENED**

**12:15 PM**  
**1:00 PM**

**ITEM J-16 Kainoa MacDonald – Maui Mokupuni**

K. MacDonald then gave an update on the Maui Mokupuni. HHCA builds policy through beneficiary engagement. (audio difficulties). Every month, they hold SCHHA Mokupuni meetings. Giving paper leases, undivided interest leases, can save the kupuna from dying on the waitlist. (indiscernable audio).

**ITEM J-15 Blossom Feiteira – Kaua‘i Housing Concerns**

Blossom Feiteira stated that the testimony of Ms. Ukemura was offensive to the Commission and she and her organization extended their apologies for that. The comments made about transplants on Kaua‘i were correct and there are quite a few that are at Waipouli. She introduced Chance Hasegawa, born and raised in Kaua‘i. He and his partner live at Waipouli in a 2-bedroom unit with roommates, and they work three jobs to maintain rent there. The co-op gives them an opportunity to have ownership affordably. Chance Hasegawa stated he is one of the 300 who will be evicted from Waipouli. He asked that the Department develop a plan and information for the relocation.

Chair Watson stated he understands that the developer sent out a letter regarding the relocation and has been meeting with the various tenants. If the Department does not buy it, then they will sell it to someone else. The Department will move it in a way that is sensitive to the tenant's needs.

**ITEM J-17 Craig Bo Kahui – La‘i‘Ōpua**

Bo Kahui spoke on behalf of the La‘i‘Ōpua CDC. An update on the preschool funding stated the \$200 million had lapsed and was returned to the general fund, so the money is not available. They are working with state leadership to seek funding for the project. For the Gianalis Well, he understands that the \$1 million non-refundable deposit was executed and paid. He would like to meet with staff and get an update. He supports the SCHHA Maui mokupuni testimony on the undivided interest award program to give kupuna the option to leave a legacy for their keiki and mo‘opuna. The rent with the option to purchase has been marred with issues in La‘i‘Ōpua. He agreed with Kainoa MacDonald that those issues should be met during the development agreement process.

**ITEM J-19 Kelly Lincoln – Pana‘ewa Community Alliance**

K. Lincoln represented the Pana‘ewa Community Alliance (PCA). There are critical issues facing PCA on the community benefit program and Kamoleau. She briefed the Commission on the differences between the newly formed PHHLCA and the original PHHLCA. In May 2024 PCA received a letter from Chair Watson that the moratorium was lifted and that Ms. Almeida must now be acknowledged as the President of the newly formed PHHLCA and to collaborate with her for the disbursement of the community benefit. The newly formed PHHLCA sent out letters to the community urging them to remove PCA as the fiscal sponsor and to sign their contracts. PCA has been steadfast in its role since 2013. They call for open dialogue to share the best interests of the community.



Commissioner Kaleikini stated this has been an ongoing issue. The Commission was advised not to get involved by the previous Administration. How many board members are on PCA? She stated five members and there are no members. K. Albinio stated Ryan Kahapea addressed the Commission last month and wanted to meet with the Chair, but he had to leave. K. Albinio stated Ryan reached out to Kauai and is open and willing to talk, but the other side has not responded.

**Public Testimony on J-7      Betty Kanahele**

B. Kanahele is a native of Niihau and speaks in her Niihau native tongue. She has been on the list since 2005 and has no home here, so she lives in Niihau. Her people do not know the process and now they are not happy with Waipouli. Chair Watson asked if she would be interested in the Hanapepe project. She said yes and she has been waiting patiently. She has no idea what number she is on the waitlist. Chair Watson stated staff could give her the information and let her know. There will be workshops shortly. The Department is looking to develop about 300 lots in Hanapepe and about 1200 in Lihue. He asked her to check out the DHHL website. There are other choices besides Waipouli.

**ANNOUNCEMENTS AND ADJOURNMENT**

A. Next Regular HHC meeting – September 16 & 17, 2024, Hale Pono`i, 91-5420 Kapolei Parkway, Kapolei, O`ahu, 96707

**ADJOURNMENT**

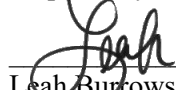
**2:00 PM**

Respectfully submitted:



Kali Watson, Chairman  
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary  
Hawaiian Homes Commission

Attachments:

- 1) Public Testimony – Jojo Tanimoto
- 2) Kanuikapono Master Plan presentation
- 3) Public Testimony – Billie Smith
- 4) Public Testimony – Kainoa MacDonald

Hawaiian Homes Commission Testimony

August 20, 2024

Page 2

August 20, 2024

Hawaiian Homes Commission-Testimony

Re: Request for better communication with my testimonies to the Hawaiian Homes Commission and the Departments of Hawaiian Home Lands, and receiving responses.

Aloha

My name is JoJo Tanimoto and I am a resident of the Kailapa Subdivision, in the Kawaihae Homestead. Mahalo for the opportunity to address this body of Hawaiian Homes Commissioners.

For the past few years, I have tried to advise this Commission and the Land Management Division and the Planning Division with matters I felt needed your attention. I have asked repeatedly to acquire updates to the matters. Now that you have approved the Kawaihae Regional Plan-2024, with some erroneous details, I again want to document my concerns in these recorded testimonies. Hopefully, my concerns will be addressed and resolved in the Hawaii Island Plan, or other methods.

Issue No. 1-According to the Hawaiian Homes Commission Agenda in May 2024, the Kailapa Association requested this Commission to re-implement a Water Subsidy for the costly water rates in the Kailapa Community. We have had no reply from the Planning Division and this Commission. I am requesting DHHL and this Commission help us acquire an update for this important matter.

Now that I have seen a copy of the Hawaii Island Plan for review, I still see no change to the following concerns and whoever decides what to keep and what is not appropriate to review.

I bring these Regional Plan concerns to you for consideration and request a reply.

Issue No. 2-There are three residential lessees in the Harbor location, but they are not included. The beneficiaries there and our community do not understand why not? They have family members in the community who want to know as well.

Issue No. 3-The Industrial Lease matrix includes the revenue generating Company-Millennium Carbon Co. This Lease is listed as the highest revenue generating lease in Kawaihae. The community was told a long-time ago, that this company was bankrupt. Is DHHL still collecting this revenue and are they functioning?

The community was in talks with them about running a water pipeline to Kailapa subdivision.

Issue No. 3-(Regional Plan 2024-Priority No. 1 and 2)

I have made many requests to to the Land Management Division and the Planning Division, to acquire a site visit into the Palekoki Ranch ROE No. 485 area. The LMD referred my request to the Planning Division and I got no reply. I brought this issue to the Commission, and got no response either. I am again requesting this Commission and the Department to approve a site visit into this area.

a-Kailapa Association has a Grant to develop a desalination system, but this current board has not seen this place. I've asked the Association about this Project, but they can't explain it. (Priority No. 1-Water.)

I have also requested that Kawaihae Homestead be included in the Lalamilo 10MGD water project for the Kailapa Subdivision and any future residential lease planning. Water is coming to Kawaihae Harbor (across the street, according to a newspaper article).

I have asked to see an alignment for an evacuation road from Kailapa Subdivision to Kohala Estates-next door, to the Kohala Mountain Road; or to the Kohala Mountain Road. (Priority No. 2-Evacuation Road). I'd like to include the County Public Works Director, since the County will maintain this infrastructure and May suggest other improvements. Perhaps funding can be shared with DHHL.

I am also requesting that this Commission include a Kawaihae Harbor By Pass into this Regional Plan and the Hawaii Island Plan.

a-The Land Management Division has requesting that the utility poles be moved at the Harbor Highway. I have testified that there was no consideration for reference to indicate that this area is in a tsunami zone and prone to sea level hazards. This roadway affects the whole community, even back to North Kohala because we must all traverse this roadway.

b-The Regional Plan and Plans to expand the Kawaihae Harbor, confirms more cargo and other traffic issues. Since 1985 when we got our accelerated leases, Kawaihae now has 2 Small Boat Harbors and plans for other development on the Harbor. The Kawaihae Master Plan anticipated this alternative traffic issue a long time ago. Today, this traffic is seen as a public problem from Kawaihae through Waimea town. (South Kohala Traffic Safety Advisory Council).

Mahalo for your attention to these issues.

Aloha-Jojo Tanimoto, Kawaihae

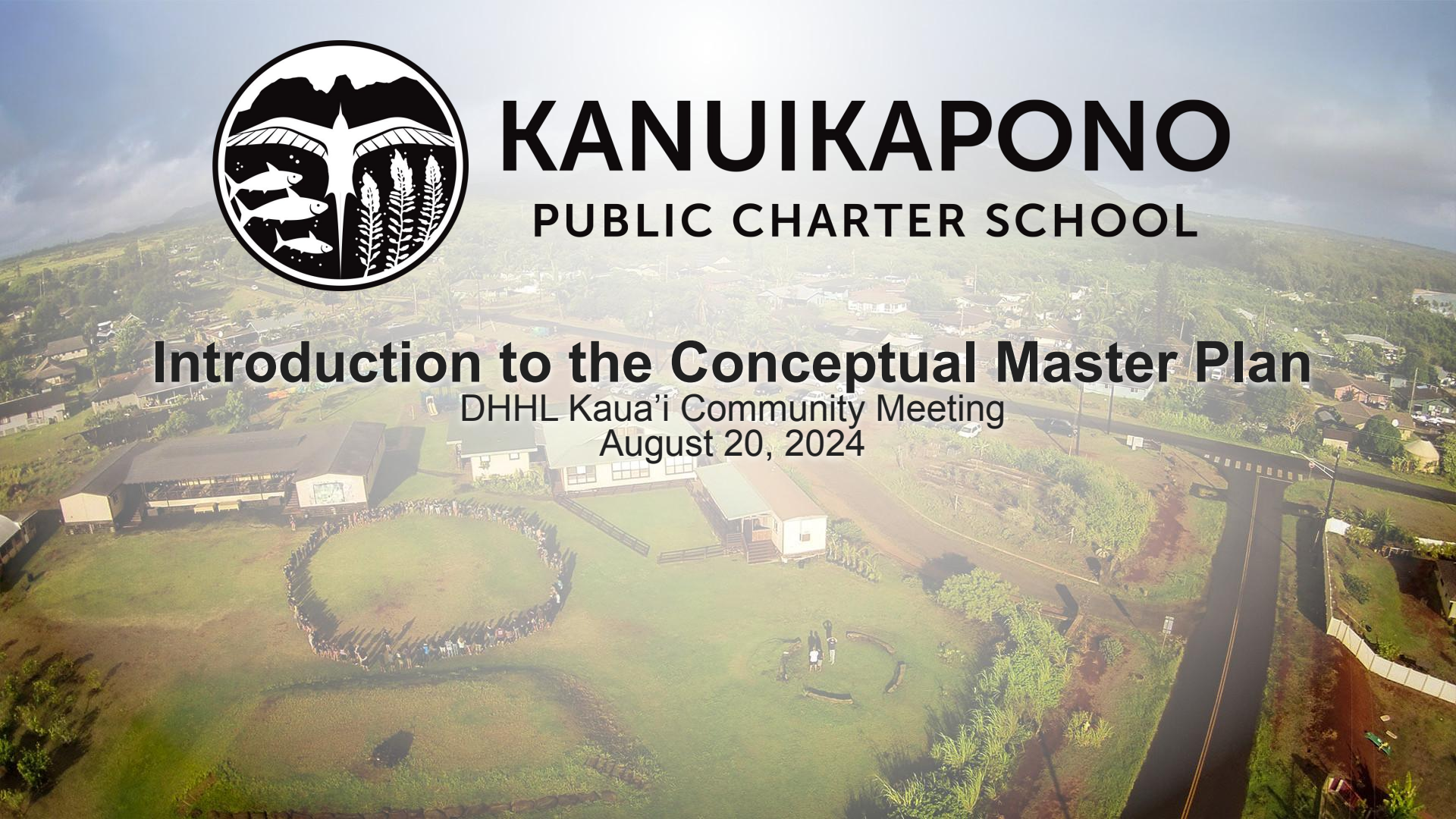


# KANUIKAPONO

## PUBLIC CHARTER SCHOOL

### Introduction to the Conceptual Master Plan

DHHL Kaua'i Community Meeting  
August 20, 2024



# Kanuikapono Historical Timeline

- **August 16, 2001:** State of Hawaii Public Charter School Commission granted charter to operate a school
- **June 27, 2002:** DHHL License No. 512 for Tax Map Key No. (4) 4-8-03:19 in Anahola, Kauai containing a land area of approximately 3 acres.
- **July 2010:** School transitioned to DHHL Land
- **May 3, 2022:** Western Association of Schools & Colleges Accreditation (WASC) decision of the Commission to grant six-year accreditation status through June 30, 2028 with a mid-cycle visit during the 2024-2025 school year.
- **February 27, 2023:** DHHL License No. 854 for Tax Map Key No. (4) 4-8-022:89 in Anahola, Kauai containing a land area of approximately 10.5 acres; includes License No 512. (3-acres)
- **June 28, 2023:** State of Hawaii Public Charter School Commission granted approval of Public Charter School Contract 4.0 (contract renewal effective July 1, 2023 to June 30, 2028)

# School/Community Needs Assessment

- **Anahola Population** was 2,311 at the 2020 census; an increase of 2% (1932) since 2000 census.
- **Largest Hawaiian homestead community on Kaua'i:**
  - A summary of leases as of 2009 as follows:
    - *529 residential leases on 165 acres*
    - *47 agricultural leases on 241 acres*
    - *Short term leases: 154 acres of pasture and commercial uses*
- **August 2006: 181- unit Pi'ilani Mai Ke Kai residential project initiated.**
  - **Pi'ilani Mai Kai Phase I**
  - **Pi'ilani Mai Kai Phase II**, homes have been allotted and construction has started; and an additional homes are scheduled to be allotted in Phase III in the near future.
  - **Pi'ilani Mai Kai Phase III**, additional residential units will continue to increase family size in Anahola creating a vital need for early learning and educational opportunities.
- **June 2024: Former Preschool in Anahola Relocated**
  - Kamehameha Preschool Relocated; was the only preschool in the Anahola Community since
  - Served a total of 50-60 students, ages 3 and 4
  - Relocated to St. Catherine's school campus in 2024 Summer

# Kanuikapono Socio-Economics Data

- **Student Population:** 213 (grades K - 12)
- **Native Hawaiian Population:** 60%
- **Anahola Resident Population:** 43%
- **Title I School:** Title I eligibility for School Year 2023-2024 is based on a minimum poverty threshold of **54.95%**, which is determined by the percentage of students qualifying for free and reduced-priced meals.
- **School Food Security:**
  - Hawaii Food Bank & Kauai Independent Food Bank: Backpack Program (food pantry) and provides Snacks for in-school and after-school programs.
  - Current Local School Food Vendors: Leong's Meathouse, Musubi Truck, The Melting Pot
  - Serve an estimate of 60 lunches daily
  - Estimated cost of \$40,000/annually to provide lunches to students in need due to homelessness, poverty, low-income families.

# Community & 'Āina-based Partnerships

## Anahola Community Partnerships:

Kukulu Kumuhana O Anahola (KKOA), Ko'olau Limu Project, Hokualele Canoe Club, Keālia Forest Reserve (DLNR), 'Āina Alliance, Na Maka Onaona

## Other Community & 'Āina-based Partnerships:

Mālama Hulē'ia, Hui Maka'ainānā O Makana, Waipa Foundation, Limahuli Gardens, Queen Lili'uokalani Children's Center (QLCC), Alu Like, Office of Hawaiian Affairs, Hō'ola Lā Hui Hawai'i, Hawaiian Island Land Trust (HILT), Boys & Girls Club, B-Rad Kaua'i, Surfrider Foundation, PEWA, Hui O Laka, Zero Waste Kaua'i





# Ready Keiki Initiative: Pre-Kindergarten

- State's multi-faceted plan to ensure all Hawai'i children (3- and 4-year-olds) are ready for kindergarten, ensuring their futures and promoting economic stability for local families.
- Launched in January 2023 and is led by Lieutenant Governor Sylvia Luke.
- Decades of groundwork by state leaders and early learning and child care champions to create more accessible preschool, set our keiki up for success, and impact the state for future generations.
- **Kanuikapono is 1 of 10 charter schools to be provided the opportunity.**
- **Kanuikapono awarded \$120,000 Pre-K startup grant by Kamehameha Schools for two-year pre-planning and early recruitment of teachers and program development; awarded August 2023.**

# The Vision: Community Park & Community Hub

- Native Hawaiian Cultural Center
- Mental Health & Wellness
- Preschool
- Kupuna Center
- Health, Vision & Dental Care
- Financial Literacy
- Physical Health & Fitness
- Community Recreation Center; family and community events





**KANUIKAPONO**  
PUBLIC CHARTER SCHOOL

# Concept Master Plan

JUNE 2024

EXISTING BUILDINGS



TRADE WINDS



0 60 120 FT

Testimony to Department of Hawaiian Homes Commissioners, August 20, 2024 Kauai

Aloha Kakahiaka,

Mahalo for providing the time to share my manao and understanding regarding three issues that conflict with Prince Kuhio's intention when the DHHL Act in 1921 was signed into law. I quote Prince Kuhio "I found that the only method in which to rehabilitate the Hawaiian race was to place them back upon the soil." Clear and simple. Not really 103 years later.

**Issue #1 Paradigm shifts: Failure is not an Option, Collective Kuleana and Adaptive Change**

My name is Billi Mary Mahinalani Kauhaa Smith, and I am a product of Bernice Pauahi Bishop and attended Kamehameha Schools. I am indebted to Pauahi and as a teacher and principal working on the westside of Kauai for 25 years, I dedicated my life to Hawaiian children and believe they can be successful learners: able to read, write and think. I was the principal of Waimea High School then transferred to Kekaha Elementary School. Through hard work and in collaboration with my teachers and families, our children met their goal – to read, write and think at grade level. Our mindset and mantra was focusing on measurable goals and believing that failure is not an option, and we never gave up. These professional experiences, documented through test scores and grades, taught me that kuleana must be shared, and we must do whatever it takes, to make it happen.

This mindset and paradigm shift about collective kuleana and doing whatever it takes should be applied to provide housing for Hawaiians. I have been on the beneficiary list since 1983 for 41 years. This is not OK. Systems must be responsive to the Hawaiian people and Prince Kuhio's intention to provide housing for all Hawaiians. I know that change is adaptive and needed in order to change systems.

How do we know that DHHL is achieving Prince Kuhio's intentions and kuleana to provide housing for more Hawaiians and doing it in a way that is transparent to beneficiaries?

Last night I attended the Community meeting and realized how comprehensive the planning and development is when developing housing. I appreciated the transparency and what it takes to make it happen. Mahalo for all your hard work.

**Issue #2: Seven generations from now in 2199, there will not be many Hawaiian beneficiaries with 50% blood quantum or successors at 25 % blood quantum to qualify**

In 1921, the Hawaiian Homes Commission Act was signed, and 200,00 acres of land established a permanent homeland for native Hawaiians. This Act intended to return native Hawaiians to the land while encouraging them to become self-sufficient homesteaders on the leased parcels of trust land. One hundred and three years later, you would think that the waitlist should have decreased but it hasn't. I often wonder, why that is the case. The blood quantum qualifications for eligibility need to change.

It is my understanding that currently there is a bill in congress to lower the blood quantum of beneficiaries and successors. When Prince Kuhio presented the DHHL Act in 1921, he specifically stated that any Hawaiian that could document at least 1/32 Hawaiian blood quantum should be a beneficiary and/or successor. His manao was not considered and stands at 50% and 25%. This decision undermined Prince Kuhio's intention and kuleana to provide housing for Hawaiians.

However, the implications seem to be that at the current blood quantum eligibility, the need for housing would decrease, since there will be fewer number of 50% and 25% Hawaiians. Has anyone completed a feasibility study to determine the percentage of Hawaiians at 50% and 25% blood quantum in the next 10 years? This information should drive the decision to change the blood quantum.

My intention to apply for DHHL for housing was about my children, grandchildren and great grandchildren... Unless there is a change in blood quantum, why would I even want an award if my children, grandchildren, great grandchildren will not be eligible? This is not pono and makes no sense.

We need to be heard and listened to in Washington by contacting our Representatives to revise this bill NOW!

### **Issue 3: How will Hawaiians benefit with the proposed LIHTC rental after 15 years?**

Act 279 of 2022 within the DHHL Strategic plan allocated 600 million dollars to reduce the numbers of those on the DHHL waitlist and those beneficiaries' still waiting. There were 3 fundamental policy considerations- I want to discuss the rental activities. "Majority of resources must be for home ownership activities rather than rental activities. "I found it interesting that on page 23 of the 2022 Strategic Plan, it stated that "none of the rental opportunities identified (below) will immediately reduce the waitlist. Applicants who elect to participate in rental opportunities, will remain on the

waitlist and keep their waitlist rank order. The intention was to offer more immediate housing security and enable waitlist applicants to become homeowners.”

I appreciate this manao, but when I learned about LIHTC, this information about not losing your place in line was not mentioned. Knowing what I know, I am not in favor of LIHTC and how they will truly benefit Hawaiians within the context of Act 279. It makes me wonder:

- Do the 32 Units that will be built by LIHTC, have to sell before continuing with the remaining parcel development?
- What is the benefit for Hawaiians when the 15 years’ rental ends?
- How will the benefactors be able to afford their house at the new market price 15 years later?
- How will Hawaiians benefit when the tax breaks go to the developer?

In conclusion, when decisions regarding providing paradigm shifts and adaptive change, blood quantum eligibility and providing housing for Hawaiians, keep Prince Kuhio intention in mind and I quote “I found that the only method in which to rehabilitate the Hawaiian race was to place them back upon the soil.” I would like to think that as a benefactor of Prince Kuhio, we collectively know what is pono and the importance that all decisions will benefit Hawaiians for seven generations: it’s for the perpetuation of our people, culture and ohana.

Mahalo nui loa for allowing me time to present my manao about issues closest to my heart as a native Hawaiian woman.

# Maui Mokuupuni

Hawaiian Homes Commission  
Act of 1920

Waitlist Beneficiaries



Kamehameha Day Parade. 1914

# HHCA Policy



## Building Community through Beneficiary Engagement





# Top 3 Initiatives in 2024

01.

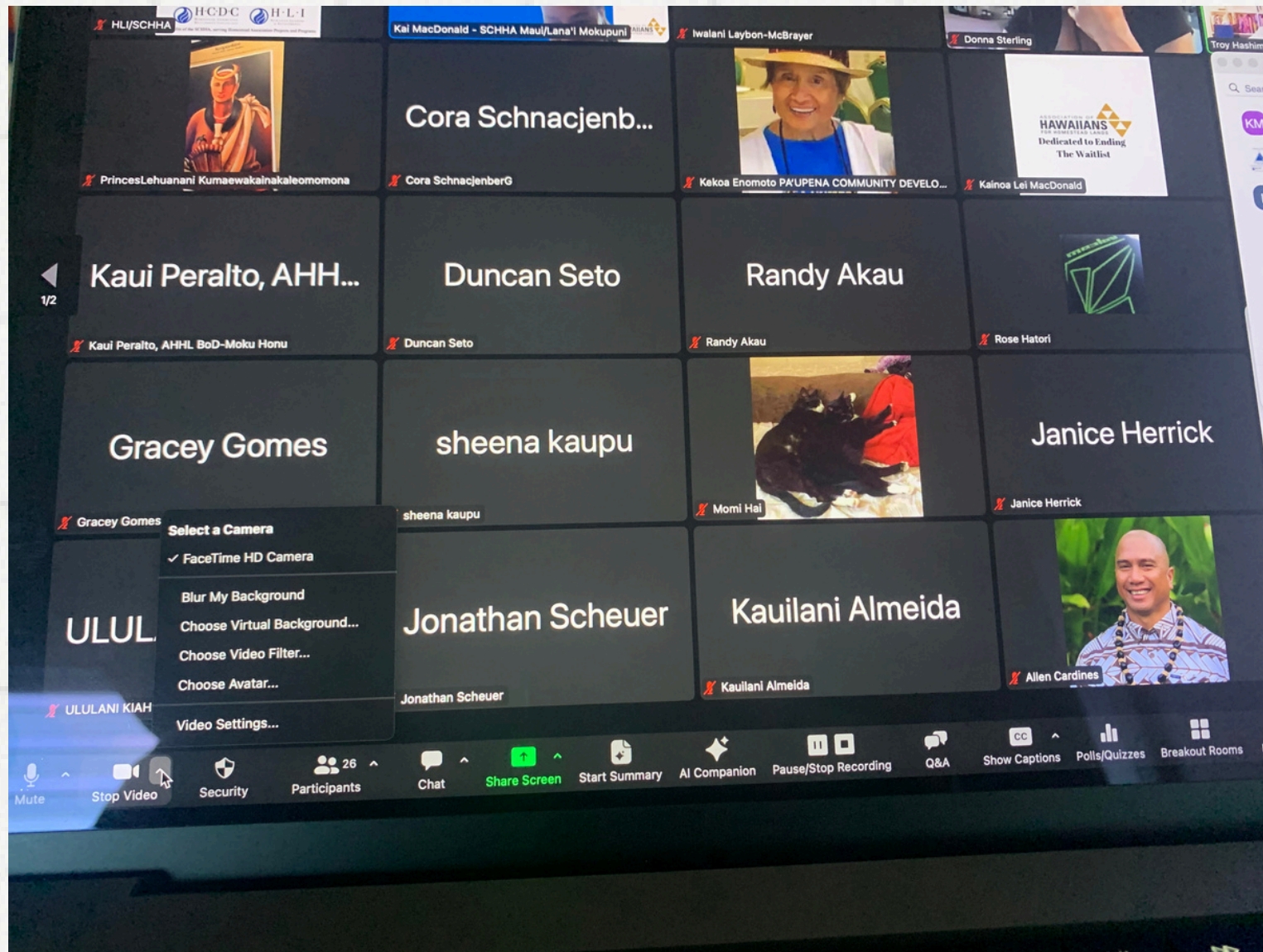
Award Undivided Leases to Beneficiaries on the Waitlist. recommendation will protect waitlist citizens from the fate of thousands that have died waiting, and in many cases, leaving otherwise eligible successors without benefit, had DHHL been successful in issuing a lease timely.

02.

Cost Affordability Housing Plan - Construction on the rise. Reallocate NAHASDA \$25 million. Award \$100K - 250 Beneficiaries Impacted.  
-Meet w/ Lehua Kinilao-Cano /NAHASDA staff for 2025 NHHBG Activities  
-Support Pu'uhona Hawaiian Homes Association in engagement w/ Dowling Contractor.

03.

Build on Future Advocacy with  
-HUD/NAHASDA  
-Senator Brian Schatz who is responsible for funding the \$21 million yearly to these programs  
-Department of Interior - Act 80  
-State of Hawaii Legislators Caucus  
-Involve more engagement with Island Wide Hawaiian Homes Commissioners



Input From Beneficiary Engagements-  
Screenshot from Aug. Maui/Lana'i Mokuupuni

# Hawaiian Homes Commission Act

## Beneficiary Engagement

# SCHHA Mokupuni Timeline

**May**

37 – Beneficiaries & Homestead Leaders attended.  
30 year Waitlister shared her pre-approval status using HUD Section 8 voucher.

**June**

–Mokupuni meeting w/ presentations from DHHL Direct Loan Program–Michelle Hitzeman– DHHL Acting Housing Project Branch Manager  
2024 Legislative Bills–Oriana Leao–DHHL NAHASDA Government Relations Specialist  
–Discussion about undivided interest leases and transferring them to descendants.  
–Support w/ Pu’uhona HHA survey and data collection on beneficiary needs and preferences.

**July**

–Presentation by DHHL Staff Nicole Bell–Updates on Application Process  
–Ti Leaf Group presentation on SCHHA Homestead Strategic Planning Roundtable  
–Support Kanehili HHA in their community endeavor for a ROE – Long Term lease & Neighborhood Security Watch projects

**August**

Met with Pu’uhona HHA 30 attended new leasees & UIL beneficiaries  
–Maui/Lana’i/Oahu Mokupuni 35 Island Wide Homestead Leaders & waitlist beneficiaries attended Engage with Sen. Troy Hashimoto on future Housing Legislation. Discussion on advocacy of Act 279 Working Group as former Chair of Committee.



# Improving HHCA Beneficiary processes

**How**

Can beneficiaries offer solutions?

**What**

DHHL's process for future development projects?

**When**

Can processes help beneficiaries?

**NAHASDA Engagement**  
Information about financial assistance programs for homesteaders, including down payment assistance and interest rate reduction

Reviewing and updating lists of undivided interest lessees

Having resources more accessible  
updates on DHHL websites.

Work with more Homestead Beneficiary Associations to promote future development projects that provide more ways to engage in Beneficiary Consultations.



# What's Really Going On?

Actions Being Taken

**Development Contracts:**  
Make House Models more affordable directing federal dollars to beneficiaries  
Vertical Builds (2 or 3 bedroom units)  
Construction on Vacant Lot

-Improved Hawaiian Homestead Commission Engagement Meeting  
Beneficiaries where they are at  
-self help build & habitat for humanity projects

Kanaka owned companies are stepping up to give hands on kako'o to beneficiaries  
-Walk through step by step process to resources that are available  
-Small steps towards building advocacy with and for beneficiaries

# Beneficiary Survey

# SWOT

**Weaknesses**

- Process with NAHASDA and Direct Loan Program was not clear.
- NAHASDA Lengthy Appraisals coming way under construction contract due to Davis Bacon Wages.

**Threats\***

- Undivided Interest Lessees not able to obtain pre-approvals
- Costly Out of pocket expenses
- Limited access to resources that assist beneficiaries in awards process

**Strengths**

- Keep close engagement with NAHASDA staff
- Bimonthly updates to improve processes & assess beneficiary needs
- Negotiate with contractor to lower cost on housing build

**Opportunities**

- Improved communication with DHHL engagement
- Hawaiian Homes Commissioner participation
- Preparing beneficiaries in preparing for future homestead developments and access to resources.

**\* Pu'uhona HHA**  
**-66.7% wants Single Story**  
**-50% want ADA models & Kupuna Models to age in place**



# Mana'o

January Petition:  
Concentrate federal resources to the mission of HHCA to NOT prioritize rental housing.

Direct resources (\$32 million of NAHASDA funds) to Homesteading

Projects that don't work with the rental to own model:

\*Ho'olimalima - Maluohai in Kapolei

\*Lai'opua - Hawaii Island

Solutions:


- Fix current programs under DHHL
- Work with eligible Homestead Beneficiary Associations who could oversee as property management co.

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS *Dedicated to Ending the Hawaiian Home Lands Waiting List*

**REMINDER** **ATTENTION**

**Beneficiaries of the Hawaiian Homes Commission Act**

**Your Testimony and Advocacy is needed!**

 **DHHL Zoom Link**  
<https://zoom.us/j/6097542925>

**Friday, January 26, 2024 at 10am**  
[Access DHHL Agenda & Packet Here](#)

- **Testify Live - Public Testimony**
- **Not able to attend?**  
[Submit online testimony.](#)

**January 26, 2024 Agenda Reads As Follows:**

Approval to Enter into Option to Purchase Agreement with K D WAIPOULI LLC, a Hawaii limited liability company, for 258,929 square feet of land (Lots 17-D-1 approx. 254,263 sf and 17-D-2 approx. 4,666 sf) located at 401 Papalooa Rd, Kapaa, Hawaii 96746 and known as the Courtyards at Waipouli - TMK Nos. (4) 4-2-001-014 and 21 - and improvements located thereupon and Convert to a Low-Income Housing Tax Credit Rent With Option to Purchase Project for the DHHL Kauai Island Waitlist

**Summary of AHHL Waitlist HBA 'Aole Petition**

#1 We call on Governor Green and DHHL Director Watson to 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 or those of us on the State Waitlist.

#2 We need every penny of every resource available to be directed to the mission of the HHCA, which is homesteading for eligible HHCA Beneficiaries on the State Waitlist.

To obtain a copy of the AHHL Waitlist HBA 'Aole Petition with more than 130 Petition Testimonies Submitted on Jan. 16, 2024 to the Hawaiian Homes Commission meeting record, which include individual names, contact [ahhlwaitlist@gmail.com](mailto:ahhlwaitlist@gmail.com)

1

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS

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

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

1

ASSOCIATION OF HAWAIIANS FOR HOMESTEAD LANDS

Summary Report of the AHHL Waitlist Initiative

Respectfully Opposing Hawaiian Home Land Resources of \$27.4M to New Lunalilo Corporate Team

January 16-17, 2024  
Hawaiian Homes Commission Meeting

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

# Final Recap priorities and future steps

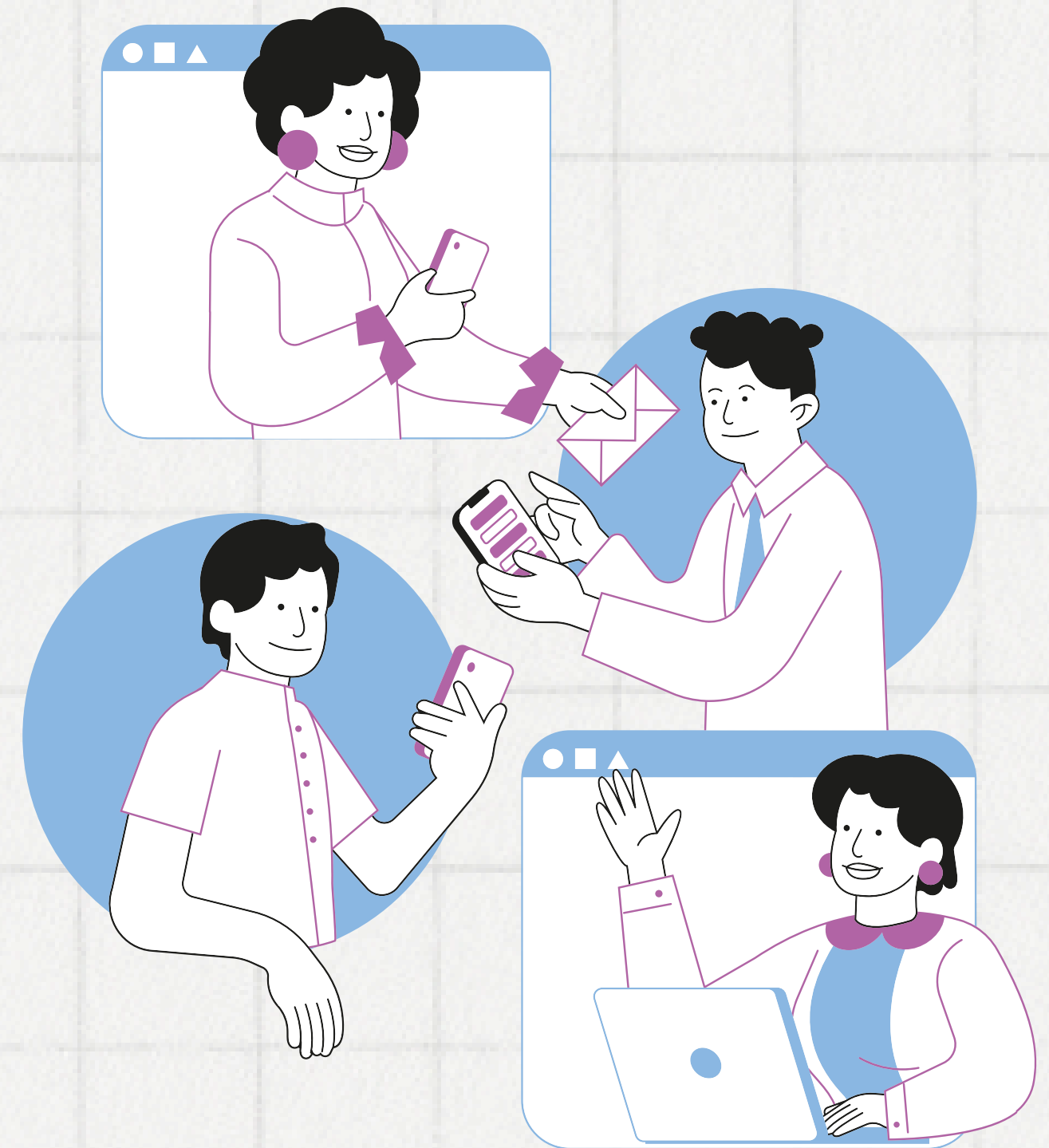
**#1 – Award Undivided Leases to Beneficiaries on the Waitlist**

**#2 – Cost Affordability Housing Plan – Construction on the rise.**

**Reallocate NAHASDA \$25 million.**

**Award \$100K – 250 Beneficiaries Impacted.**

**#3 – Advocacy HUD/ NAHASDA & Senator Brian Schatz who is responsible for funding the \$21 million yearly to these programs.**



**Mahalo Nui!**  
**Hawaiian**  
**Homes**  
**Commissioners**