# **ʻEWA BEACH HOMESTEAD PROJECT**

# **Master Plan & Environmental Assessment**

## Beneficiary Consultation #2 Summary

## April 30, 2024, 6:30-8:00 PM (via Zoom)

## Attendance:

* **DHHL:** Andrew Choy, Lehua Kinilau-Cano, Malia Cox
* **SSFM:** Melissa May, Malachi Krishok, Jena Kamalani Earle

**Beneficiary Attendance:** (names shown as provided on Zoom)

1. 18087263459
2. Aaron K Haʻo
3. Ambra’s iPad
4. Ana
5. Annemarie Paikai
6. BeHappy
7. Bernadette
8. Billy Woods
9. Bruddah Al
10. C. Moana Carreira
11. Cathy Kapule
12. Clinton K B
13. Corina’s iPhone
14. Courtney-Ann Ah Lo Keohuloa
15. CS
16. Danette Cadavona
17. Evelyn Cullen
18. Francine Nakayama
19. Google Pixel 6a
20. Hanilei Cullen
21. iPhone
22. iPhone Jodi
23. Isabelle Kapihe
24. J.R.
25. James W
26. Joelvonne’s iPhone
27. Josie
28. Julie Rhoden
29. Kanoe
30. Kelly Kolii
31. Kiley Keohuloa-Ah Lo
32. Laurie
33. Lehua
34. Liʻi
35. Lopaka Cullen
36. Lori
37. Lynn
38. MomsiPadMini6Cellular
39. Monica C
40. Nelson/Selena
41. Patti Tancayo
42. Poʻokela
43. Punk
44. Robin Maiava
45. Rocky
46. Ronald Lukahiwa Liftee
47. Samsung SM-S908U
48. Sybil Ambrose
49. Tamaia Keolanui
50. Twila
51. Uncle Merl Ferreira

## Agenda:

1. **Introductions and Pule**
2. **Presentation**
   1. Project status update
   2. Beneficiary/Community Input & Technical Studies
      1. Re-cap of input gathered from beneficiary and community
      2. Results from technical studies
   3. Draft Alternatives Presentation
      1. Draft alternatives 1-3
      2. Beneficary survey input
   4. Next steps for the project

*Mentimeter live polling with discussion.*

## Meeting Notes:

1. **Introduction**

*After the meeting objectives and discussion kuleana were presented, participants were asked to indicate their affiliation with DHHL and where they were calling in from through Mentimeter. 42 of the 51 Zoom attendees responded.*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on the waiting list, both (lessee and on waiting list), or other.**

* Lessee – 1
* On Waiting List – 23
* Both – 0
* Other – 2

**Responses from the Zoom Chat**

* Lessee – 0
* On Waiting List – 1
* Both – 0
* Other –1

**MENTIMETER QUESTION: Where are you calling in from?**

* Heʻeia
* ʻEwa Beach
* Kakaʻako
* ʻAiea
* Kāneʻohe
* Mililani
* Waiau
* Mākaha
* Nānākuli
* Kapolei
* Waiʻanae
* Kailua
* Makakilo
* Oʻahu
* Honolulu
* Houston
* Temecula, California
* Las Vegas

**Responses from the Zoom Chat**

* Kahaluʻu
* Kāneʻohe
* Maui
* Makiki

1. **Project Status Update Presentation**

*After reviewing the property description, project purpose, project tasks, current project schedule and work to date, the project team reviewed feedback gathered from beneficiaries and the community in relation to the project site. The results from the technical studies and site analysis led into some of the key findings relevant to the concerns of the community and beneficiaries, including topics such as traffic, archaeology, infrastructure, flooding, and sea level rise. Discussion, questions, and answers followed this portion of the presentation.*

The following notes summarize the questions and comments that were recorded during the Zoom meeting. *\*Questions* ***(Q)****, Answers from Project Team or DHHL* ***(A),*** *Comments* ***(C).***

* **Q (chat):** Why do we get hazardous land?
  + **A:** The project site alternatives were developed with consideration to the risks on the site. Every site has risks and constraints, so it’s a matter of knowing what they are and the tolerance for them.
  + **A:** One of the alternatives completely avoids building in the flood and hazard area, and there are still a couple of hundred homes that can be built under that alternative. The middle alternative assumes DHHL can take measures to protect that development and make this a resilient community.
  + **A:** Wewant to hear from you in terms of your risk tolerance. Do you want these areas not built in? Partially built in but protected? That is what we are hoping to discuss tonight.
* **Q (chat):** This is soft land, correct?
  + **A:** Most of ʻEwa Beach is coral outcrop, so there are a lot of sinkholes. Typically, these areas need to be filled. The sinkholes are not big cavernous sinkholes, they are puka in the ground that are between 2-4 meters wide, but we want to be cautious by checking them for cultural resources. If there are puka in the ground, SHPD advises that they need further archeological investigation.
* **Q (chat):** Sinkholes? Magnetic observatory? This is concerning .
  + **A:**The magnetic observatory is a monitoring facility that measures the earth’s magentic fields for scientific purposes – the observatory is not emitting or transmitting magentic waves. We can provide more information on that, and it will also be in the EA.
* **Q (chat):** Any alternate access outside of Fort Weaver road like another road on the golf course side?
  + **A:** Yes. All the alternatives have access up to North Road and add on to Fort Weaver. This was important to the community for evacuations and more connections in the community.
* **Q (chat)**: With what is known now, and we still go forward and failures do happen, will the lessee be able to be awarded elsewhere in new developments?
  + **A***:* In homestead areas where the lessee feels it has been unsafe to live there, there is a process where the lessee can request relocation to another site.
* **Q (chat):** Are there other comparisons in ʻEwa or other parts of Oʻahu that homes have been built on?
  + **A:** It is similar to the Kapolei homestead areas. The surrounding area of the project site is a residential area in ʻEwa Beach. The land characteristics are similar to the surroundng residential neighborhood. The only reason this property has not been developed is because it has been with the Federal government for several years.
* **Q (chat):** Who were the practitioners you interviewed?
  + **A:** We worked with Trisha Watson of Honua Consulting, who was the archeological and cultural consultant. They reached out folks from the ʻEwa moku such as the Eaton ʻOhana, Kuʻuwailani, Kaui Serano, and Glenn Kila for the Cultural Impact Assessment.
  + **A:** Trisha Kehaulani Watson also works closely with the Hoakalei area descendeants.
  + **A:** If you would like to be consulted as a cultural practitioner or if you know of cultural practitioners we should speak to, please let us know.
* **Q (chat):** What about water issues with Kapilina? Where is the water source coming from?
  + **A:** We did an infrastructure assessment and consulted the Board of Water Supply and they confirmed that there is adequate water supply through their system to service development, so water sourcing is not considered a limitation for the project.
  + In regard to the Kapilina homes, their water system is seperate from the Board of Water Supply’s system since that was former military land. Their water quality issues were tied to Red Hill, but this system is a seperate water system.
* **Q (chat):** What was the federal government using the parcel for prior to DHHL acquiring?
  + **A:** They were using it for the Pacific Tsunami Warning Center. It was an old facility with offices and monitoring for tsunami. Some of the old structures for the center are still there, and the historic preseration division looked at them and said they were not historically significant.
* **Q (chat):** Is this the only project you’re working on for new DHHL homes?
  + **A:** ʻEwa Beach is one of many locations the Department is looking at for future homesteading opportunities on Oʻahu.
  + **A:** On the island of Oʻahu, the Department will be actively developing in other locations in East Kapolei where the Rail line is across West Oʻahu. That’s one of the primary locations that DHHL has allocated a portion the $600M received from the legislature for new homestead development.
  + **A:** Other areas we are looking to develop in the near future include Waimānalo. We recevied land from the Department of Land and Natural Resources so are looking to develop mixed agriculture and residential homesteads.
* **Q (chat)**: Are there cluster homes still being built on Pohakupuna Rd?
  + **A:** We are not sure, so we will have to follow up on that question.
* **Q (chat)**: Is the housing going to be single family homes or is DHHL looking at more creative ways to get more people in homes such at townhomes etc.?
  + A: There are a mix of housing options under consideration. We will discuss this when we get to the alternatives.
* **Q (chat):** I believe DHHL is doing their due diligence. What commitment on the City and or State in terms of road infrastructure is being discussed or committed to DHHL and this particular development if any? What target date is this development looking towards being done?
  + **A:** There have been conversations with the community and the Department of Transportation about North Road and Fort Weaver.
  + **A:** We had a traffic study done through our project team to investigate if there is capacity for the road to accomodate this project. For the most part, it is able to accomodate it and will not get to a critical point of needing an upgrade until there is a larger build out of homes.
  + **A:** Alternative C, however, reaches this traffic threshold at the Geiger Rd/Fort Weaver Road intersection. We can get more into roads and access when we get to the alternatives portion of our presentation.
* **Q (chat):** Will there be homes in Barbers Point for Hawaiian homes?
  + **A:** Currently the Department does not have any homesteading plans for its lands in Barbers Point. One of the limiting factors is the lack of readily available infrastructure in that area.
  + One of the things that made ʻEwa Beach attractive to the Department to develop is that there is infrastructure that neighbors the property with capacity to accomodate new DHHL development, making new homesteading easier to place here.
* **Q (chat):** Will there be housing built in the Waialua area?
  + **A:** Reference the list of proposed projects to be developed using the $600M from the Legislature.
* **Q (chat):** This meeting is only for ʻEwa Beach development, I have other comments not related to this, where can you direct me to field my unrelated questions?
  + **A:** Questions about other DHHL projects and how DHHL will be using the $600M, please go to the February Hawaiian Homes Commission meeting agenda Item C-4.
* **Q (chat):** Is there a possibility for kid sports like PAL provided through this?
  + **A:** One of the things we discuss in the alternatives include community use areas, so we can discuss this. We definitely heard a lot of desire for parks and sports fields as part of this project.
* **Q (chat):** Timelines for ʻEwa Beach, East Kapolei and Waimānalo?
  + **A:** For the timeline for the ʻEwa Beach project, we can only provide a timeline to the finish of the Environmental Assessment (EA) which we hope to complete by the end of 2024. After the EA is done, then the Department will move to design and construction which we do not currently have funding for.
  + Once the EA is finished, we hope to advocate for needed resources either at the State or Federal level for funding for engineering, design, and construction.
  + Finishing the EA is the key step to progress this project and show progress to the associated funders at the State legislator and federal funders to complete the project and offer homestead awards.
  + It typically takes the department 6-7 years to take raw land like ʻEwa Beach and turn it into homesteads.

1. **Draft Alternatives Presentation**

*Durng this portion of the meeting, the master plan alternatives were discussed for input and the beneficiary survey and Mentimeter polling results were discussed.*

*Mast Plan Alternatives*

### MENTIMETER QUESTION: Did you take the beneficiary survey that was distributed by mail?

*The following responses were submitted online via Mentimeter*

* Yes – 17
* No – 8

### DISCUSSION:

* **Q (chat):** Why would DHHL purchase land from the federal government before an environmental assessment was completed? Wouldn't it have made more sense to make this a condition to the purchase? If the assessment shows contamination, etc. it would not be feasible to build on, correct?
  + **A:** DHHL did a number of studies before acquiring the land to screen it for different constraints.
  + **A:** The department did an environmental site assessment, which assesses potential hazards on the property. The findings were that there were no previous uses on the property that might have generated hazardous materials on the property.
  + **A:** The EA DHHL is doing now as required under HRS 343 to assesses potential environmental impacts to the surrounding area caused by the project.
  + **A:** The Department did not purchase this property from the federal government, they received it free from the federal government as part of the Hawaiian Home Lands Recovery Act that was passed by Congress in 1995. The passage of that Act allowed the Department to acquire federal lands that the federal government said that it no longer needed and gave the department the first right of refusal to take the property or not.
* **C (chat):** Yes I received the survey, completed and mailed back.

### MENTIMETER QUESTION: Do you have a strong preference between alternative A or alternative B?

*The following choices were voted on via Mentimeter by meeting attendees:*

| **VOTES** | **CHOICES** |
| --- | --- |
| 7  4  9  2 | Prefer Alternative A  Prefer Alternative B  Not sure/have concerns with both  Other |

### DISCUSSION:

* **C:** I picked alternative A. That way, it’s not so crowded. It is a small community with just single family homes, but if you have all those apartments, parking would be an issue, along with getting in and out. It would be a little bit more crowded, so I picked A.
* **C:** I also picked alternative A, mostly because I did worry about anyone on the list that chose a different plan and a natural disaster did occur. The concern was more would they get taken off the list because they already have one. So that was why I chose A. But I did hear that there is chance they can request to be moved if that were the case. I chose A for that reason, I didn’t think it was fair.
* **C (chat):** Prefer B
* **C (chat):**A
* **C (chat):** I think most were just trying to get into a home.

*Alternative A*

### MENTIMETER QUESTION: What do you like most about Alternative A?

*The following manaʻo were received via Mentimeter by meeting attendees:*

* No comments at this time.
* Can’t recall plans.
* Not sure.
* More open space.
* Provides more homes.
* Lowest risk.
* Single family homes.
* I am gaining more clarity now that I’m in the meeting. Now I can’t decide. They all seem good.
* Less congestion.
* Limited housing.
* Homes are more desirable vs townhomes.
* Prefer alternative B.
* Less Density.
* Good point about the parking. Traditional family style living. Multi-generational is traditional. Everyone works and transportation is key.

### MENTIMETER QUESTION: What do you like least about Alternative A?

*The following manaʻo were received via Mentimeter by meeting attendees:*

* Can’t recall plans.
* N/A.
* Not sure.
* Number of housing units.
* N/A.
* None.
* Limited amount of housing.
* I like kūpuna housing.
* None.
* Limits who can afford housing.
* The Kahaku Kūpuna housing is a good example.

### DISCUSSION:

* **C (chat):** This is so few homes compared to the need for affordable housing.
* **Q:** Would it be more feasible for the homes to get an ADU for the kūpuna? And still have the single family homes as an option?
  + **A:** That’s an interesting idea.

*Alternative B*

### MENTIMETER QUESTION What do you like most about Alternative B?

*The following manaʻo were received via Mentimeter by meeting attendees:*

* Can’t recall plans.
* N/A.
* Not sure.
* More housing units.
* Provides a combination mixed housing.
* More homes available – medium risk.
* Mixed use.
* More housing.
* Serves more beneficiaries.
* Do not prefer B.
* It provides housing for small ʻohana and kūpuna.

### MENTIMETER QUESTION What do you like least about Alternative B?

*The following manaʻo were received via Mentimeter by meeting attendees:*

* Can’t recall plans.
* N/A.
* Not sure.
* Less open space.
* None.
* Long term hazard risk.
* More crowded.
* N/A.
* There is nothing I don’t like.

### DISCUSSION:

* **Q:** I think most of the hesitancy would be the flooding, just because ʻEwa Beach is near the water and in the tsunami zone. As for me, I don‘t know how people feel, but my family is just trying to get a house and with the current housing market, it almost feels like DHHL is the only option we have, so just sharing some insight on how we are feeling about this. You can take what you can get, I resonate with that and that is a mutual feeling among the people I talk to.

*Preferred Alternative*

### DISCUSSION QUESTION: If a “preferred alternative” is developed combining aspects of Alt. A and Alt. B, what would you like it to include?

| **VOTES** | **CHOICES** |
| --- | --- |
| 10  3  8  7  0  3  4  0  0  3  1  3  0 | Single family housing  Multi-family housing  Kūpuna housing  Park  Playground  Community Center  Hawaiian cultural-based school  Pre-school  Farmers market  Sports fields  Open space  Community garden/agriculture Other (please share) |

### DISCUSSION:

### C: If you make a park, it would be nice to protect it since there is all those sink holes there. I work construction so I am curious about filling those sink holes. Even if they are 2-4 meters wide, how deep does it go? That’s the key word. That’s the concerning part. But if you cannot develop, make it into a protected area.

### C: I also work in construction, so I was wondering if for the uninhabitable areas with hazards, sinkholes or issues, that we can use it as a job training type of thing. Teach trades and have heavy equipment operators come out and teach people how to use machines, maybe work with the union or something like that.

* + **A**: The community use areas could be good for something like that.
* **C** **(chat):** Consider multi-generational options for dwelling. Not ADU, but one home with ability to have multi-generational family have separate spaces.
* **C (chat):** Rent to own option.
* **Q (chat):** Is kūpuna housing a rental or for purchase?
  + **A:** The way it’s set up now is a rental, in Waimānalo anyway. It might or might not follow the Waimānalo model. In this planning process, we can set aside space for uses folks want to see such as kūpuna housing, a park, or a Hawaiian culture-based school. This is important information so we set aside enough space to accompany or accomodate these types of uses in addition to the great need for housing.
* **Q:** Regarding Kūpuna Housing, you mentioned rental or purchase. So if it is a rental, does that mean the kūpuna would still be on the waiting list to potentially purchase a homestead in the future? Or how does that work?
  + **A:** The only way an applicant gets taken off the waitlist is if they’re awarded a 99-year lease. So in the case for the rental, they would still be on the watlist but at least they would still be in a home. So yes, they would still be on the waitlist and keep their place on the waitlist if they were to enter a rental.
  + **A:** If somebody is a current lessee and has an award, but wanted to move into kūpuna housing, they do need to relinquish their award. They could give it to their successor and then move into kūpuna housing. Right now, that is the methodology in Waimānalo for kūpuna moving into the Waimānalo kūpuna housing. That does not necessarily mean that is how this would work, but this is how it is currently structured in Waimānalo.
* **C (chat):** My cousin said something similar to me the other day regarding DHHL’s project incorporating construction training.
  + **A:** No one indicated ‘other’ on Mentimeter, but one thing we can indicate is a construction training location, or something like that.
* **Q:** If the kūpuna has an option to buy a home, it’s a kūpuna house. But if the kūpuna dies, the mākua cannot inherit the house because they are not a kūpuna. What is the age that you consider a kūpuna? Because all of the mākua listening in, by the time this gets through, they will be kūpuna.
  + **A:** The Department does not have a definition of kūpuna. Usually DHHL works with a service provider who specializes with kūpuna housing and they typically would have a kūpuna criteria. Secondly, that is good manaʻo for us to consider, that kūpuna housing is not something they could pass on to someone not a kūpuna.

**Concluding Manaʻo**

To summarize, it appears that a lot of attendees are on the same page. People support mostly single-family housing, they don’t necessarily want to see the whole site developed since they like the idea of open space and spaces that are not too crowded. But if there were options for kūpuna housing, affordable rentals, and rent to own, people would like those options incorporated. Any concluding manaʻo?

* **C:** I like the rent to own option.
* **C:** I do like the rent to own option but I do like the multi-family. I think there’s a lot of us who have been on the list for a number of years, and we are just trying to get into housing, regardless if it’s in Waimānalo, ʻEwa Beach or Kapolei in the future developments.
* **C:** I first was going towards development A, but after today’s presentation I actually prefer development B now, because it allows a lot more families to get into homes and become a homeowner at a more affordable price. I have been in ʻEwa Beach and lived in Kapilina homes for some time and know there is a lot of traffic and congestion, but I think a lot of us are just trying to take what we can get. Mahalo for the feedback and presentation but I do prefer option B.
  + **A:** Thank you. We can keep those options in mind. There is still quite a bit of the site to work with and there are ways you can make development more resilient to flooding and things of that sort. For example, you can raise the development or put parking underneath.
  + **A:** For Alternative B, the red portions on the map is where the muli-family residential area would be. The lower left area of the map is about six acres and right across another multi-family area, so it would fit the neighborhood. The 11 acres of multi-family homes would be next to the single-family homes and fronting the golf course as well.
* **C:** I understand what folks are saying with single family homes creates less homes than multi-family homes. The main thing is we have exits and we can clear out fast enough. That is the concern. We do not want to be stuck in traffic and get wiped off.
  + **A:** That’s a very important consideration if people are evacuating. The road from the bottom to the top of the site will help with that.
* **Q:** One more.. when was the land acquired?
  + **A:** 2021.

1. **Wrap-up & Next Steps** 
   1. Information will be made available when the draft EA is finished
   2. Future Beneficiary Consultation (dates subject to change)
      1. Beneficiary Consultation #3 – Final Master Plan & EA Presentation (October 2024)
   3. Future Community Engagement (dates subject to change)
      1. ʻEwa Neighborhood Board Presentation (July 2024)
      2. Draft EA Publication in The Environmental Notice (July 2024)
      3. Community Meeting #2 (July 2024)
   4. Keep in touch – DHHL project website and mailing list

**Attachments:**

* Presentation slides
* Mentimeter results