



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

‘EWA BEACH HOMESTEAD PROJECT
Master Plan & Environmental Assessment
Beneficiary Consultation #3 Summary
November 14, 2024, 6:00-7:30 PM (via Zoom)

Attendance:

- **DHHL:** Andrew Choy, Lehua Kinilau-Cano
- **SSFM:** Melissa May, Jennifer Scheffel, Jena Kamalani Earle

Beneficiary Attendance: (names shown as provided on Zoom)

- | | |
|-------------------------|--------------------------|
| 1. Ku‘uwainani Eaton | 22. Keli |
| 2. Glenn | 23. Karen Bell |
| 3. Aaron I K Ha‘o | 24. Julie Rhoden |
| 4. Glenn Lono | 25. Nā Pewa |
| 5. Jean Gomez | 26. Hanalei Jay |
| 6. Reg & Chas Alapai | 27. Shavon Aluli |
| 7. Luci Campos | 28. Robert Kanealii |
| 8. AK | 29. Lilinoe Grube |
| 9. Kama | 30. Darcy Jean |
| 10. Rachel Del Toro | 31. Jogn D |
| 11. SA | 32. Amy Ono |
| 12. Alai | 33. Paul Hanohano |
| 13. Mililani Watanabe | 34. Kama |
| 14. Hannah Huihui | 35. Chantal Kelihoomalua |
| 15. Tina | 36. Puni’s iPhone |
| 16. Russell Cleaver | 37. iPad |
| 17. Uncle Merl Ferreira | 38. iPhone |
| 18. Kapua | 39. MyiPhone 16 |
| 19. Kimo Cashman | 40. iPhone (4) |
| 20. Malia Evans | 41. Glaxy s20 FE 5G |
| 21. Francine N | |

Agenda

- Introduction, Pule, Meeting Kuleana and Zoom Instructions
- Presentation
 - Project Overview/Update
 - Project Tasks, Findings, Project Schedule, Outreach to Date
 - Overview of Proposed Action and the Environmental Review Process
 - Overview of Completed Technical Studies and Draft EA Comments Received/Changes
- Beneficiary Input/Q&A
- Next Steps
 - HHC Presentation #4
 - Final EA/FONSI Determination
 - Ways to stay involved/Project Contact Information

Meeting Notes

1. Introduction, Project Status Update Presentation

After the meeting objectives and discussion kuleana were presented, the project purpose, property description, project tasks, current project schedule and outreach to date were reviewed. The Environmental Review Process, beneficiary input, community concerns, and Proposed Action prefaced the proposed infrastructure and technical studies portion of the presentation. The results from the technical studies and impacts identified led into the identified mitigation measures. The EA schedule and the input received during the Draft EA comment period informed the Changes to the EA discussion. 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.

Key: Questions (**Q**), Answers from Project Team or DHHL (**A**), Comments (**C**)

- **Q:** It will be a real mess getting Hawaiians off of the waitlist. Regarding kūpuna and multi-family living – what happens when kūpuna pass away? What happens to the multi family homes, does it continue to be passed down through generations?
 - **A:** Multi-family offerings are geared more toward rentals, for those who aren't able to qualify for homeownership at this time, or kūpuna with fixed income. This is considered a rental offering instead of a 99-year lease.
 - **Q:** To add on, let's say grandma gets off the waiting list. Once she passes, where does her home go/to whom?
 - **A:** It depends. Typically, multi-family units are rentals. Are you suggesting or asking to see multi-family homes also as part of the 99-year home lease to see it get passed down?
 - **Q:** If grandma goes into kūpuna living, then passes, if it is a rental, how would successors/succession operate? Or, if you have people renting, but come to find out, they want to move into a single family home – do they have to go back on the waitlist?
 - **A:** It sounds like you are saying that you would like to see some sort of progression from renting to home ownership, and the end shouldn't just be a rental but rather an opportunity for a 99-year homestead lease and ownership.
 - **Q:** What people are looking for is for grandma's house to be passed down.
 - **A:** DHHL has been trying to be inventive with their rental, which itself is a new concept on HHL. Your mana'o on a rental program catering to your income to transition or provide a pathway to homeownership, that is good mana'o. Kūpuna can enjoy a rental and progress toward home ownership and pass down to family members.
 - **C:** We had a community meeting with developers for the next phase of Ka'uluakaha'i community. The price range discussed was \$640-680k for homes, so Hawaiians would be making \$4200 or \$4400 monthly payments. However, since the development is not built yet, we have time. Please make the houses as affordable as possible. How will people acquire properties considering increasing costs as time goes on.
- **Q:** I am from Pu'uloa and live on 'Ewa Beach Road. My 'ohana met with some of you at Senator Fevella's town hall meeting so aloha again. At the town hall, school capacity was brought up,

with conversations asking DHHL to help build a school. I want money to go directly to beneficiaries, and I don't think it is the Department's kuleana or for the burden to fall on DHHL – it should be going to beneficiaries. Can you confirm that everything will go to beneficiaries? They County or State would have had to taken care of it. A lot of things fall on Hawaiian organizations. I am from here (this area) so I know about the traffic and the range, but my concern was this. I was to be reassured that the money was going to be solely for beneficiaries.

- **A:** You aren't the first person to bring this up. At the second Community Meeting we held, we heard similar thoughts in the group discussion and also privately from beneficiaries. It's a conversation about what DHHL is required to fulfill. That's why the EA considers impacts and mitigation. The DOE was contacted for comment as part of this project and there has been no discussion on school requirements for DHHL.
- **A:** There were other beneficiaries voicing the same thing. Beneficiaries felt that DHHL was being asked to fix longstanding issues (sewer, school capacity, roads, North Road issues) – but we appreciate those who come forward and say that this isn't DHHL's burden or responsibility. Mahalo for attending and giving that input.
- **Q (chat):** If these homes are just rental units, will the waitlisters ever get a 99-year lease in the future, being that it sounds like the homes are for transitional purposes only?
- **C (chat):** This is a great question and I was going to ask the same question. It doesn't sound as if these homes are meant to be for long term.
 - **A:** All single family homes will be 99-year leases.
 - **A:** Majority of development will be single-family homes in line with beneficiary preferences from our survey. Majority of units and space will be for single-family homes, 99-year homestead leases. Majority of folks did indicate single-family homes as preference on the beneficiary survey, but there were several who indicated interest in rentals and multi-family homes. This won't dominate the development but there is a need and desire by some beneficiaries who are unable to afford a home at this time to have a rental option. But the majority of this development are single family homes for people on the wait list.
- **Q:** Will the HHL side of the development be raised? I'm from here so I see how the newer community is raised for drainage and the older community is ground level. Will it be the same way? That was a concern for Ocean Point and Pāpipi Road.
 - **A:** The makai area of the project is in a sea level rise (SLR) and flooding zone so there are considerations for design. The point is to make sure the area is protected, but that doesn't necessarily mean you need a big fill or wall. In general, the project will match the surrounding area. Details will be worked out in the design phase of the project, but we aren't there yet. But, if you have concerns, we can take and acknowledge them.
- **Q:** We attended the first meeting and came up with some ideas. Firstly, on the multifamily residential, one of the fears is a scenario where there's not enough people, so there begins thoughts of renting it out to others. Are these homes strictly for those on waitlist?
 - **A:** Yes, the intent is to have homes for those on waitlist and not "outside" people.
- **Q:** Secondly, for the 5 acres dedicated to multi-family development on the Southwest corner of the project according to the project map, can we reduce that to have less acreage, and leave 4 acres for more single family homes? If we don't get the people off the list, then we prolong them not getting an opportunity, and most of those folks are getting in age and lots of them won't be around to get or won't need it by then.
 - **A:** Part of the consideration of not developing single-family homes in this area is that single-family homes are on 99-year leases with the option for 100 year extensions. So,

we are trying to site those homesteads away from areas threatened by SLR and flooding. Putting long term leases in those areas would change what mitigation would look like to protect those areas. It's a lot of risk to put something that could last for 200 years in an area where modeling is showing impacts within 80 years or less.

- **A:** Regarding your comment on less land for multi-family, we did spend a great deal of time trying to determine the extent of the SLR area and determine based on the best available data the impact in the long term, so we wanted to avoid putting families for 99-years or 200 years in an area vulnerable to SLR, such as the makai areas not in yellow on the map, which have potential for SLR impact. This may not be a problem now, but we want to plan for our future generations. The latest data tells us that SLR will impact the makai area. We are still aiming to make productive use of the area so that the land isn't just vacant but could go towards other uses.
- **C:** So, when sea level rises, the road network access will be made difficult, so look on the northern side of the road and consider how they would get out. If you're looking that far out, please ensure the planners acknowledge that if SLR happens.
- **Q:** Lastly, at the first meeting, we were concerned about the size of the roads through the community. Kānehili and other homesteads don't have typical sized roads though the homestead.
 - **A:** Regarding road size, this detail will be developed further in design, but the roads would be up to County standards in order for DHHL to license those roads to the County so that they wouldn't have to maintain them.
 - **A:** We see in some previous homesteads in Kapolei that the roads sometimes seem tight. We need to incorporate the fact that household sizes are also bigger sometimes. For example, kūpuna living with adult children and grandchildren who sometimes each have a vehicle and park on the street. So, narrow roads can crowd the roads. We can pass this on to our engineers in the Department to learn about what worked or what didn't work. The tradeoff though that if the road is wider, the lots will be that much smaller. But we can inform our engineers that this was raised in beneficiary consultation discussion, and that beneficiaries would like to see a wider road and make the homestead community more livable.
- **Q:** About the schools, it's a community concern. Where will the children go to school? I think we need to start a policy or MOU anytime DHHL wants to build to get DOE get involved to figure out how children will be educated. If we are going to build homes and communities, we need to think about schools. How will the Hawaiians get ahead and make money if they can't get an education?
- **C (chat):** 'Ewa BC Parcel is a terrible location, limited way in, direct path for planes (loud and noise), school capacity, flood zone, next to a USGS Magnetic Observatory, high crime, and where people dump trash. At what cost to Hawaiians to get on the land? IDK if this is worth it at all.
- **C (chat):** I'm concerned about the water quality.
- **C (chat):** Where is the water coming from?
- **C (chat):** Who is going to pay if a golf ball damages property or knock on wood strike/injure someone?
- **C (chat):** My big concern is schools.
- **C:** This is a terrible location. Planes nearby, magnetic observatory, school capacity, high crime, lots of trash dumping here. At what cost to get Hawaiians on the land? I'm not sure this development is worth it, especially when we have more desirable locations. What is the quality

of the water and where is it coming from? Who will pay for golf ball damage to homes, cars, or people since it's right next to the golf course? There's more negatives than positives here.

- **A:** Regarding water, the assumption is that the development will tap into existing BWS lines along Fort weaver. Not sure if this is the same source as Iroquois Point.
- **C:** School is a large concern. Campbell is over 4x capacity. Lots of families and kids in the area at one time, it's hard to figure out how to fit it all in.
- **Q:** Is the multi-family idea something that has been tried before in other areas?
 - **A:** In terms of a subdivision like this, no. Typically it's usually single-family. But we have the Waimānalo Kūpuna housing project that are rentals for kūpuna and they often have a waitlist. It gives kūpuna a rental option. But, it's definitely a newer type of offering the Department is considering, especially for O'ahu since we have the least amount of land yet the longest waitlist. Some of the comments received in the survey indicate that people are renting now and want all kinds of options to explore since people are renting in the mean time. But, if you have feedback let us know.
- **Q:** Seems like this could set a dangerous precedent for future projects where the focus is increasing multi-family rentals. Yes, people get off the list, but I think the spirit of this is more centered on the 99-year leases where families can set up roots in these places. For Waimānalo, have there been instances where kūpuna passed and if so, what happened to their position on the list? Is anything passed onto their families?
 - **A:** No, this is a straight rental in Waimānalo and people know that up front. If multi-family is pursued, that all would need to be shared up front. It gives them housing in the mean time but it doesnt allow for succession but it does give them housing they can reside in in the mean time.
 - **Q:** if they pass away, can a successor benefit from them being on the list?
 - **A:** The way our rental has operated so far, your name is still on the waitlist once in a rental. So you can still get offers and even prepare yourself and get into a single-family.
 - **C:** That's good to know, mahalo.
- **C:** Lehua, thanks for sharing and thanks Kimo for the question, because as community members, we do want to take care of kūpuna, but we need options we enjoy, otherwise the program doesn't make sense and doesn't address what Kūhiō wanted. We need to declare to everyone, kūpuna and grandchildren, because we have multi-generations in two bedrooms. So we need to advertise this. But, I am against this. I want to see our people in single family homes so they can be part of the land. They can step out, wash their car, grow their gardens, as opposed to everyone watching one another. Please take this feedback into consideration. Otherwise, this is too good to be true. Is this the last place on O'ahu where we will develop? I hope not, but we should look forward and I don't think shared homes are what people want. Thank you.
- **C:** Mahalo. Even I am against the residential multi-family because the successor still needs to be half Hawaiian which stifles the passing on of place to lower generations. So there is potential to set a dangerous precedent for development. Mahalo for the answer but I am really against this multi-family option.
 - **A:** Mahalo for the input. This is a larger topic DHHL will need to consider and address. We have your input and we will take it.
 - **C (chat):** No one can afford to move out, so need homes that all rooms are adult size and or able to build onto the home easily.
- **C (chat):** DHHL and its partners MUST be responsible for the ongoing maintenance, management, and upkeep of these properties to ensure they remain safe, welcoming, and functional.

- **Q (chat):** I thought after Kalawahine, multi-unit dwellings were not being done anymore?
- **C (chat):** I would like to see more native Hawaiian plants/la'au to be used in and around all homesteads.
- **Q (chat):** How many 50% are on the list?
 - **A:** Right now there are about 29,000 individual beneficiaries on the statewide list, O'ahu is about 10-12k, a little less than half of the waitlist.
- **Q (chat):** Will there be a site visit?
 - **A:** Not while the site is undeveloped.
- **Q (chat):** How do you prep? Pre-qualify letter?
 - **Q:** Do you mean preparing to accept an award?
 - **C:** Yes.
 - **A:** At this time, since we don't even have the actual product or price point for this specific project, there is no clear direction. Generally, there is HUD certified housing counseling available for those interested in home ownership. HUD has the listing of certified agencies. Good place to start for preparing for homeownership. I will give that info in the chat.
 - https://hud4.my.site.com/housingcounseling/s/mapresults?optionPage=false&queryTerm&selectedOptionValue&selectedStateValues=Hawaii&agencyName&selectedLanguage&page=10&selectedDistanceValue=900&selectedCounselingmethodsvalues&language=en_US
- **C (chat):** Join the convo at the DHHL Meeting Monday. Monday, November 18, 2024, 9:30 a.m. – Hawaiian Homes Commission – Regular Meeting. Meeting Location: Courtyard by Marriott Kahului Airport – Haleakala Room. 532 Keolani Place Maui, Hawai'i 96732. Join Zoom Meeting: Meeting ID: 609 754 2925
- **Q:** My big concern is about water. That area is a flood zone, so knowing SLR, are we going to elevate the homes so folks are not in a flood zone in 20, 40, 50 years? How will people commute? We are looking for long term solutions, not short-term fixes. So on HHL we are thinking forever and ever. How are people going to get to their homes if that area is flooded? To go back and remediate – do we raise the streets? Then your homes will be in the street. My other concern is for the EPA requirement for the elimination of cesspools, which this area may not qualify since it's at or near sea level. Is the other option septic? That is costly and homeowners will need to absorb the cost. Are looking to long term livability or are we looking at homesteaders who will be displaced? I want the waitlist to diminish but I also want the housing to last however long it is supposed to be.
 - **A:** Mahalo for your comments and concerns. Putting the preferred alt map up, the area with 99-year leases based on best available data, this is outside of where SLR will have an impact.
- **Q:** In the next 99 years?
 - **A:** These models are approximately to 2150. Beyond that, the confidence in the models get lower. So current models are 4-6ft under different scenarios. So single family homes are outside of these areas to mitigate.
 - **A:** Regarding the roads, we want to ensure the community is safe generationally. You mentioned potentially raising the road areas so they aren't impacted by SLR or so that SLR Impact is mitigated, we can consider this if that's what you're suggesting. Trying to mitigate impact.

- **Q:** But if our level of confidence is 30 years out then we need to go even higher for the homes and roads. We need to go at least 99-years. So, we are talking generational, not just what the models take us. This isn't temporary housing this is forever homes. That is what act 279 is about. Our people need affordable and accessible housing. Looking at location, infrastructure, and lack of infrastructure, are we really serving our people?
 - **A:** Sewer runs along Fort Weaver, so not septic, just wastewater.
- **C:** That's good that the County covers that. I'm comforted by that so I would love for that to occur and not have to pay for cesspool. Also, HUD funding is great, but we need to ensure that whatever dollar we use to build our homes, whether it be rentals or leases, that those homes are for beneficiary uses only. If we allow ourselves to accept Federal money at the loss of sole beneficiary benefit, we will lose the land that benefit the Hawaiians. We hope to reduce that with successorship and lessees themselves to 25%. We need to ensure that no matter what we build or where, that its only for the beneficiaries today and 199 years in the future.
- **Q (chat):** Why flood zone, traffic, tsunamis area? We get mountains too.
- **C (chat):** Hawaiian Community Assets is a good place to start.
- **C (chat):** Insurance will be high!
 - **A:** Right now today, there is no flood insurance required but that can change over time.
- **C (chat):** They are trapped.
- **C (chat):** I like the AG and Community Sections for fruits and veggies crops. I would like to see that in all Hawaiian Homes. Mahalo everyone.
 - **A:** Yes, this is a new community use being incorporated
- **C (chat):** I'm not a beneficiary...I'm a 1981 applicant..!
- **Q (chat):** This may be a silly question. But say I 50% get a home, end up passing it down to my 25% child, can I, 50% go back on the list?
 - **A:** Yes this doesn't prevent you from going back on the list. There has been legislation introduced to prevent that, but this could change. I can only say what it is now.

2. **Wrap-up & Next Steps**

- HHC Request for approval of Final EA and issuance of FONSI – December 16-17
- January 2025, Final EA publication and FONSI

Attachments:

- Presentation slides



DEPARTMENT OF HAWAIIAN HOME LANDS

'Ewa Beach Homestead Project Master Plan & Environmental Assessment

**Beneficiary
Consultation #3**

Virtual Meeting

November 14, 2024
6:00-7:30 PM



NOTICE: THIS MEETING IS BEING RECORDED

PULE



Introductions



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

- Julie-Ann Cachola, Planning Office
- Lehua Kinilau-Cano, Office of the Chairman
- Malia Cox, Office of the Chairman



- Melissa May
- Jennifer Scheffel
- Lala Nuss
- Jena Kamalani Earle

Discussion Kuleana



1. **Participate and share your mana‘o.** Please keep your video on and be prepared to share your input. We hope to hear from everyone present.
2. **Be respectful** of the person talking and other participants: mute yourself when not speaking, do not interrupt other participants.
3. **Raise your hand** and wait for the facilitator to call on you or type your comment into the chat box. Do not use chat for sidebar conversations.
4. **Agree to disagree** – Listen respectfully to different perspectives and ideas.
5. **Share the floor** – If you have spoken once on a topic, please hold off on providing additional comments until we have heard from all others.



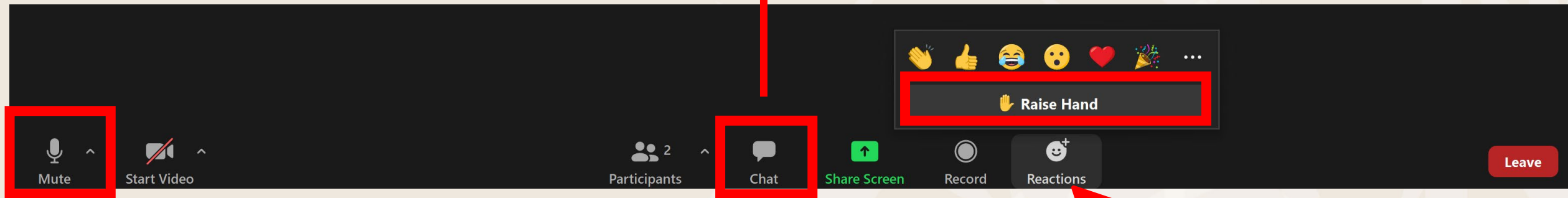
Meeting Content

- Project Overview & Status
- Findings from Technical Studies and Beneficiary and Community Input
- Proposed Action
- Environmental Assessment Process
- Next Steps

Zoom Instructions



Use Chat to type your question or indicate if you would like to voice your question or comment.



Use the Microphone (mute/unmute button to speak)

Use the Raise Hand Function under Reactions to request to speak or ask questions.

A tropical landscape at sunset or sunrise. The sky is a mix of blue and orange. In the foreground, there are green grasses and a bush with bright pink flowers. In the middle ground, there are several palm trees and a small, simple house with a dark roof. The background shows more trees and a distant mountain range.

Project Status Update

Speaker: Melissa May

Project Purpose



- Provide residential homesteads to DHHL beneficiaries on the O‘ahu waiting list
- Create a thriving homestead community in ‘Ewa Beach that honors culture, environment and sense of place
- Involve beneficiary lessees, waiting list applicants, and the surrounding community in envisioning and shaping the homestead community

Background



- 80 acres in 'Ewa Beach, O'ahu
- Acquired by DHHL in 2021
- Bounded by North Road to the northwest and Fort Weaver Road to the south
- Adjacent to USGS Honolulu Magnetic Observatory
- Primarily residential uses to the south
- 'Ewa Beach Golf Club to the east
- Single-family homes and low-rise apartments to the west

Project Tasks



Infrastructure Analysis

Identify needed improvements to water, sewer, drainage, electrical, and transportation infrastructure



Community Master Plan

Develop community master plan alternatives and identify the preferred design



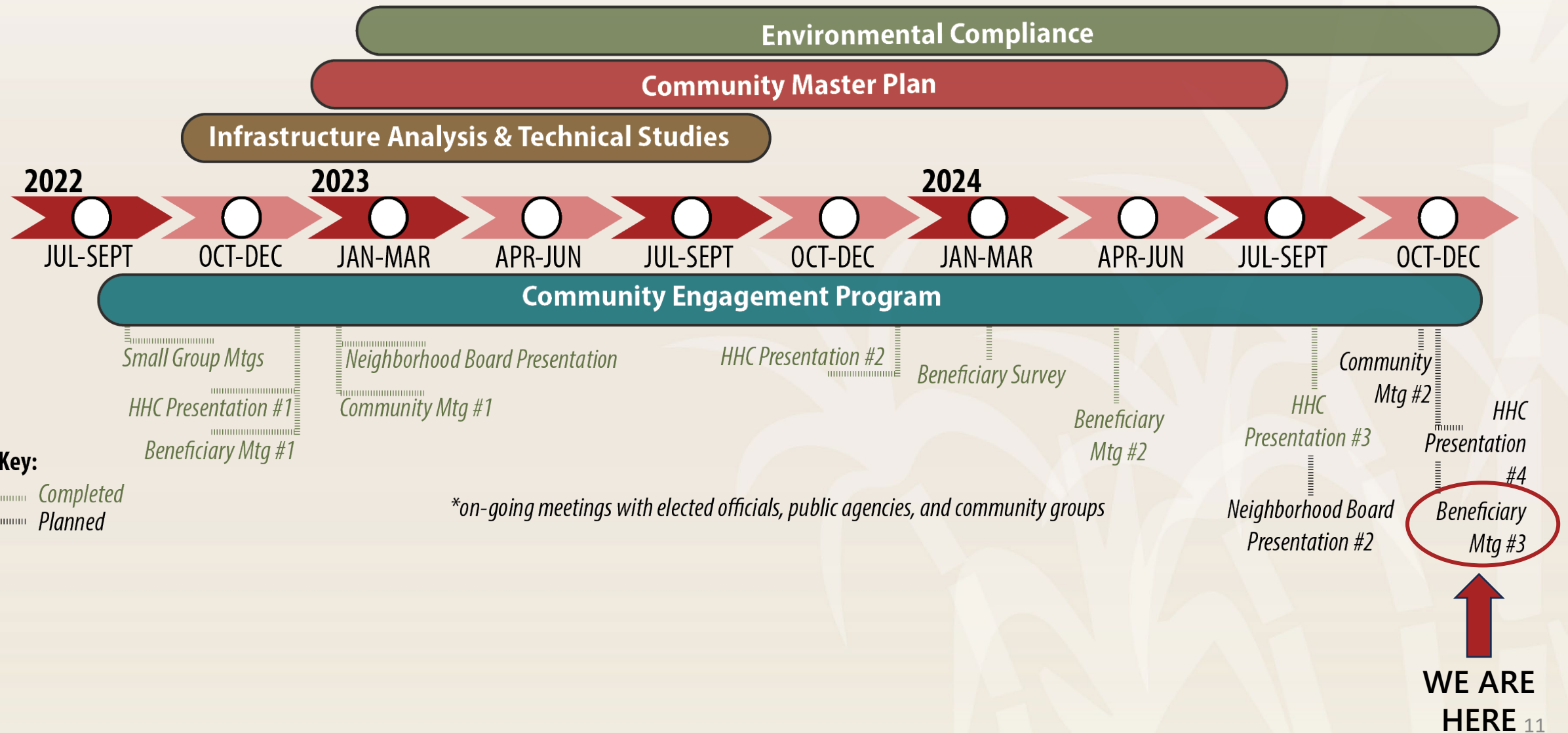
Environmental Compliance

Assess environmental, biological, cultural, historic, traffic, and other impacts of the proposed master plan in accordance with HRS Chapter 343 and HUD NEPA requirements

Community Engagement Program

Seek input from beneficiaries, the 'Ewa Beach community, elected officials, and other community stakeholders, cultural practitioners, and experts throughout the project.

Project Schedule



Beneficiary and Community Consultation Completed to Date

- **Hawaiian Homes Commission Presentations** – three completed (November 2022, December 2023, September 2024) last one planned for December
- **Beneficiary Consultation Meetings** – two completed (December 2022, April 2024) last one is tonight
- **Beneficiary Survey** (February-March 2024) – mail and online, 1,300 responses received (16% response rate)
- **Community Meetings** – two completed (January 2023, October 2024)
- **Kapolei Homestead Leader Meeting** (November 2022) and ongoing updates
- **Neighborhood Board Presentations** – two completed (January 2022, January 2023),
- **Town Hall Meetings with Senator Fevella** – two completed (January 2023, September 2023)

Findings: Beneficiary Preferences

Housing

- Single-family housing (most preferred)
- Low-rise multi-family housing
- Rent with option to purchase
- Kūpuna housing

Community Use

- Community center/facility for gatherings & events
- Walking/bike paths

Roads/Connectivity

- Traffic calming (speed humps, lower speed limits, narrower streets, etc.)
- Multiple access routes to the community (via Fort Weaver & North Road)

An aerial photograph of a tropical landscape. In the foreground, there is a lush green field with scattered trees. In the middle ground, a residential area with many houses and palm trees is visible. In the background, there is a dense forest and a coastline with waves. The image has a semi-transparent brown overlay on the left side with a palm tree pattern.

Environmental Assessment Process and Schedule

Speaker: Jennifer Scheffel, SSFM



Understanding the Environmental Review Process

- The Environmental Review Program (ERP)
 - Responsible for guiding projects through Hawai'i's official environmental review, Chapter 343 of the Hawai'i Revised Statutes, also known as the Hawai'i Environmental Policy Act (HEPA) process.
- Process described in Environmental Impact Statement Rules - HAR 11-200.1
- The Environmental Notice
 - Semi-monthly publication announces the availability of Environmental Assessments (EAs) and Environmental Impact Statements (EISs) for public review and comment

Findings: Community Concerns

Traffic & Access

- Congestion and commute times
- Connection from Fort Weaver to North Road for connectivity, evacuation

Flooding, SLR & Drainage

- Makai area of the site is low-lying and has poor drainage
- Concern about siting homes in flood and sea level rise areas

Schools & Safe Routes to Schools

- School capacity and access (safe routes)
- Pedestrian safety on North Rd and Fort Weaver

Nearby Uses

- Proximity of the shooting range (noise, pollution)
- Questions about magnetic observatory

Technical Studies Completed



- Environmental Site Assessment and Hazardous Materials Survey
- Magnetometer and Magnetic Anomaly Survey
- Topographic Survey
- Preliminary Infrastructure Report
- Sea Level Rise and Coastal Hazards Study
- Biological Survey
- SHPD Architectural Consultation
- Archaeological Literature Review and Field Investigation
- Cultural Impact Assessment
- Traffic Study

Proposed Action

Proposed Action Land Use

Land Use	Acres	Est. # of Lots/ Units
Residential – Single-Family	~25	220
Residential – Multi-Family	~8	120-160
Community Use	~8	N/A
Community Agriculture	~4	N/A
Stewardship	~15	N/A
Internal roads, infrastructure, drainage/open space	~22	N/A
TOTAL	~80	340-380



Proposed Infrastructure

- Roads and Access
- Electrical Power/Broadband
- Street Lighting
- Drainage/Open Space
- Water
- Wastewater
- Solid Waste

Impacts Identified

- Short-term and temporary impacts during construction associated with water resources, faunal resources, soils, traffic, air quality, and noise.
- The Proposed Action would have beneficial impacts by providing additional access to homes and community space for native Hawaiians who have been on the DHHL's O'ahu Residential Waitlist.
- The Proposed Action would be located adjacent to an existing residential neighborhood and compatible with surrounding community character and planned growth patterns.
- The implementation of the DHHL housing would have an increased beneficial impact in particular for vulnerable native Hawaiian families and aims to provide access to critical services for a growing population.

Traffic Impacts Identified

- **Future (2034) Without Project**
 - Intersection of Fort Weaver Road and Keaunui Drive will require mitigation to operate at LOS D or better
 - Restripe westbound approach to a left, shared left-through, and right-turn lane
- **Future (2034) With Project**
 - Intersection of Fort Weaver Road and Keone'ula Drive/Hanakahi Street will require mitigation to operation at LOS D or better
 - Hanakahi Street westbound right turn phase is recommended to overlap with the southbound left turn phase
 - The Hanakahi Street westbound right turn lane will require new signal heads
 - The traffic signal system will need to be reprogrammed.

Public Facilities and Services

- Construction of the Proposed Action is not expected to have significant negative impacts on community facilities or services, including educational facilities, medical facilities, emergency responders, or community parks and recreational resources.
- There would be an increase of population in the area that would increase the use of community facilities or services, including the educational facilities, medical facilities, emergency responders, community and beach parks, and recreational resources.
- It is expected that the level of demand could be met by the existing facilities.
- The Proposed Action would result in an increase of population that would further increase the existing need for school services and capacity.
 - The Department of Education currently has plans for building more schools in the Kapolei/‘Ewa area to address capacity needs.

Proposed Mitigation Measures

- Construction Related BMP's and compliance with regulations for Stormwater, Dust, Noise, Protected Species, Waste Disposal, Hazardous Materials, and Historic, Cultural and Archaeological Resources
- Stormwater Retention, Treatment, and Drainage
- Siting and adapting development for resilience to coastal hazards and sea level rise
- Providing alternate routes for evacuation and vehicle access
- Improvements to intersection at Fort Weaver/Keone'ula Drive/Hanakahi Street

Draft EA Comments Received

Draft Environmental Assessment Comment Period: 9/23/24 - 10/23/24

Infrastructure

- New sewer main necessity and capacity concern
- Additional stormwater and drainage retention capacity

Water

- Water demand and calculations
- Wastewater system guidelines and permits and provision compliance
- Conservation, resource management, and efficient water use

Roads/Traffic

- Permit and report compliance
- Traffic design and improvements to minimize traffic conflict
- Minimize construction vehicle traffic impacts
- Sidewalks, bikeways, and shared-use paths for safety
- Internal roadways for use by wider community

Draft EA Comments Received

Nearby Uses

- Proximity to Pu'uloa Range Training Facility (PRTF)
- Apprising potential residents of sound pollution, potential dangers
- Support for PRTF relocation

Community Use

- Community recreation areas for wider community/existing residents

Hazards

- Flood zone, sea level rise, flooding

Traditional and Cultural Practices

- Native Hawaiian resources & exercise of traditional and cultural practices

General

- Consistencies with Land Use Plans (Water use, water projects, development plans, General Plans, 'Ewa Development Plan)

Changes to EA

Permits and Approvals

- Verbiage changes to the Permits and Approval discussion

Parks and Recreation Areas

- Updates to Figure 17 based on comments from the City & County of Honolulu Department of Parks and Recreation

Environmental Assessment Schedule

- **September 23, 2024:** Draft Environmental Assessment (EA) published in the Hawai'i Department of Health's Office of Environmental Quality Control (OEQC) Environmental Notice
- **October 23, 2024:** Comment period on the Draft EA closed
- **November 14, 2024:** Beneficiary Consultation #3 (TONIGHT)
- **December 16-17:** HHC request for approval of Final EA and issuance of Finding Of No Significant Impact (FONSI)
- **January 2025:** Publication of Final EA and FONSI in *The Environmental Notice*; Completion of NEPA/HUD Environmental Review requirements



Scan QR Code
to View Draft EA

Read the Draft Environmental Assessment



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Closing Discussion

He mau nīnau (Questions)?
Other mana'o you would like to
share?





MAHALO!

For more information and to sign up for the project mailing list, please visit the project website:

dhhl.hawaii.gov/po/oahu/ewa-beach-homestead-project/



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