

HAWAIIAN HOMES COMMISSION

Minutes of February 18, 2025

Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, Oahu, 96707,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT

Kali Watson, Chairperson
Makai Freitas, West Hawai'i Commissioner
Michael L. Kaleikini, East Hawai'i Commissioner (Arrived 10:30 a.m.)
Lawrence Lasua, Moloka'i Commissioner
Sanoe Marfil, O'ahu Commissioner (ICT)
Archie Kalepa, Maui Commissioner
Walter Kaneakua, O'ahu Commissioner
Dennis L. Neves, Kauai Commissioner
Pauline N. Namu'o, O'ahu Commissioner (ICT)

COUNSEL

R. Hokulei Lindsey, Deputy Attorney General

STAFF

Richard Hoke, Executive Assistant to the Chairperson
Leah Burrows-Nuuanu, Secretary to the Commission
Juan Garcia, Homestead Services Division Administrator
Andrew Choy, Planning Office Administrator
Lilianne L. Makaila, Planner V
N. Lehua Kinilau-Cano, NAHASDA Gov't Relations Program Manager
Oriana Leao, NAHASDA Gov't Relations Program Specialist IV
Sharene Tam, Office of the Chairman Homestead Housing Specialist
Sherri-Ann Kamaka, Homestead Housing Specialist IV
R. Kalani Fronda, Acting Administrator Land Development Division
Michelle Hitzeman, Homestead Housing Development Manager
Kahana Albinio, Land Management General Professional
W. Kalei Young, Land Management Manager
Andrew Sante, Land Agent I
David Hoke, Enforcement Administrator

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 9:36 am by Chairman Kali Watson. Six (6) members were present in person, and two (2) members attended via Zoom, (1) Commissioner Kaleikini was late due to travel delays, establishing a quorum.

APPROVAL OF AGENDA

Chair Watson noted that Item D-9 was deferred, the Commission would recess at Noon for lunch, and the Kapolei Community Meeting is scheduled for 6:30 p.m. at the Kapolei Middle School cafeteria.

Motion/Action

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

APPROVAL OF MINUTES – January 21 & 22, 2025

Amendments were addressed for the January 21-22nd meeting minutes. Chair Watson corrected the LIHTC (Low Income Housing Tax Credit) program to include the term "Rent-with-option-to-purchase."

Motion/Action

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve January 21 & 22, 2025 Minutes with Amendments. Motion carried unanimously.

PUBLIC TESTIMONY ON AGENDIZED ITEMS

PT-1 Michael Kahikina – Right of Entry to Nanakuli Homestead

M. Kahikina spoke about the challenges of balancing Hawaiian identity with American systems and requested the reinstatement of the capacity grant that once helped beneficiaries organize and engage in democracy. He discussed the formation of the Sovereign Council of Hawaiian Homestead Association (SCHHA), its roots in Nanakuli, and his past involvement in policies like Act 302, which defended the Hawaiian Commission Act in response to the Freddy Rice case. He acknowledged the commissioners' hard work and stressed the importance of democracy, comparing their struggles to global sovereignty issues. He expressed concerns about developments in Nanakuli Valley, particularly cattle-raising projects for the DOE, and urged transparency regarding land use, questioning why right-of-entry permits were being issued while homes already existed in the area. Encouraging community participation, he emphasized personal responsibility, faith, and the need to uphold the Aloha spirit while calling on commissioners to investigate inconsistencies in land use and rent policies.

Chair Watson acknowledged receipt of his email regarding funding for their convention. He questioned why they had not submitted a grant application for the \$5.4 million in available funding, which had been allocated through a request for proposals and a review process for capacity-building grants. Chair Watson reassured him that he was supportive of the SCHHA program and was actively considering their funding request. He also addressed concerns about Lyman Ranch and Nanakuli Ranch, stating that site visits had been conducted in response to complaints. He explained that an analysis was underway to determine how those lands could be converted to meet certain homesteading program requirements.

ITEMS FOR DISCUSSION MAKING

CONSENT AGENDA

HOMESTEAD SERVICES DIVISION

- D-2 Approval of Consent to Mortgage**
- D-3 Approval of Homestead Application Transfers / Cancellations**
- D-4 Approval to Certify Applications of Qualified Applicants for the month of November 2024**
- D-5 Commission Designation of Successors to Application Rights – Public Notice 2022, 2023**
- D-6 Approval of Assignment of Leasehold Interest**
- D-7 Approval of Amendment of Leasehold Interest**
- D-8 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees**
- D-9 Cancellation of Lease – DARLAMA E-KANOE C.K.T. VAENUKU, Residential Lease No. 5644, Lot No. 33, Lualualei, Oahu**
- D-10 Commission Designation of Successor – RUEBEN P. K. KAAHANUI SR. - Residential Lease No. 11695, Lot No. UNDV152, Kapolei, Oahu**

RECOMMENDED MOTION/ACTION

Homestead Services Division Administrator Juan Garcia presented 9 items (D2 to D10) for approval. He requested that the Commission deferred Item D9, while approving items D2 to D8 and D10.

Public Testimony – Homelani Schaedel - spoke about the importance of agenda item D2 for her and the Homestead Association, emphasizing its role in recovering delinquent assessments. She explained that when Homestead Associations were created in the late 1990s and early 2000s, assessments were established, with

fees varying by association, such as Maluohai's \$10 annual fee and Kanehili's \$43 to \$45 monthly fee. She highlighted the ongoing challenge of collecting unpaid assessments and recalled a past meeting where thousands of dollars were delinquent. She stressed that consent approvals for mortgages and transfers were crucial tools for recovering these funds and personally reviewed the agenda each month to track delinquent accounts. She expressed appreciation for HSD Staff, who regularly informed her of lessees with outstanding balances so she could follow up. She urged that no consent items be approved until all assessments were paid, stating this would significantly help homestead associations. She concluded by thanking the department for their support.

Public Testimony - Kenna Stormogipson – provided an update on the Waipouli relocation plan, informing the Commission that the department was seeking federal funds to complete the building purchase. However, she revealed that the InterWest Group's budget design did not comply with the Uniform Relocation Act (URA) and suggested that the department consider hiring a new consulting group to properly handle the relocation plan, as InterWest had failed to meet key requirements. She explained that discussions with HUD funders revealed three major issues with the InterWest Group's relocation plan. First, they severely underestimated the number of households, as they counted only 57 units without recognizing that many apartments housed multiple families. Second, they failed to collect income data from residents, which is crucial because, under the URA, relocation assistance must ensure that a household's new rent does not exceed 30% of their monthly income. Third, InterWest based its cost estimates on Oahu and Big Island rental prices instead of using Kauai-specific housing data, which resulted in unrealistic budgeting. She urged DHHL to reconsider working with InterWest if they intended to move forward with the purchase, emphasizing that the Uniform Relocation Act guarantees residents the right to stay on Kauai. She warned that forcing beneficiaries to relocate to Oahu would violate federal law and asked the commission to take these concerns into account when making decisions about the project.

DISCUSSION

Commissioner Neves acknowledged the work being done on agenda item D5, which involved addressing waitlist applications, particularly those that had been in limbo for decades. J. Garcia highlighted the applications branch's efforts in auditing pending or "P" applicants, ensuring that those with the required 50% Hawaiian blood quantum were confirmed as eligible for awards. He noted that the department had been working to bring these applicants forward every month for approval.

J. Garcia also stated that while reviewing applications, they found cases where applicants did not meet the 50% blood quantum requirement. He reminded commissioners that, in the past, the department had sought their approval to cancel applications for ineligible individuals and indicated that this process would need to continue to ensure the accuracy of the waitlist.

Chair Watson inquired about the department's approach to canceling P applications when an applicant does not meet the 50% Hawaiian blood quantum requirement. J. Garcia explained that when the Homestead Services Division seeks approval from the Commission to cancel applications for ineligible individuals, a letter is sent to the affected beneficiaries informing them of the cancellation due to their ineligibility. However, these individuals are allowed to request a contested case hearing, allowing them due process to challenge the decision.

Chair Watson then raised concerns about whether the family of a deceased applicant had the right to request a contested case hearing, particularly if the designated successor was ineligible but a qualified sibling or family member existed. J. Garcia confirmed that anyone could request a contested case hearing. With no further questions.

Commissioner Neves then informed the chair that he had a conflict of interest regarding item D2, as he was redoing a loan and had a relative involved in the matter and recused himself from the vote.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, 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 Kaleikini						X
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Neves	X				RECUSED	
Chairman Watson			X			
TOTAL VOTE COUNT			7		1	1
MOTION: [] UNANIMOUS [X] PASSED [] DEFERRED [] FAILED Motion passed unanimously, Seven (7) Yes votes, one (1) recused (1) excused						

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-1 Approval of DHHL Legislative Bills Introduced January 2025

RECOMMENDED MOTION/ACTION

NAHASDA Gov't Relations Program Specialist Oriana Leao presented the following:
Motion that the Hawaiian Homes Commission Authorize the approval of DHHL Legislative Bills introduced January 2025.

O. Leao presented agenda item C, requesting approval of DHHL's legislative bills introduced in January 2025. DHHL received legislative proposals, prepared bills based on those proposals, and had them introduced in both the Hawaii State Senate and House. The agenda item included a summary of the proposals, with the full text of the bills enclosed in Exhibit A. She then outlined three key bills.

The first bill, relating to land transfers, sought to authorize the transfer of state agency lands to DHHL for potential residential and agricultural development. This bill was introduced as SB 1654 and HB 1309 but did not receive a hearing.

The second bill, relating to DHHL, proposed an appropriation of funds to acquire a parcel of land with an airline hangar at Kalaeloa, formerly used by the military and later by the University of Hawaii, which abandoned it. Currently, Honolulu Fire and Police Departments were using it temporarily for helicopters. DHHL planned to convert the hangar into an off-site construction facility to reduce housing costs for beneficiaries. This bill was introduced as SB 1553 and HB 1353 and was set for decision-making by the Ways and Means Committee.

The third bill, relating to the Hawaiian Homes Commission Act, proposed increasing the state's liability limit for DHHL-backed mortgage loans from \$100 million to \$500 million. Since DHHL lands are inalienable, this increase would allow greater financing for affordable housing and homeownership opportunities. The bill was introduced as SB 1653 and HB 1351, and both versions were progressing. O. Leao concluded by recommending approval of the motion and made herself available for questions.

DISCUSSION

Chair Watson provided context on legislative bills, particularly the land transfer bill, explaining that many lands granted to DHHL were marginal and costly to develop. He noted that the state has the authority to add lands and assigned staff to review available inventory, including state, trust, and private lands, despite some departmental resistance. He encouraged commissioners to provide input, highlighting legislative and gubernatorial support, and cited Act 279 as already enabling acquisitions. Regarding the Kalaeloa hangar acquisition bill, he discussed Fading West Manufacturing’s interest in building affordable housing units in Hawaii, emphasizing cost reduction. He also supported raising DHHL’s loan guarantee capacity from \$100 million to \$500 million to facilitate construction loans for beneficiaries. He concluded that the bills had strong legislative potential and called for approval.

Commissioner Neves asked about bill number three, which proposed increasing DHHL’s loan guarantee liability limit to \$500 million, and inquired about the current cap. Chair Watson responded that the current ceiling was \$100 million, previously raised from \$50 million, but needed to be increased due to the large number of housing projects. He explained that DHHL required \$6 billion to address the 29,000 applicants on the waitlist and that the proposed increase would help finance 3,000 housing units planned over the next five years. Raising the loan guarantee ceiling would enable more beneficiaries to secure vertical construction loans, ensuring greater access to homeownership.

Public Testimony – Brittney Kalua - Asked whether the hangar property acquisition would fulfill a position on the DHHL waitlist or if it was still in the planning phase without a clear purpose. Chair Watson clarified that there was already a specific plan for the hangar’s renovation and use. The main goal of acquiring the property was to establish a construction process that would lower housing costs by \$150,000 to \$200,000. He explained that DHHL planned a pilot project involving 24 modular “white box” units, which would be shipped in and finished on-site with roofing, flooring, and cabinetry. This pilot would be executed in partnership with Habitat for Humanity on Maui and could also be used for scattered lot developments on Maui. While the hangar acquisition process was still underway, Watson emphasized that specific rehabilitation plans were already in place, including the creation of 20 construction stations to streamline and reduce housing production costs.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini						X
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			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.						

LAND DEVELOPMENT DIVISION

ITEM E-1 Approval of the Memorandum of Understanding (MOU) between The Department of Hawaiian Home Lands (DHHL) and The County of Maui regarding Release of Funds Supporting the DHHL Water Infrastructure Projects for Homestead Development in the County of Maui; approve allocation of \$21,000,000 from DHHL GET fund to pay for projects; delegate authority to Chair to take all actions to implement the MOU

RECOMMENDED MOTION/ACTION

Land Development Division Acting Administrator Kalani Fronda and Homestead Housing Specialist, Sherri-Anne Kamaka, presented the following:

Motion that the Hawaiian Homes Commission Approval of the Memorandum of Understanding (MOU) between The Department of Hawaiian Home Lands (DHHL) and The County of Maui regarding the Release of Funds Supporting the DHHL Water Infrastructure Projects for Homestead Development in the County of Maui; approve allocation of \$21,000,000 from DHHL GET fund to pay for projects; delegate authority to Chair to take all actions to implement the MOU.

S. Kamaka presented a recommendation for the Hawaiian Homes Commission (HHC) to approve actions related to a Memorandum of Understanding (MOU) between DHHL and the County of Maui for the release of \$21 million from the DHHL General Excise Tax (GET) Fund to support critical water infrastructure projects for DHHL homestead development. The request included four key actions: (1) Approval of the MOU, which would establish the terms for fund allocation; (2) Authorization of fund allocation, with \$10 million designated for the Tri-Party Agreement funding Kaila'i Ola and other DHHL water system upgrades, and \$11 million allocated for the development of a 16-inch transmission line from the Civic Center Pump Station to the Wahikuli Reservoir Tank to support broader DHHL housing and infrastructure projects; (3) Delegation of authority to the Chair, allowing the Chair to execute the MOU and any necessary agreements, coordinate with relevant agencies, and take administrative actions for implementation; and (4) Implementation and compliance, ensuring DHHL fulfills all MOU obligations, manages funds appropriately, and provides progress updates to HHC. The proposed MOU aimed to facilitate timely fund release and infrastructure improvements that align with DHHL's long-term homestead development goals while also supporting Maui County's water system resilience. The request was justified by the need for reliable water infrastructure, compliance with Maui County Code Section 3.100.021, alignment with existing agreements, and the expansion of DHHL's water infrastructure capacity to support additional homestead lots. The DHHL Land Development Division urged HHC approval of the MOU to release the funds and proceed with infrastructure improvements essential for DHHL beneficiaries. Kamaka concluded by respectfully requesting the Commission's favorable consideration and authorization for the Chair to execute the MOU on behalf of DHHL.

K. Fronda expressed gratitude for the collaboration with the County of Maui and noted that approximately \$250 million from Act 279 funds had been allocated for Maui's development. He emphasized that this funding would help expand shared infrastructure, which DHHL was investing in, and that the County of Maui would eventually manage. Fronda described this as an exciting opportunity for the county and concluded submittal E1.

MOTION

The motion was made by Commissioner Freitas and was seconded by Commissioner Kalepa.

DISCUSSION

Commissioner Neves raised concerns about the tri-party agreement referenced in the document, noting that it was supposed to be attached but had not been provided. He emphasized that this agreement was crucial in understanding the project's future management and requested a copy before making a decision. Chair Watson assured him that the document would be provided.

K. Fronda explained that the agreement enabled DHHL to secure funding from the County of Maui for infrastructure projects and allowed some flexibility in how funds could be allocated, with the DHHL Chair

having discretion over adjustments. He confirmed that DHHL had a financial ceiling on its contribution, but because resources were already mobilized, participation in the agreement was cost-effective. Commissioner Neves reiterated that he needed to review the third-party agreement because it specified a five-year period before DHHL would take over the project. K. Fronda confirmed that the agreement referenced this timeline but focused more on the current collaboration rather than the post-five-year transition process.

Commissioner Neves raised concerns about using Maui's GET funds for a DHHL project before DHHL owned the land, questioning compliance with county funding requirements. K. Fronda clarified that the \$10 million contribution came from county funds, not trust or state funds, making it a beneficial agreement. Neves acknowledged this but insisted on confirming Maui's approval. Chair Watson and Fronda assured him that Maui supported the project, as it would enhance shared water infrastructure critical to West Maui. Neves requested further clarification from Watson.

Chair Watson clarified that the \$10 million came from HHFDC funds, separate from DHHL trust funds, to improve the Kalaeloa water system, benefiting projects like Leiali'i. He noted that Maui County allocated \$11 million from its GET fund, with 30% designated for DHHL infrastructure, and assured that the county supported the project. He explained that the funding agreements were independent of the tri-party agreement governing the Kalaeloa transfer. The water system would serve as both a backup and primary supply, particularly aiding wildfire-affected homes. Emphasizing collaboration and external funding to protect DHHL resources, he assured Commissioner Neves that the tri-party agreement would be provided but urged not to delay the project.

Commissioner Kalepa emphasized the importance of the water project and MOU agreement in addressing fire mitigation and future development needs in West Maui. He noted that after the August fire, the county, along with the mayor's advisory group, identified critical infrastructure gaps and the need for collaboration between DHHL, HHFDC, and other agencies. He expressed appreciation that this collaboration had materialized and stated that the project would not only benefit Leiali'i and Hawaiian Homes beneficiaries but also the broader West Maui community.

Public Testimony – Grace Gomes - Supported Item E1, advocating for the approval of the memorandum of understanding (MOU) between DHHL and the County of Maui for the release of funds to support DHHL water infrastructure projects and the allocation of DHHL General Excise Tax (GET) funds for these initiatives. She emphasized that decision-making should be led by the Hawaiian Homes Commission (HHC) commissioners from across the islands, representing lessees, beneficiaries, and those on the waitlist, rather than being concentrated under the Chair's authority. She called for assurances regarding Ka La'i Ola, requesting that the land and units built for wildfire survivors be transferred to DHHL's land inventory after five years and urged Kalani Fronda to present an executed MOU confirming this transfer. She also requested that the County of Maui expedite DHHL's pending water requests with its Department of Water, considering the funding and other DHHL water-related projects. She highlighted additional water infrastructure promises for beneficiaries in areas such as Waihe'e, Kēōkea, and Moloka'i and reminded the state and county of their fiduciary duty to Native Hawaiian trust beneficiaries, stressing that DHHL would continue to hold government entities accountable for fulfilling their responsibilities.

Public Testimony - Janice Herrick - Expressed support for Item E1 and stated that she was encouraged by the discussion, believing that DHHL was on the right path. She advocated for assurances that the Ka La'i Ola land and units would be transferred to DHHL's inventory after five years and requested official documentation (palapala) confirming this commitment. She also urged Maui County to accelerate DHHL's pending water requests, considering the \$21 million in allocated funds, and emphasized that beneficiaries rely on water access for survival. J. Herrick reiterated that state and county entities must fulfill their fiduciary responsibility to Native Hawaiian beneficiaries and reminded the commission that without the Hawaiian Homes Commission Act, the state of Hawaii would not exist today. She concluded by thanking the commission.

Public Testimony – Kainoa MacDonald – Testified on Item E1, referencing Maui County Ordinance 5579, which dedicates GET funds to DHHL. She thanked Maui County for its contributions, noting that 20% of GET surcharge funds must support DHHL projects, with unspent balances adding to the \$21 million

allocation. She emphasized the need for proper documentation to ensure Ka La'i Ola land returns to DHHL's inventory and echoed concerns about long-overdue water projects in Waiōhuli and Kēōkea. MacDonald urged Maui leaders to explore broader infrastructure improvements rather than focusing solely on an unsecured project

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini			X			
Commissioner Kalepa		X	X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Neves			X			
Chairman Watson			X			
TOTAL VOTE COUNT						
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Nine (9) Yes votes.						

ITEM E-2 Approval of the Memorandum of Agreement (MOA) between The Department of Hawaiian Home Lands (DHHL) and the Department of Water Supply Hawaii County regarding the North Kona Water System and water credits and water meters related to the Development in West Hawaii; approve \$1,500,000 in funding for the MOA; delegate authority to the Chair to take all actions to implement the MOA

RECOMMENDED MOTION/ACTION

Land Development Division Acting Administrator Kalani Fronda and Homestead Housing Specialist Sharene Tam, presented the following:

Motion that the Hawaiian Homes Commission Approval of the Memorandum of Agreement (MOA) between The Department of Hawaiian Home Lands (DHHL) and the Department of Water Supply Hawaii County regarding the North Kona Water System and water credits and water meters related to the Development in West Hawaii; approve \$1,500,000 in funding for the MOA; delegate authority to the Chair to take all actions to implement the MOA.

K. Fronda introduced agenda item E2 and co-presented it with S. Tam. She recommended that the Hawaiian Homes Commission (HHC) approve four key actions:

1. Approval of a Memorandum of Agreement (MOA) between DHHL and the County of Hawaii's Department of Water Supply (DWS) to enhance water infrastructure and support homestead development in North Kona
2. Authorization for DHHL to allocate up to \$1.5 million to DWS for purchasing critical water system equipment, including pumps, motors, cables, transformers, and backup generators, to improve water system reliability;
3. Allocation of water credits and meters, where DWS would provide DHHL with advanced water credits and meters for up to 200 housing units in the Villages of La'i 'Ōpua in exchange for DHHL's investment; and

4. Authorization for the Chair to execute the MOA and take necessary actions for implementation. She emphasized that water access was a longstanding challenge in West Hawaii, and this agreement would strengthen infrastructure while advancing DHHL's homestead development goals. The collaboration with DWS aimed to enhance water system resilience, prevent service disruptions, and ensure that DHHL housing projects in North Kona received the necessary water resources on time.

The Memorandum of Agreement (MOA) was proposed as a proactive solution to ensure water security for DHHL developments, enabling the delivery of up to 200 homes in La'i 'Ōpua by securing the necessary water infrastructure. The agreement also aimed to enhance the reliability of the North Kona water system, reducing the risk of service disruptions and ensuring continuous operations. By providing DHHL with advanced water credits and meters, the agreement expedited project implementation, allowing housing development to move forward without waiting for new wells to be completed. Additionally, the MOA was presented as a cost-effective and collaborative solution that secured critical water resources without requiring DHHL to undertake major system expansions. The Land Development Division recommended approval, emphasizing that the agreement strategically facilitated water access for DHHL beneficiaries while also strengthening DWS's system capacity. It was described as a responsible and forward-thinking partnership, ensuring that DHHL developments in La'i 'Ōpua could proceed without water-related delays while contributing to infrastructure resiliency in North Kona. The commission was urged to approve the MOA in recognition of its long-term benefits to both DHHL and the broader community.

MOTION

Chair Watson called for a motion to proceed, which was moved by Commissioner Neves and seconded by Commissioner Kalepa, before opening the floor for discussion.

DISCUSSION

Commissioner Freitas asked about the water credits and whether DHHL was getting a good deal for its beneficiaries. S. Tam stated that the Department of Water Supply has been reducing the amount of available water. Most of the wells in this area are at a high elevation, so the pumps and equipment have to work hard to get the water up to where we can use it. And because of that, a lot of the pumps have been failing. To protect the system, they've been cutting back how much they pump.

When DHHL realized that it wasn't a water source issue, it was an operational one, the offer was made to see if we provided up to \$1.5 million worth of backup equipment for them, would they be willing to advance us the credits, so La'i 'ōpua doesn't have to wait several years for the permitting and construction of the new water wells to be complete. They were very eager to see if we could agree. They gave us a list of equipment they had in mind so we could get a sense of the cost. And we agreed that we would commit up to \$1.5 million. They will purchase, they will own, they'll submit the receipts, and we will reimburse for that cost in exchange for receiving the 200 water credits.

Chair Watson thanked the Staff for their efforts in assembling the agreement, noting that their work had significantly advanced DHHL's projects. He emphasized that securing water credits was essential for ensuring sufficient water supply for the La'i 'Ōpua project, as without them, the project's viability would be uncertain. He highlighted that this innovative approach and partnership with county agencies played a critical role in advancing DHHL's development efforts. Chair Watson also acknowledged their contributions to fostering collaboration and innovative solutions that were key to moving the program forward.

Public Testimony – Jojo Tanimoto- Addressed Item C-3 and other miscellaneous concerns, beginning with a request for a site visit to assess an emergency road in Waimea during the commission's upcoming meeting on the Big Island. She urged Commissioners and county public works officials to participate and noted that public works was awaiting DHHL's response on schedule. She then inquired about Senate Bill 1656, which proposed a hydroelectric water plant in Kawaihae, expressing concern that residents were unaware of the project despite its previous introduction by Senator Richards. She also raised the issue of the East Hawaii MOU, pointing out that beneficiaries in that region have their homesteads connected to revenue sources, while Kawaihae has struggled with income generation from leased lands. She urged the Commission to create a similar MOU for

Kawaihae to support the local homestead associations. Lastly, she discussed ongoing efforts to advance development in Kawaihae, highlighting that while working with the County Planning Department, they secured a review of water needs assessments for South Kohala, which initially excluded Kawaihae. She requested DHHL’s support in moving forward with this process to ensure that Kawaihae lands could be developed and utilized.

Public Testimony – Kainoa MacDonald – Testified on Item E-2 that it should be discussed on the island of origin to allow beneficiaries and the Homestead Association from each respective island to provide input. She emphasized the importance of working with the surrounding Homestead Association and acknowledged that efforts were likely already being made in that regard. K. MacDonald also raised concerns about the recurring issue of decision-making authority being taken away from the Hawaiian Homes Commission, particularly from island commissioners who dedicate their time to the role. While she recognized the necessity of handling day-to-day operations, she reaffirmed that the Commission’s authority should prioritize the interests of beneficiaries across the Pae‘āina and that Commissioners should have meaningful input in the decision-making process.

Commissioner Freitas shared his experience with water issues on the west side, acknowledging Jojo Tanimoto’s comments on Senator Richards’ commitment to addressing Kailapa’s water challenges, though the proposed solution was expensive, costing tens of millions of dollars. While recognizing the frustrations of Kailapa residents, he believed that investing in La‘i‘ōpua would be beneficial for the community. K. MacDonald expressed gratitude for the efforts being made, highlighting that the issue had been neglected for generations and commending Commissioner Freitas and Chair Watson for taking action. She noted that many beneficiaries supported resolving the issue and stressed the importance of making progress despite the challenges.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu’o			X			
Commissioner Neves		X	X			
Chairman Watson			X			
TOTAL VOTE COUNT						
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Nine (9) Yes votes.						

ITEM E-3 Approval of New Awards for Kakaina & Ka’uluokaha’i IIB

RECOMMENDED MOTION/ACTION

Land Development Division Housing Project Branch Manager Michelle Hitzman presented the following: Motion that the Hawaiian Homes Commission Approval of New Awards for Kakaina & Ka’uluokaha’i IIB.

M. Hitzman presented agenda item E3 and recommended approving the residential lot lease awards for a 99-year term to the applicants listed in the submittal. Chair Watson opened the floor for discussion, but no comments were made.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT						
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously, Nine (9) Yes votes.						

LAND MANAGEMENT DIVISION

ITEM F-1 Approval of the Second Amendment to Memorandum of Agreement with East Hawaii Hawaiian Homestead Community Association, East Hawaii Island

RECOMMENDED MOTION/ACTION

Land Development Division General Professional Kahana Albinio presented the following:
Motion that the Hawaiian Homes Commission Approval of the Second Amendment to Memorandum of Agreement with East Hawaii Hawaiian Homestead Community Association, East Hawaii Island

K. Albinio presented a submittal recommending that the Hawaiian Homes Commission approve the Second Amendment to the Memorandum of Agreement (MOA) between the East Hawai'i Island Hawaiian Homes Community Association, specifically concerning the Secondary Recipient List.

The Pana'ewa Hawaiian Homelands Community Association (PHHLCA) requested a name change from Pana'ewa Community Alliance back to its original name. K. Albinio noted that a review of DCCA records revealed a different president than previously believed, raising the need to verify the correct leadership. Additionally, the Pana'ewa Hawaiian Homelands Community Association requested the removal of the Pana'ewa Hawaiian Community Alliance as a nonprofit secondary recipient due to internal conflicts among its members and officers. The organization sought to work directly with the department to receive its allocated community benefit funds under the terms of the MOA. K. Albinio referenced the exhibits containing the MOA and its amendments, showing agreements among the relevant associations regarding the name change.

MOTION

The motion was made by Commissioner Neves and seconded by Commissioner Freitas.

DISCUSSION

Commissioner Kaleikini expressed appreciation for the effort put into the amendment, acknowledging that it had been a long time coming. He addressed the mention of the DCCA, clarifying for the commission and attendees that anyone could register their name with the DCCA at any time, including Commissioner Neves,

if he chose to do so that day. He emphasized that the process of determining the president had already been handled through the chair, staff, and prior discussions, reiterating that while the DCCA played a role, it was not the sole determining factor. Commissioner Kaleikini affirmed that Kaulani Almeida was the confirmed president of PHHLCA, noting that this issue had been discussed multiple times across different venues.

Public Testimony – Kaulani Almeida - Expressed frustration over newly disclosed information, stating it should have been shared earlier. She had spent six years, including nearly \$30,000 of her own money on litigation, fighting for financial control of the sovereign Homestead, which she believed was undermined by the memorandum of agreement (MOA). She argued that DHHL, as the primary recipient of funds, should have directed the money to her organization as the rightful secondary recipient rather than an outside nonprofit, which deducted a 16% administrative fee. She challenged the legality of removing her organization from financial control and questioned the denial of her request for an audit of a \$210,000 benefit contribution. K. Almeida emphasized that her group was a beneficiary, not a vendor, and insisted that the full amount of funds should go directly to the Homestead community without intermediaries. Despite exhaustion, she remained determined to secure the funds and restore financial control to the organization.

Commissioner Kaleikini questioned whether the MOA required community benefit recipients to be registered with DCCA. K. Albinio clarified that while the MOA did not mandate it, recipients had to comply with Hawaii Compliance Express (HCE) to meet legal and financial requirements. Kaleikini raised concerns that DCCA registration alone could allow unauthorized entities to claim benefits, despite prior efforts to establish proper leadership. He highlighted a six-year moratorium on PHHLCA benefits due to leadership disputes and noted that six associations had agreed to designate PHHLCA as the recipient. He stressed the need to prevent outside entities from creating confusion. Albinio assured that efforts were underway to update official records and ensure clarity.

Chair Watson acknowledged the need to correct an error in DCCA’s leadership listing and offered assistance, confirming that \$30,000 of the \$100,000 allocation would go to PHHLCA. Commissioner Kaleikini stressed that outstanding amounts from the moratorium should be addressed and urged that funding proceed alongside compliance corrections. Watson agreed, ensuring disbursement while resolving issues. K. Albinio clarified that HCE compliance was a fiscal requirement, not his own, and Watson assured that the state would work with DBEDT to resolve it.

Commissioner Kaleikini instructed Albinio to work with PHHLCA on compliance, which he agreed to do. K. Almeida requested to submit a judge’s stipulation to formally conclude the matter, expressing frustration over the prolonged dispute but thanking the commission.

MOTION/ACTION

Moved by Commissioner Kaleikini, 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 Kaleikini	X		X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu’o			X			
Commissioner Neves			X			
Chairman Watson			X			
TOTAL VOTE COUNT						

MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED Motion passed unanimously, Nine (9) Yes votes.
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ITEM F-2 Approval to Issuance of five (5) New Business Revocable Permits, TMK No. (1) 9-1-013:117 (portions)

RECOMMENDED MOTION/ACTION

Land Management Division General Professional IV Kahana Albinio and Supervising Land Agent W. Kalei Young presented the following:

Motion that the Hawaiian Homes Commission Approval to Issuance of five (5) New Business Revocable Permits.

W. Kalei Young reported that ten parcels had been put out for bid following all required guidelines and deadlines, with five selected as suitable tenants. He emphasized that all five businesses were Hawaiian-owned and requested approval to proceed with drafting the contracts.

MOTION

Motion by Commissioner Neves and second by Commissioner Freitas, before opening the floor for discussion.

DISCUSSION

Commissioner Neves acknowledged the significant cleanup efforts made by some of the selected businesses and commended them for their work. He recognized the financial investment they had personally made to restore and utilize the properties. While supporting the issuance of revocable permits, he expressed concern over the challenges businesses face in securing long-term land dispositions. He questioned whether there were plans to transition these businesses to long-term permits in the future, considering their substantial financial contributions.

K. Young acknowledged the validity of Commissioner Neves' point but explained that state law only allows for two options: a long-term general lease, typically a 50-year lease that requires a bidding process, or a short-term revocable permit, which is the current approach. He noted that the short-term permits were necessary due to the lack of infrastructure in Kalaeloa, where many parcels have no water or utilities. Some tenants had managed to address these challenges by bringing in their own water or installing solar power. Because of these infrastructure deficiencies, the department opted for month-to-month permits, incorporating a rent discount to reflect the lack of utilities.

K. Albinio clarified that the revocable permits (RPs) being issued covered only portions of a larger parcel. In Kalaeloa, there were eight large parcels, and for long-term planning, the entire parcel, rather than just sections, would need to be developed, which would require subdivision and infrastructure improvements, making it financially inefficient at this stage. The long-term goal was to issue the parcels to large-scale developers, but the deteriorated infrastructure remained a major challenge. K. Young noted that the current approach was beneficial as it allowed tenants to clear overgrown brush, reducing fire hazards, while also discouraging homeless encampments and generating some revenue.

Chair Watson acknowledged Commissioner Neves' concerns about the limitations of revocable permits, agreeing that they were a temporary measure for fire mitigation and addressing homelessness but emphasized that the department had a broader long-term development strategy for Kalaeloa. He highlighted ongoing projects, including a 140-acre Raceway Park development, a 43-acre industrial park near Campbell Industrial Park, and the conversion of the headquarters site into a transition school in partnership with Kamehameha Schools and CNHA for youth challenge program participants and formerly incarcerated individuals. He also mentioned efforts to acquire a hangar to support job creation and home manufacturing, as well as potential housing development alongside Gentry's adjacent project. Chair Watson noted ongoing coordination with HCDA and HUNT to improve master planning and maximize the area's potential, recognizing Kalaeloa's

strategic value due to its extensive land inventory from the BRAC closure. Additionally, he discussed the city and county's recent acquisition of 300–400 acres, which the department was exploring for cultural and heritage center activities. While reaffirming the need for better master planning, he commended staff for their diligence and stressed the importance of collaboration with stakeholders to advance development efforts.

Public Testifier - Patty Kahanamoku Teruya - Expressed her support for the Land Management Division's (LMD) revocable permits. She supported Land Management Division's revocable permits, highlighting the opportunities they provided for Native Hawaiian businesses in Kalaeloa. She praised Miller Paving for contributing to infrastructure improvements and Brian Ka'aina for his responsible land stewardship. She urged the commission to enhance property management oversight for compliance and revenue generation and called for increased access to commercial properties for Native Hawaiian entrepreneurs. Additionally, she raised concerns about unauthorized large gatherings at Lyman Ranch and Nanakuli Ranch, stressing the need for stricter enforcement of right-of-entry (ROE) agreements.

K. Young clarified changes in property allocations, and Enforcement Administrator David Hoke acknowledged reports of unauthorized parties, emphasizing the need for stricter conditions in ROE agreements. Young noted challenges in monitoring violations and relied on community reports for enforcement. Teruya commended the enforcement team for their communication with homesteaders, highlighting the role of regular complaint reports in improving community safety.

Chair Watson urged the Land Management team to ensure that permit holders clearly understood their restrictions and adhered to the terms of their revocable permits.

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 Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Nine (9) Yes votes.						

PLANNING OFFICE

ITEM G-1 Approval of Recommendation for Various Grant Awards (see exhibits)

RECOMMENDED MOTION/ACTION

Planning Program Manager Andrew Choy and Grant Specialist Gigi Cairel presented the following: Motion that the Hawaiian Homes Commission consider the approval of Recommendations for Various Grant Award

A. Choy presented Item G1, recommending that the Hawaiian Homes Commission approve the allocation of \$5.4 million from the State General Fund for grants to various organizations statewide. The specific organizations set to receive funding were detailed in the agenda exhibit and submittal.

G. Cairel presented an overview of the department's grants program and recommendations for funding allocations. She explained that DHHL grants are authorized under the Native Hawaiian Development Plan and governed by Chapter 10.6 of the administrative rules. The program is primarily funded through the Native Hawaiian Rehabilitation Fund (NERF), which has been declining, limiting the availability of grants. Previously, DHHL had a more robust program, offering multiple grants and training sessions, but due to funding constraints, it had been reduced to an annual grant cycle of only \$1 million. However, state funding in 2023 provided \$7.5 million for grants, and for the current year, \$5.4 million was received, allowing DHHL to preserve NERF funds and fully fund all qualified applications.

She reported that 21 applications were received by the December 2024 deadline, with two disqualified for ineligibility and two denied, leaving the remaining applicants fully funded. The grants were issued under three categories: up to \$500,000 for facilities on Hawaiian Home Lands, up to \$200,000 for various projects, and up to \$20,000 for capacity building to strengthen organizations. She noted a lower-than-usual application turnout, with only two Homestead Associations applying, prompting a plan for increased outreach. Additionally, the capacity-building grant was raised from \$5,000 to \$20,000 based on beneficiary feedback. With unused funds from the capacity-building category, the department reallocated money to other grant types, ensuring full funding for all remaining applicants. Following her presentation,

MOTION

Moved by Commissioner Freitas and seconded by Commissioner Neves, before opening the floor for discussion.

DISCUSSION

Public Testimony – Patty Kahanamoku Teruya - Raised concerns about the DHHL grants program, questioning the lack of outreach after the grants were announced in November 2024 with a December deadline, as she and other homesteaders were not notified. She attributed the low application turnout to this issue and asked whether past grants from 2022-2023 were being tracked for compliance and proper fund utilization. She warned that some grants could lapse by July 2025 due to the state's four-year holding period, potentially preventing project completion. She also inquired about how often the Commission received grant updates and urged DHHL to support grants for nonprofit events benefiting Native Hawaiians, such as the Prince Kuhio Festival and Pūnana Leo programs.

Public Testimony – Kai Almeida - asked whether a committee of community leaders still reviews applications and assists the department. She referenced a system implemented in 1995 by Chair Kali Watson, where community leaders served as grant reviewers to ensure transparency and shared responsibility. A. Choy explained that the department staffs the grants committee to prevent conflicts of interest, as community members serving on the committee would disqualify their respective associations from applying for funding. This ensures fairness in the grant selection process.

K. Almeida suggested that responsibility for grant reading be returned to the community rather than department staff, as staff were already handling multiple responsibilities. She reiterated that the community had done an excellent job in the past and should be entrusted with the process again.

G. Cairel explained that state procurement rules require employees to be on the grants committee, making it mandatory. While a community advisory committee could be considered, she noted that it would extend the already tight program timeline and had previously caused conflicts, as some advisors lacked sufficient time for thorough reviews. She suggested that any changes to the grants process, including the potential addition of an events grant, should go through the beneficiary consultation (BC) process, which would take place later in the year. Regarding grant updates, she acknowledged that while she typically provided them to the Commission a few times per year, she had been unable to do so while away from her position. Since returning in November,

she committed to reinstating regular updates and would provide the Commission with a full list of current grants and their project statuses in the coming months.

Public Testimony – Iwalani McBrayer - President of the Kaupea Homestead Association, raised concerns about miscommunication in the grants process, stating that past opportunities had not reached her, limiting Kaupea’s participation. She highlighted RFP 25 HHL 006 for \$20,000, which could support their annual Kaupea Kalikimaka event, benefiting beneficiaries, those on the waitlist, and board development. She requested clarification on the grant notification process and verification of Kaupea’s contact information, as previous communications had been directed to Michelle Kahane instead of her. She emphasized the need for proper outreach to ensure Kaupea could access available funding.

A. Choy confirmed that Iwalani McBrayer was listed as the Kaupea Homestead Association president in their database and apologized if she did not receive the email. He explained that DHHL sends notifications to homestead associations when an RFP is released, using the contact information on record. I. McBrayer then asked if the RFP process included a beneficiary consultation, to which A. Choy responded that while there was no formal consultation, DHHL held two informational meetings and posted details on its website to guide applicants and address any questions. I. McBrayer acknowledged the response and stated she would wait for further information from Gigi Cairel.

Public Testimony - Jesse Mikasobe Kealiinamoku - Indigenous Food System Manager with ‘Elepaio Social Services, advocated for a grant to establish a community resiliency hub and food campus on the Waianae Coast, citing severe food insecurity affecting over one in three households. Geographic isolation and natural disasters further limited access to food and essential supplies, with no existing infrastructure for emergency storage or Indigenous food education. Since the pandemic, his organization has distributed over 11 million pounds of food, supporting thousands of keiki and kupuna while also addressing the coconut rhinoceros beetle infestation through a quarantine nursery. The proposed hub would expand these efforts by providing emergency food storage, a certified kitchen for local businesses, and space for growing native crops and medicinal plants. He urged support for the grant, emphasizing its role in strengthening food security, cultural preservation, and community resilience.

Public Testimony - Lilia Kapuniai - The Executive Director of the Papakōlea Community Development Corporation (PCDC) spoke in strong support of their grant application, expressing gratitude for the continued grant programs benefiting community associations. The funding would significantly aid in completing the master planning and environmental assessment for the Native Hawaiian Education and Culture Center at Pu‘owaina, along with the development of a land stewardship plan. She emphasized that the project was a community-voted priority and part of the DHHL Papakōlea Regional Plan (22-009) and its 2020 update. She thanked Gigi Cairel and DHHL staff for their support and looked forward to finalizing the plan.

Public Testimony - Mike Kahikina - Nanakuli Homestead and the Association of Hawaiian for Homestead Lands, supported the grant efforts but questioned whether the Native Hawaiian Rehabilitation Fund (NHRF) truly prioritized Native Hawaiians. He criticized restrictive policies and state procurement rules that limited beneficiary participation and decision-making. He highlighted ongoing community issues like homelessness in Nanakuli and Kalaeloa and shared his personal efforts to maintain safety. Regretting that he missed the grant deadline, he expressed frustration over lost opportunities to improve water infrastructure in Nanakuli Village. He urged for greater beneficiary involvement in shaping policies and ensuring the NHRF remains focused on serving Native Hawaiians.

G. Cairel emphasized that a key criterion for grant selection was that projects be beneficiary-driven, ensuring they directly serve Native Hawaiians and originate from a community planning process. She noted that most funded projects were regional plan priorities that had been thoroughly vetted. A. Choy added that the evaluation criteria used by the selection committee to assess and score grant applications were detailed on pages 9 and 10 of the submittal, guiding the recommendations for grant awards.

Commissioner Lasua acknowledged Gigi Cairel and Andrew Choy for their work but informed the commission that he would recuse himself from the vote due to his position as an officer in one of the organizations involved. Chair Watson then called for a vote, with all in favor, no opposition, and the motion carried.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua					RECUSED	
Commissioner Marfil			X			
Commissioner Namu'o			X			
Commissioner Neves		X	X			
Chairman Watson			X			
TOTAL VOTE COUNT			8		1	
MOTION: <input type="checkbox"/> UNANIMOUS <input checked="" type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed with (8) Yes votes.						

ITEM G-2 Accept the Beneficiary Consultation Report for Ho'ola's Land Use Request for DHHL Lands at 'Upolu, Kohala, Hawai'i TMK: (3) 5-6-001:080

RECOMMENDED MOTION/ACTION

Planning Program Manager Andrew Choy and Planner Liliane Makaila presented the following:

Motion that the Hawaiian Homes Commission consider the approval to Accept the Beneficiary Consultation Report for Ho'ola's Land Use Request for DHHL Lands at 'Upolu, Kohala, Hawai'i.

A. Choy recommended that the Hawaiian Homes Commission accept the beneficiary consultation report as the official public record of beneficiary input regarding Hoala's land use request for Hawaiian Home Lands at Upolu Point, Kohala, Hawaii. He noted that the TMK was listed in the submittal and introduced Lili Makaila, who conducted the consultation and prepared the staff report, joining the meeting online.

L. Makaila stated that the consultation process included an in-person meeting held on October 16, 2024, to gather beneficiary input. To ensure outreach, approximately 900 postcards were mailed to lessees and applicants in the Kohala region. A dedicated website was created to provide information on the land use request, and a presentation was prepared detailing the process, which was included in the submittal as Exhibit B. The consultation sought to engage beneficiaries and ensure transparency in the review process.

She added that the in-person meeting saw participation from 45 attendees, with 40 self-identifying as DHHL beneficiaries. A 30-day public comment period followed, extending into November 2024. During this period, Ho'ola actively gathered feedback, creating an online Google form that was shared among beneficiaries, Native Hawaiians, and Kohala residents. In total, 306 individuals and 18 organizations submitted statements of support. Among these, 52 identified as DHHL beneficiaries, 190 as having Hawaiian ancestry, and the remaining supporters were affiliated with the region in various ways. The full list of supporters and letters of recommendation was included in the submittal.

L. Makaila highlighted that no comments opposed DHHL’s support for Ho’ola’s land use request. Most participants expressed strong support for both the proposed use and Ho’ola as an organization, citing the need for greater beneficiary access to DHHL lands. Many noted past challenges regarding shoreline access and the use of lands not designated for homesteading, such as those in tsunami evacuation zones or with difficult accessibility. Participants viewed Ho’ola’s request as an opportunity to activate underutilized trust lands for the benefit of the community. However, concerns were raised regarding the complexity and length of the land use request process, particularly for beneficiary organizations. Unlike non-profits and for-profit entities, there is no streamlined pathway for beneficiary-led initiatives, leading to calls for an expedited process to make land disposition more efficient.

She then noted the next steps following the acceptance of the consultation report include DHHL’s Land Management staff working with Ho’ola to secure a right of entry for due diligence.

DISCUSSION

Commissioner Freitas expressed appreciation for the presentation and shared that beneficiaries were impressed with the information provided. He emphasized that Upolu Point is a special area with ongoing issues, including desecration due to irresponsible tourism, which has persisted since COVID-19. He supported making the land available to beneficiaries and commended Ho’ola for collaborating with DHHL. He also acknowledged the strong community support reflected in the testimonies, noting that many respected leaders who care deeply about the area had voiced their approval. He concluded by thanking everyone involved.

Chair Watson echoed Commissioner Freitas' remarks, stating that he reviewed the report and letters of support and found them highly impressive. He acknowledged Lili Makaila’s efforts and praised the leadership of Ho’ola, noting that their extensive outreach reflected the quality of the organization. He expressed confidence that the Commission would accept the consultation report and emphasized the need to move the land disposition process forward as quickly as possible.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini			X			
Commissioner Kalepa		X	X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu’o			X			
Commissioner Neves			X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously, Nine (9) Yes votes.						

ITEM G-3 Accept the Beneficiary Consultation Report for the Alahao Renewable Energy Project, Waiakea, Hilo, Hawai’i TMK: (3) 2-1-025:086

RECOMMENDED MOTION/ACTION

Planning Program Manager Andrew Choy and Planner Liliane Makaila presented the following:

Motion that the Hawaiian Homes Commission consider the approval to Accept the Beneficiary Consultation Report for the Alahao Renewable Energy Project, Waiakea, Hilo, Hawai'i.

A. Choy recommended that the Hawaiian Homes Commission accept the beneficiary consultation report as the official public record of beneficiary input for the proposed Alahao Renewable Energy Project in Waiākea, Hilo, with the relevant TMK numbers listed. He introduced Lilli Makaila, who conducted the beneficiary consultation and prepared the report and was present to provide further details.

L. Makaila presented the beneficiary consultation report for the proposed Alahao Renewable Energy Project in Waiākea, Hilo. The consultation process included an in-person meeting on November 13, 2024, in Hilo. To ensure outreach, DHHL mailed over 2,200 postcards to lessees and applicants in the Hilo region and created a dedicated website to provide information on land use requests. The presentation included details on the project, the land use request process, and a separate presentation from the applicant, which was included in the submittal as Exhibit B.

The in-person meeting had around 40 attendees, with 18 identifying as DHHL beneficiaries. Only one written comment was submitted during the 30-day comment period. Discussion focused on project details, land use, and concerns that DHHL prioritized non-homesteading uses over beneficiary needs. Attendees criticized the involvement of a non-beneficiary entity and raised environmental concerns, which DHHL assured would be addressed through regulatory compliance. There were also concerns about land use agreements and community benefits, with beneficiaries advocating for direct involvement in shaping benefit agreements, including workforce training and partnerships.

L. Makaila announced that public hearings in Hilo were scheduled for February 25-26, 2025. If the consultation report was accepted as complete, the next steps would include seeking commission approval for a right of entry for due diligence. Additionally, there would need to be further discussions on incorporating a community benefits agreement into the long-term land disposition. L. Makaila recommended that the Commission approve the motion to accept the consultation report as complete. A member of the applicant team was present to address any questions from the commission.

DISCUSSION

Commissioner Kaleikini expressed appreciation for the work done by Lilli Makaila and Andrew Choy in organizing the consultation and noted that he had participated in it. He acknowledged the beneficiaries' concerns about prioritizing homesteads but clarified that the parcel in question was designated for commercial and industrial use, located between a lumber and aggregate company. He recalled previous discussions where it was mentioned that the site had once housed a toll trucking service but had been abandoned for years, becoming overgrown with albizia trees and attracting homeless individuals. Given its current unused state, he saw the renewable energy project as a beneficial opportunity for the trust. He emphasized that the selection process for the project was competitive, as multiple proposals were considered. Regarding the mention of palm oil as a potential biofuel source, he deferred to the applicant for clarification but recognized its potential for Hawai'i Island farmers. He also supported beneficiary involvement in shaping how community benefits from the project would be distributed, whether department-driven, beneficiary-driven, or a combination of both. He concluded by looking forward to the upcoming meetings at the end of the month and thanking Lili for her efforts.

Representing Hawai'i Land and Power, David Berryhill introduced himself as the principal developer for the Alahao Renewable Energy Project. Chair Watson inquired about the stability of renewable energy policies and federal support, noting that the energy department staff had been reduced under the current administration. He asked about the feasibility of securing the \$250 million investment required for the project. D. Berryhill explained that Hawai'i's Renewable Portfolio Standard mandates a transition to 100% renewable energy by 2045, which prioritizes renewable projects in the state. He assured the commission that no current federal policy changes threatened the project's viability and that federal permitting processes were expected to accelerate rather than hinder progress. The project was competitively bid, requiring a rigorous financial review by Hawaiian Electric (HECO), and financial partners would not support it unless it was viable.

Chair Watson inquired about federal energy credits, and D. Berryhill confirmed the project was financially sustainable without them. The power purchase agreement (PPA) would define its structure, aiming for up to 60 megawatts, with a minimum of 30 megawatts depending on HECO’s assessment. The energy would be used on the Big Island via the Kanoelehua substation. Berryhill discussed sourcing biofuels locally, including Pacific Biodiesel and invasive gorse, with environmental considerations. With no further comments, Chair Watson called for a motion to accept the beneficiary consultation report.

Public Testimony - De Mont Manaole - Questioned whether the developers had a plan to remain self-sufficient if federal and HECO funding were reduced. While acknowledging the project’s collaboration with Native Hawaiians on biofuel production, he sought assurances that if financial issues arose, the developers would not repurpose the land under their 30-year lease but instead uphold their original agreement.

D. Berryhill addressed concerns about federal funding, stating that the only applicable tax credit would be a renewable production tax credit, which benefits HECO, not the project itself. If the Trump administration removed it, energy prices would rise nationwide, but the project’s pricing to HECO would remain unchanged. He emphasized that HECO’s aging power facilities, particularly one set to retire in 2029, made the project essential for replacing lost capacity, contributing 15-30% of the island’s total energy generation. He assured that once permits and investments were finalized, the project would move forward with long-term commitments from the state and HECO, eliminating any possibility of holding onto the land for other purposes. The lease terms were also specific about permitted uses. In response, D. Manaole suggested that if the project failed, the department could take ownership, to which Berryhill expressed appreciation for his support.

Chair Watson asked whether a previously litigated and shut-down Hawaiian Electric plant on the Big Island could impact the project if revived. D. Berryhill confirmed the plant’s existence but noted that Hawaiian Electric was specifically requesting 60 megawatts for the east side of the island, while the Kūhanua plant could only provide a maximum of 27.5 to 30 megawatts. This reinforced the need for the proposed project to meet energy demands. With no further questions, Chair Watson proceeded with the vote, and the motion was carried unanimously.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, 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 Kaleikini		X	X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil			X			
Commissioner Namu’o			X			
Commissioner Neves			X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously, Nine (9) Yes votes.						

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12:40 PM
1:15 PM

ITEMS FOR INFORMATION/DISCUSSION

OFFICE OF THE CHAIRMAN

ITEM C-2 For Information Only – Draft Native Hawaiian Housing Block Grant Annual Housing Plan 2025-2026

RECOMMENDED MOTION/ACTION

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

L. Kinilau-Cano presented the draft Annual Housing Plan for July 1, 2025 – June 30, 2026, to the Hawaiian Homes Commission. She noted that the plan closely mirrored the existing one and would be submitted to HUD for compliance review. She walked through a PowerPoint presentation summarizing key activities and funding allocations. She added that NAHASDA funding was available for capital improvement projects, with a focus on East Kapolei and Ewa Beach Homestead developments, which had completed environmental assessments and were preparing for the next development phases. However, due to existing Act 279 funds, CIP allocations from NAHASDA would be limited. Any CIP funds used must directly benefit families earning no more than 80% of the area median income. NAHASDA was also increasingly being used in low-income housing tax credit applications, securing funding for projects such as 32 homes in La‘i ‘Ōpua (2023), 30 homes in Hanapēpē (2024), and planned projects in La‘i ‘Ōpua and Pāalamanui for 2025.

The Home Assistance Program focused on repairing or rebuilding aging homesteads, prioritizing older communities and providing temporary rental assistance during repairs. NAHASDA also subsidized Waimānalo kūpuna housing rents, keeping costs affordable for elderly residents. The Emergency Rental and Utilities Assistance Program partnered with the Council for Native Farm Advancement to assist wildfire relief beneficiaries, covering up to 120% of the area median income due to the federal disaster declaration. The Kūpuna Rental Subsidy Program, in partnership with CNHA, helped 120 households by capping rent at 30% of income, allowing kūpuna to save and prepare for future homestead leases.

Rental vouchers were provided for La‘i ‘Ōpua’s Rent With Option to Purchase program, with plans to expand to upcoming rental developments, such as Hale Mo‘ili‘ili and Hanapēpē. Housing counseling was required for all NAHASDA-assisted families, with CNHA and HCA providing financial literacy and homeowner training. Additionally, statewide homeowner assistance helped lessees facing lease cancellation, and water infrastructure projects in Moloka‘i addressed deficiencies in aging water systems.

The Housing Conversion Program focused on repurposing former officer quarters in Kalaeloa into transitional housing for homeless beneficiaries on the DHHL waitlist, offering wraparound services. Additionally, Ulu Ke Kukui in Mākaha would be rehabilitated using NAHASDA funds for rental housing. While no immediate property acquisitions were planned, funding remained available to purchase land if strategic opportunities arose. Finally, the draft housing plan was open for review and input, with the final version scheduled for commission approval the following month before submission to HUD for compliance verification.

Commissioner Neves asked about the Kalaeloa military housing conversion, and L. Kinilau-Cano confirmed its completion was expected by June 30. Commissioner Kaleikini inquired about federal funding for housing programs, which Kinilau-Cano affirmed. She mentioned a brief pause in NAHASDA funds due to an OMB memo but noted that HUD quickly lifted it. Hawai‘i’s congressional delegation advised DHHL to expedite spending while awaiting updates on future federal funding.

Chair Watson asked whether the Yorktown conversion project, originally designated for homeless beneficiaries, could be expanded to include workforce housing for Youth Challenge graduates, former Wai‘awa inmates, and workers at the modular housing plant, industrial park, and raceway park. L. Kinilau-

Cano stated that while the project aimed to assist homeless beneficiaries, there were no restrictions preventing expansion. She agreed to evaluate the demand for homeless beneficiary housing and consider broader tenant needs. The building's proximity to the hangar made it ideal for workforce housing and highlighted the Uluwehi project, which involved CNHA and Catholic Charities in preparing residents for homeownership.

Public Testimony – Kainoa MacDonald - Questioned the removal of a statement in DHHL's mission about partnering to develop self-sufficient communities. She raised concerns about homeowner financing, noting that \$11,007,500 would only assist 23 families in Pu'uhona, despite 161 planned homes, and questioned whether down payment assistance of \$200,000 effectively served beneficiaries. She also asked if the \$100,000 allocation for older homesteads included Paukūkalo and Waiehu Kou 2. L. Kinilau-Cano confirmed that Paukūkalo qualified but Waiehu Kou did not. MacDonald then highlighted NAHASDA website challenges, particularly upload issues affecting kūpuna, and noted that she and Commissioner Archie Kalepa had escalated a Phase One beneficiary's issue to the Chair's office. She urged Commissioners to review the 78-page NAHASDA packet and improve fund allocation for beneficiaries.

Public Testimony – Iwalani McBrayer - McBrayer raised concerns about funding gaps for housing developments, noting that Ka'ulokaha'i, like Pū'uhona, faced financial challenges affecting beneficiaries. She questioned how NAHASDA funds could expand access, inquired about upcoming Kapolei projects, and sought clarity on the Homeowner Assistance Program (HAP) for Nānākuli residents, particularly those lacking home insurance. L. Kinilau-Cano explained NAHASDA eligibility, with financing limited to families earning 80% or below AMI, while others used alternative loan programs. She acknowledged website challenges for kūpuna and suggested community navigators for assistance. She confirmed upcoming Kapolei projects and prioritized older homesteads for repairs. McBrayer thanked her and committed to sharing the information with homestead associations and waitlisted beneficiaries.

Chair Watson praised Lehua Kinilau-Cano and her team for streamlining NAHASDA processes through a digital portal, now expanding into direct loans and integrating with Salesforce to support DHHL's goal of developing 6,000 homesteads. He stressed that manual processing would be impractical at this scale.

ITEM C-3 For Information Only – Legislative Update 2025

RECOMMENDED MOTION/ACTION

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

O. Leao provided an overview of bills related to DHHL during the current legislative session. The Hawaiian Homes Commission approved 15 proposals, of which six were included in the Governor's Administrative Package, three were withdrawn, and six were introduced independently by legislators. She emphasized that the legislative process moves quickly, so some details have changed since the distribution of the written packet.

Among the key bills discussed were HB1239 HD1, allowing the Hawaiian Homes Commission to retain independent legal counsel, which advanced to the House Finance Committee; SB1405 SD1 and HB1086 HD1, which exempt DHHL housing projects from general excise and use taxes; HB1087 HD1, which grants DHHL authority over historic preservation reviews; and HB1088 HD1, which exempts DHHL housing from school impact fees. Other significant measures included SB759 and HB921, which would add the DHHL Chair to the HHFDC Board, and SB151 SD1 and HB1307 HD2, which appropriates funds to explore geothermal energy on Hawaiian Home Lands. Some bills, such as those relating to county user fees and the Hawaii Community Development Authority, failed to advance. She also noted that three proposals were withdrawn after further consultation determined alternative approaches to their objectives.

O. Leao directed commissioners to DHHL’s website, where bill statuses were updated in real time. She concluded by stating she was available to answer any questions.

Commissioner Kaleikini asked which six bills were included in the Governor’s Administrative Package, and O. Leao listed them as housing, historic preservation reviews, Act 130 corrections, county user fees, and sewer transmission lines. Commissioner Kaleikini requested an updated presentation, which O. Leao agreed to provide, while Chair Watson noted updates were available on DHHL’s website. O. Leao explained that Act 130, passed in the previous session, proposed increasing the loan guarantee limit for beneficiaries from 50% to 75%, with DHHL consulting the U.S. Department of the Interior (DOI) to correct section four. Commissioner Kaleikini asked if having both House and Senate versions of a bill improved its chances, and O. Leao confirmed that multiple versions increased the likelihood of passage. She acknowledged the fast-paced legislative process, and Commissioner Kaleikini thanked her for sending timely updates.

Chair Watson emphasized the importance of supporting various legislative bills, including those backed by OHA, Kamehameha Schools, and beneficiaries, particularly for funding a service center and enhancing community environments. He stressed the need to demonstrate unity to legislators and announced a rally at the State Capitol on March 25th from 9 a.m. to the afternoon, inviting participants to attend. Chair Watson recalled that a similar rally during his previous tenure as Chair helped secure a \$600 million settlement and noted that key bills this session included land transfers from other departments, an additional \$600 million in funding, \$20 million for geothermal studies, and the Kaka’ako Mākaī bill, which involves transferring HCDA lands to DHHL for development. He encouraged participation, highlighting the rally as an opportunity to strengthen advocacy efforts for these initiatives.

Commissioner Namu’o expressed pride in the bills currently in the legislature, highlighting their broad range of assistance for beneficiaries, even if their benefits were not always immediately understood.

Public Testimony – De Mont Manaole - Voiced strong support for Chair Watson’s call for unity at the State Capitol. He urged all who have participated in hearings to attend the rally and make their presence known, emphasizing that legislators need to see Hawaiians united in support of the department’s efforts. D. Manaole stressed that without visible support, it is difficult for legislators to take their concerns seriously, and instead of grumbling over minor issues, the community should demonstrate strength and advocacy where it truly matters.

O. Leao clarified that the six legislative proposals included in the Governor’s Administrative Package were housing, historic preservation reviews, school impact fees, the Act 130 fix, county user fees, and sewer transmission lines. Chair Watson emphasized that while not all commission-approved bills were included in the Governor’s package, all were submitted, and additional lobbying efforts had helped some gain traction. He assured the commission that it ultimately decides which legislation moves forward, reinforcing the commission’s authority in shaping DHHL’s legislative priorities.

ITEM C-4 For Information Only – Status Report of DHHL Enforcement Unit Efforts and Statistics (January 13, 2025 – February 09, 2025)

RECOMMENDED MOTION/ACTION

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

D. Hoke provided an update covering January 13 to February 9. During this period, the unit received five official requests for assistance, bringing the total for the year to eight. A cleanout operation in West Hawai’i was conducted to remove homeless individuals, and the vacant home initiative on O’ahu was nearly completed, focusing on Papakōlea, Waimānalo, Nānākuli, and Wai’anae Valley. With this initiative winding down, the focus would shift to outer islands, and D. Hoke asked commissioners to encourage community associations to provide priority areas to maximize efficiency during off-island visits. He noted that the unit continued monthly beneficiary engagement and worked with state, county, and federal agencies. Regarding the Humu’ula Sheep

Station, D. Hoke reported that while work was ongoing, a limited right of entry was being secured to prevent reoccupation, with plans to develop a long-term strategy for the area.

HOMESTEAD SERVICES DIVISION

ITEM D-1 HSD Status Reports

A – Homestead Lease and Application Totals and Monthly Activity Reports

B – Delinquency Report

C – DHHL Guarantees for Hawaii Community Lending Permanent Loans

RECOMMENDED MOTION/ACTION

None. For Information Only. Homestead Services Division Administrator Juan Garcia presented the division's monthly reports to the commissioners. The reports included:

- A. **Exhibit A:** Homestead Leasing Application Total and Monthly Activity Reports.
- B. **Exhibit B:** Delinquency Report.

The reports included lease and application totals, monthly activity updates, and loan delinquency reports. This month's update also provided details on a guarantee issued by DHHL for Hawai'i Community Lending for home construction. Garcia noted that the lease report included five Honomū sub-agreements that were awarded and recorded, with more expected as additional lessees finalize their agreements. He made himself available for any questions, and Chair Watson thanked him for the update.

LAND DEVELOPMENT DIVISION

ITEM E-4 For Information Only – Update on Future Development Projects on the Island of Oahu

RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Land Management Division Administrator Kalani Fronda and Housing Project Branch Manager Michelle Hitzman presented the following:

K. Fronda introduced a new approach to development under Chair Watson's leadership, aimed at removing financial qualification barriers that often exclude beneficiaries. Instead of requiring financial pre-qualification upfront, DHHL would first assess what each beneficiary can afford. This data would then be used to help developers structure their financing models and create customized home occupancy options for beneficiaries. K. Fronda emphasized that these tailored options were being developed in collaboration with private developers.

M. Hitzman elaborated on DHHL's new approach to development, which allows developers to tailor financing and home options based on lessee needs. To support this, DHHL reintroduced and rebranded the Undivided Interest Lease Program as the Project Lease. This paper lease grants an undivided interest in a designated area, allowing beneficiaries to assign a 25% successor immediately and giving them time to meet financial or program requirements without an initial financial qualification. Project leaseholders gain priority during lot selection when development is ready.

She added that at the February 1st West O'ahu Project Lease Orientation Meeting, DHHL shared information on loan programs available once development begins, including HUD 184A Guaranteed Loans, FHA 247 Insured Loans, USDA and VA loans, Habitat financing, Hawai'i Community Lending, and DHHL's in-house NAHASDA financing. Hitzman also highlighted the Rent with Option to Purchase Program, a 15-year initiative for beneficiaries earning 60% or below the area median income (AMI). This program enables renters to transition into homeownership, helping them build financial readiness while securing an affordable housing option.

K. Fronda continued the discussion and provided an update on new homestead development opportunities across O‘ahu. He highlighted DHHL’s strategy of utilizing existing infrastructure to accelerate housing development, starting with Maunaloa in Hawai‘i Kai, where 80 multi-family units were planned on a two-acre site near Safeway, Longs, and Costco. He also discussed a 200-lot residential or subsistence agricultural project in Lualualei, currently under DLNR lease, which DHHL aims to occupy within five years. He introduced urban Honolulu opportunities, including the Hale Mo‘ili‘ili project, a 23-story high-rise and townhouse complex with 271 units in partnership with Stanford Carr Development. He also mentioned 15-20 scattered vacant lots in Wai‘anae and Kapolei, soon to be awarded resources for general contractors, building supplies, and lenders. In Mākaha, the Voice of America site would be developed into 250-350 single-family and multi-family units, alongside 40 renovated rentals at Ulu Ke Kukui managed by Lunalilo Homes.

Additionally, K. Fronda discussed new projects in Kalaeloa, including Yorktown transitional housing, and a 380-unit homestead development at the former Tsunami Center near a golf course and the beach. In East Kapolei, DHHL planned 1,200 multi-family units near the rail line, UH West O‘ahu, and Honouliuli Middle School, including mixed-use commercial spaces. Looking ahead to 2025, he anticipated 700 single-family homes near the Kroc Center, Honolulu Middle School, and UH West O‘ahu, as well as 60 single-family homes in Kaupēa near Kapolei High School and Kamakana Ali‘i. K. Fronda then handed the presentation back to M. Hitzman to discuss further developments in Ka‘uluokaha‘i (2C).

M. Hitzman provided an update on Ka‘uluokaha‘i Increment C, noting that the West O‘ahu Project Lease Orientation Meeting took place on February 1st, with the Project Selection Meeting scheduled for March 22nd for the remaining single-family homes. She highlighted that existing undivided interest lessees in Increments B and C would soon see home construction by Gentry, which was preparing to build 115 turnkey homes and 12 self-help (Habitat) homes. The tentative schedule included an orientation meeting in May, a Meet the Builder Lender Education Day in June, and lot selection in July, though venue confirmation was still pending. Before concluding, D. Hitzman emphasized that DHHL was developing workshops to provide detailed guidance on homes, loan options, and the Rent with Option to Purchase Program, ensuring beneficiaries could digest information beyond large meetings and orientations. She then handed the presentation back to K. Fronda.

K. Fronda expressed gratitude to service providers, project managers, and staff for their efforts in advancing DHHL’s housing initiatives. He highlighted that 2,400 to 2,500 leases were expected to be completed in 2025, marking significant progress. He reiterated the purpose of the presentation was to share updates from the orientation meeting and provide insight into upcoming developments. K. Fronda announced that on March 22nd, DHHL would hold the Project Lease Awards and Offerings at the Kroc Center, where 665 leases would be signed. He emphasized that the event would be a major milestone for families and beneficiaries, recognizing the collaborative efforts that helped make it possible. He concluded by thanking Chair Watson and the commissioners for their support.

PLANNING OFFICE

ITEM G-3 For Information Only – Status Update on Plan Implementation in ‘Ewa, O‘ahu

RECOMMENDED MOTION/ACTION

None. For Information Only. Planning Manager Andrew Choy and Planner Liliane L. Makaila presented the following:

A. Choy introduced Item G4, providing a status update on plan implementation in the ‘Ewa region for informational purposes only. He noted that some details would overlap with the Land Development Division’s (LDD) presentation, but Lilli Maka‘ila was set to lead the presentation, offering further insights into the ongoing and planned developments in the region.

L. Maka'ila provided a status update on plan implementation in the 'Ewa region, highlighting key projects and priorities for homestead development. She noted that the general plan was updated in 2022, the island plan in 2014, and the regional plan for Kapolei in 2020. DHHL's land holdings in 'Ewa Moku now include 'Ewa Beach lands, and several projects are in progress. She explained the homestead development process, emphasizing the need for funding at each phase, from master planning and environmental assessments to infrastructure and home construction.

She added that among the major projects discussed were 'Ewa Beach (380 single-family and multi-family units on 80 acres), Ka'uluokaha'i (700 single-family homes in East Kapolei), Kaupea Phase 2 (60 single-family lots from HHFDC's transferred lands), and Yorktown's rehabilitation project in Kalaeloa, with renovations expected to be completed by spring 2025. She also provided regional plan updates, noting that Kapolei's priority projects include park and open space development, the Ho'omaka Marketplace (a commercial development supporting the Kapolei Heritage Center), and efforts to establish a Hawaiian-focused school. DHHL was also considering a kūpuna living community in future developments. L. Maka'ila emphasized the importance of beneficiary involvement in shaping regional plans and encouraged continued engagement. She concluded by thanking the Commission and stakeholders for their support.

ANNOUNCEMENTS AND RECESS

Chair Watson announced that tomorrow's agenda will begin at 9:30 a.m. at Hale Pono'i. The DHHL Community Meeting at Kapolei Middle School will be convened at 6:30 p.m. later that evening.

RECESS

2:52 PM

HAWAIIAN HOMES COMMISSION

Minutes of February 19, 2025

Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, Oahu, 96707,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT Michael L. Kaleikini, East Hawai'i Commissioner
Makai Freitas, West Hawai'i Commissioner
Lawrence Lasua, Moloka'i Commissioner
Archie Kalepa, Maui Commissioner
Dennis L. Neves, Kauai Commissioner (ICT)
Pauline N. Namu'o, O'ahu Commissioner (ICT)

EXCUSED Kali Watson, Chairperson
Walter Kaneakua, O'ahu Commissioner
Sanoe Marfil, O'ahu Commissioner

COUNSEL R. Hokulei Lindsey, Deputy Attorney General

STAFF Richard Hoke, Executive Assistant to the Chairman
Leah Burrows-Nuuanu, Secretary to the Commission
Juan Garcia, Homestead Services Division Administrator

ORDER OF BUSINESS

CALL TO ORDER

Commissioner Michael Kaleikini convened the meeting as Chair Watson was excused. The meeting was called to order at 9:44 a.m. Four (4) members were present in person, and two (2) members attended via Zoom, establishing a quorum.

Commissioner Kaleikini outlined the meeting agenda, starting with public testimony on Agendized Items, followed by J agenda. The meeting would recess at noon for lunch.

ITEMS FOR INFORMATION/DISCUSSION

GENERAL AGENDA

REQUEST TO ADDRESS THE COMMISSION

ITEM J-1 Lourdes Torres – Lease Concern

L. Torres, a resident of the Courtyards at Waipouli, voiced serious concerns about the relocation plan, representing over 300 residents. Initially, residents were assured a smooth transition under the Uniform Relocation Act (URA), but at a January 8th council meeting, they learned that relocation units might not be on Kaua'i, despite 80% of tenants wanting to stay due to jobs and community ties. Relocation payments were based on a statewide rental market analysis, not Kaua'i's higher costs, raising fears of housing insecurity. Additionally, once DHHL takes possession, only Native Hawaiian beneficiaries could remain, requiring most residents to vacate within 10 months, despite InterWest proposing an 18-month to 2-year relocation process. In response, residents submitted a petition with 47 households and 50+ tenants, demanding relocation within Kaua'i, payments based on local rent prices, and an increased budget from \$1.9M to \$6.8M. Torres criticized InterWest's lack of communication, highlighting tenant distress, including hospitalizations due to uncertainty. She urged DHHL to uphold URA rights, provide clear relocation assurances, and consider building new housing if no comparable units were available.

Commissioner Kaleikini summarized the key concerns raised, acknowledging residents' fears of being displaced from Kaua'i and that relocation payments were not based on local rental costs. He advised Lourdes Torres to also send the petition to DHHL and Chair Watson, in addition to InterWest, to ensure the concerns were properly reviewed. L. Torres agreed and expressed gratitude for his willingness to acknowledge and address the issue, stating that his response reassured her of the commission's concern for the residents

ITEM J-4 Germaine Meyers – Various Concerns

G. Meyers, a Nanakuli Hawaiian Homestead lessee, raised concerns about the DHHL's \$980,000 grant awarded to the Nanakuli Hawaiian Homestead Community Association (NHHCA) in 2022 for retail unit construction at the Nanakuli Village Center, which remained unfinished as of February 2025. She cited DCCA and IRS filings showing Chair Kali Watson as treasurer and board director of the Nanakuli Village Community Development Corporation (NVCCDC) since 2014, a nonprofit meant to distribute funds to NHHCA. G. Meyers identified major discrepancies in NHHCA's tax filings, including deceased board members listed as active for years and questionable compliance reporting. She formally requested a Permitted Interaction Group (PIG) of O'ahu Commissioners Marfil, Commissioner Namu'o, and Commissioner Kaneakua to work with the Attorney General's Office in conducting a full investigation into NHHCA, NVCCDC, and the grant's use, stressing the Attorney General's duty to ensure nonprofit compliance.

Commissioner Kaleikini acknowledged G. Meyers' concerns and assured her that he would pass her request to Chair Watson. G. Meyers stated that she would also send her testimony to the governor, lieutenant governor, all 25 senators, and all 51 state representatives. Commissioner Kaleikini asked her to copy Leah so the testimony could be shared with the commission, and G. Meyers confirmed she would do so.

ITEM J-5 Kahaunani Mahoe-Theone – Homeowner Assistance Program

K. Mahoe-Theone, Servicing Director with Hawai'i Community Lending and a Waimānalo lessee, provided an update on the Homeowners Assistance Program (HAP) and DHHL's loan delinquency rates, urging a partnership to not only bring beneficiaries current but also implement loan workouts. She compared February 2024 and February 2025 delinquency rates, revealing that the number of delinquent loans remained nearly unchanged at 227, with severely delinquent loans (180+ days past due) increasing from 130 to 156. O'ahu had the highest delinquency rates (76 loans), followed by East Hawai'i (42) and Maui (21). While delinquency amounts decreased by \$500,000, K. Mahoe-Theone stressed that simply using NAHASDA funds to bring loans current was not a sustainable solution, advocating for loan modifications to prevent recurring delinquencies. She highlighted Hawai'i Community Lending's experience, having recently closed the HAF mortgage relief program and noted her 30 years in loss mitigation, including five years in lease cancellation prevention under former DHHL Chair Jobie Masagatani. She proposed partnering with DHHL to administer the HAP program while offering structured loan workouts, helping protect trust assets and reduce delinquency rates. She concluded by thanking the commission for their time and consideration.

Commissioner Neves inquired whether her proposal required a Memorandum of Understanding (MOU) or contract amendment with DHHL. K. Mahoe-Theone clarified that Hawai'i Community Lending (HCL) already had an open contract with DHHL but was awaiting the Office of the Governor's approval to release NAHASDA grant funding for delinquent loans. She emphasized that in addition to administering HAP funds, HCL wanted to assist with restructuring delinquent loans, but did not want to delay the current contract. Commissioner Neves agreed, stating that formal paperwork should be submitted to DHHL to add loan restructuring services without delaying the existing contract's approval. He also raised concerns about the high number of delinquent loans at 180+ days past due, noting that the commission had not heard recent contested cases, and urged proactive solutions to avoid loan cancellations. Commissioner Kaleikini summarized key action items: checking the contract status, submitting a formal proposal for additional services, and requesting a delinquency update from DHHL staff to assess next steps. He thanked K. Mahoe-Theone for her input and emphasized the importance of addressing loan delinquencies before they escalate to contested cases.

ITEM J-7 Iwalani McBrayer – Kaupe‘a Homestead Association

I. McBrayer, representing the Kaupe‘a Homestead Association, advocated for the nine-acre parcel in Kaupe‘a to include kūpuna housing, a community center, and a park, emphasizing the urgent need for affordable housing for kūpuna. She presented 110 signatures in support, noting that many waitlisted beneficiaries cannot afford high mortgage costs. She stressed that Kapolei, soon the largest Native Hawaiian community, needs gathering spaces for cultural engagement and self-sustainability. The proposed community center would serve as a hub for education and cultural programs, while the park would provide recreational space and a venue for community events. She urged the Hawaiian Homes Commission to integrate these elements into the development plan, citing broad community and homestead leader support. She requested meetings with commissioners to further discuss the proposal, reaffirming the community’s commitment to self-determination and economic sustainability.

ITEM J-8 Homelani Schaedel – Malu‘ōhai

H. Schaedel, a beneficiary from Malu‘ōhai, acknowledged DHHL staff for their hard work, despite often receiving criticism rather than recognition. She highlighted an eight-year dispute between two lessees that was successfully resolved with the help of Juan and Jeremy from HST. H. Schaedel noted that Juan bore the brunt of a difficult discussion but ultimately guided both parties to a resolution, concluding with a pule (prayer), which both lessees agreed to. One of the lessees later expressed appreciation for Juan’s efforts, saying she felt at peace with the outcome. H. Schaedel emphasized that this was how disputes should be settled—restoring relationships and neighborly goodwill. Additionally, she confirmed that in 2014, Malu‘ōhai had issued a letter supporting Kaupe‘a’s park, and she recently found and provided a copy of that letter to Eva.

Commissioner Freitas reassured H. Schaedel that the commission does not take criticism personally, emphasizing that discussions are rooted in aloha and mutual respect. He echoed her praise for Juan’s hard work, acknowledging his efforts behind the scenes in addressing long-standing beneficiary issues, particularly in Pū‘u Kapu on the Big Island. Commissioner Freitas noted that many challenges existed before the current commissioners took office, and resolving them often involved difficult, unseen work. He recognized that staff frequently deal with tough conversations and demanding situations, and he expressed appreciation for Juan’s dedication and commitment to beneficiaries.

Homestead Services Division Administrator, Juan Garcia, expressed gratitude, emphasizing that any credit he receives belongs to the hardworking staff of the Homestead Services Division, acknowledging their dedication and commitment. Commissioner Kaleikini thanked H. Schaedel and jokingly suggested that once the community center is built, they could erect a statue of J. Garcia. J. Garcia, in turn, commended H. Schaedel for her decades of selfless service to the Hawaiian community, recognizing her dedication and tireless efforts, even in her sleep. H. Schaedel responded, stating that her kuleana was passed down by her kūpuna, leaving her no choice but to continue advocating for the community. She thanked the commissioners and expressed appreciation for their support.

ITEM J-11 Danielle Alofosio (on behalf of Michael Akana) – Application

D. Alofosio addressed the Hawaiian Homes Commission on behalf of her father, seeking clarification on why his waitlist application took longer than expected to be processed. They explained that after a contested case hearing with Hearing Officer David Ka‘apu, an exception was filed, and the matter was brought before Chair Kali Watson and the commissioners on June 18, 2024. At that meeting, they believed that after proving their father was 50% Hawaiian, he would be immediately placed on the waitlist, especially since his late grandfather had previously been on the list. Following the decision, they completed the application with Nicole Bell and Juan, got it notarized, and submitted all required documents. However, despite Chair Watson’s instructions to proceed quickly, they were later informed by Nicole that the process could take two to three months. Instead, his waitlist placement was delayed until December 2024. D. Alofosio questioned why, despite commission approval in June, their father was not added to the waitlist sooner, expressing frustration over the extended timeline.

Commissioner Kaleikini acknowledged D. Alofosio's testimony and recalled the commission's June 2024 discussion regarding her father's waitlist application. He noted that the hearings officer had confirmed the 50% Native Hawaiian blood quantum and that the commission debated between two possible dates for the waitlist placement, ultimately selecting the later date. D. Alofosio recalled February as a key point in the process.

J. Garcia provided clarification, stating that the commission's June 2024 decision had not yet been formally filed, but the father's application was submitted and completed in June. Although the commission did not approve the final blood quantum certification until December 2024, the effective application date remained June 18, 2024, the day the application was submitted.

D. Alofosio expressed confusion, explaining that based on Chair Watson's statements in June, she had understood that once proof of the 50% blood quantum was provided, her father would be immediately placed on the next month's waitlist. She questioned why the official approval took until December. Commissioner Kaleikini reiterated J. Garcia's explanation, confirming that although formalized in December, the waitlist placement date remained June 18, 2024. D. Alofosio acknowledged the clarification, expressing appreciation for the explanation.

ITEM J-13 Faith Chase – Kahikinui Federal Grant Award

Faith Chase provided an update on federal grants for Kahikinui, detailing her role in securing funding for watershed management, soil remediation, and micro-agriculture projects after witnessing homesteaders' struggles with infrastructure during COVID. She co-wrote a Bureau of Reclamation grant, securing two 30,000-gallon water tanks, and later helped obtain a USDA NRCS grant for rotational grazing. She requested DHHL's assistance in distributing NRCS materials to help homesteaders access funding for fencing and agricultural support. Cautioning against restrictive policies on Kahikinui lessees, she reminded commissioners of legal concerns tied to its Kuleana designation. Now working for Reuse Hawai'i, she remained committed to supporting Kahikinui homesteaders, offering pre-stamped NRCS resource packets for distribution. Commissioners Kaleikini and Kalepa thanked her, with Kalepa requesting a packet, and Chase reaffirmed her ongoing outreach efforts.

ITEM J-10 Kainoa Lei MacDonald – Association of Hawaiians for Homestead Lands

Kainoa Lei MacDonald, representing the Association of Hawaiians for Homestead Lands, detailed the Pu'uhona Hawaiian Homestead Association's efforts to support Maui's undivided interest (UI) lessees, emphasizing their early community engagement and participation in the Pu'uhona groundbreaking. She highlighted key challenges faced by kupuna beneficiaries, including difficulty navigating DHHL's Salesforce system, pre-generated ineligibility letters without explanation, and the lack of clarity on NAHASDA's income and homeownership eligibility policies. She called for outsourcing mortgage lenders familiar with DHHL programs, expanding beneficiary-focused workshops, and addressing concerns about potential "steering" toward CPB for pre-qualification. K. MacDonald thanked Commissioner Kalepa for assisting beneficiaries and confirmed that Pu'uhona would submit documentation for review, urging discussions with NAHASDA staff to clarify policies and improve accessibility.

Commissioner Kalepa acknowledged the challenges beneficiaries face in the loan qualification process, emphasizing the need for NAHASDA navigators to guide applicants and help ensure successful homeownership. He stressed that while DHHL provides leases, the real issue lies in securing financing and maintaining homeownership. Commissioner Freitas supported forming Homestead Associations before development, believing it would help beneficiaries prepare early. He also highlighted statewide financial literacy gaps and the multi-generational impact of homeownership, noting that many beneficiaries worry about qualifying and ensuring their successors can maintain the home.

K. MacDonald stated that many beneficiaries lacked conversations about their homestead status within their families, which led to delays in preparedness for homeownership. She urged families to discuss their place on the waitlist and financial readiness earlier. Commissioner Lasua underscored the need for better support for underserved applicants, as many struggled to qualify due to financial constraints. He expressed frustration that the commission was not doing enough to help. Kalepa suggested integrating loan delinquency prevention into homeownership programs to ensure long-term stability.

Commissioner Neves emphasized clear communication on NAHASDA eligibility, arguing that applicants should be informed upfront if homeownership disqualifies them. He questioned DHHL's reliance on NAHASDA for large projects and suggested prioritizing funding for those most in need. He also supported manufactured homes as a potential solution for kupuna and lower-income beneficiaries.

Commissioner Kaleikini acknowledged the unanimous concerns and committed to following up with the commission and chair to explore potential solutions. K. MacDonald submitted official documentation and the 2021 NAHASDA policies for commission review. Commissioner Kaleikini instructed her to send the materials to the Hawaiian Homes Commission Secretary, Leah, for distribution and thanked her for bringing the issues forward.

Item J-12 - Robin Kealiinohomoku & Shauna Allison – Pulehunui Hawaiian Homestead Association

S. Allison addressed housing challenges and the beneficiaries of the repetitive struggle face in securing homes. She pointed out that past affordable housing programs, like Nanakuli's, offered homes for as low as \$12,500 with \$249 monthly payments, which helped families quickly secure homeownership. She criticized the current lengthy process, arguing that unnecessary steps delay progress. During a recent site tour, she observed liability and security issues, including derelict cars and unauthorized occupants on homestead lands, which she feared would drain funds meant for home construction. She acknowledged DHHL's efforts but urged them to strive for greater efficiency. S. Allison emphasized the importance of generational education, advocating for financial literacy programs that include not just lessees but their children and grandchildren, ensuring future generations are prepared for homeownership. She noted that current programs lack youth inclusion and called for changes to close the knowledge gap for future homesteaders.

R. Kealiinohomoku, president of the Pulehunui Hawaiian Homestead Association, and S. Allison provided an update on their recently formed association and ongoing challenges at Pulehunui. Established in December 2024, the association aimed to educate the community, promote agricultural and economic development, and support Native Hawaiian sovereignty. Members were active beneficiaries committed to developing agriculture on the 646-acre parcel in Central Maui.

During a site visit, they documented serious issues, including 24 abandoned cars, 14 makeshift shelters, and large amounts of trash, propane tanks, and construction debris, creating fire hazards and safety concerns. They found recent evidence of illegal dumping and habitation, raising questions about security and land management. Photos revealed burning logs, gas tanks, and debris-strewn bunkers, where individuals had set up living spaces with furniture and cooking equipment.

The association proposed agroforestry as a solution, arguing that establishing a presence on the land through planting trees and crops could help prevent illegal dumping, erosion, and fire risks. They emphasized the urgent need for water infrastructure, including access to Sea Worm's promised water resources and potential reservoir development. They urged DHHL to partner with them to address liability concerns, ensure proper land management, and support homesteaders in responsibly developing the land. Kealiinohomoku concluded by reaffirming their commitment to stewardship and sustainable land use for future generations.

Commissioner Neves asked whether her organization had submitted a Right of Entry (ROE) request for the Pulehunui lands, to which she confirmed that they had and were awaiting a response. Commissioner Neves shared his experience with a similar cleanup effort in Anahola, Kauai, where 500 acres of land had been overrun with abandoned cars, drug activity, and hazardous waste. He noted that the community initiated a stewardship

effort, cleaned up the property, secured DHHL funding, and later obtained a \$500,000 grant to sustain the improvements. He expressed full support for Pulehunui's efforts and encouraged them to formally submit their request to the commission for consideration.

R. Kealiinohomoku expressed gratitude and requested guidance from Commissioner Neves on the process followed in Anahola. Commissioner Neves agreed to connect, directing her to contact Kainoa for his information. Commissioner Kalepa inquired about the timeline of the ROE submission, and Kealiinohomoku confirmed Kekoa-Enomoto had submitted it in late December or early January. Commissioner Kalepa expressed interest in staying updated on the progress.

ANNOUNCEMENTS AND ADJOURNMENT

Commissioner Kaleikini thanked everyone for their attendance. The commission announced two upcoming public hearings regarding the proposed land disposition for a renewable energy project in Pana'ewa, Hawaii Island. The first hearing was scheduled for Tuesday, February 25, at 6 p.m. at Keaukaha Elementary School in Hilo, and the second for Wednesday, February 26, at 8:30 a.m. at the Grand Naniloa Hotel in Hilo. Additionally, a rally supporting DHHL's \$600 million initiative was set for March 25 at the State Capitol, beginning with sign-waving at 9 a.m. followed by a press conference at 11 a.m. The next regular commission meeting was scheduled for March 17-18, 2025, at Hale Kuhio in Waimea, Hawaii Island, starting at 9:30 a.m., with the next community meeting set for Kauai High at the Kailapa Community Center. The meeting was then adjourned.

ADJOURNMENT

11:40 AM

Respectfully submitted:



Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission

Attachments:

- 1) Public Testimony: Kainoa MacDonald SCHHA
- 2) Public Testimony: Annette Purdy Item G-2
- 3) Public Testimony: Deanne Ramos
- 4) Public Testimony: Germaine Meyers
- 5) Public Testimony: Godfrey Kainoa Item G-2
- 6) Public Testimony: Grace Gomes Item G-2
- 7) Public Testimony: Kalei Huihui Item E-1
- 8) Public Testimony: Kenna Stormogipson
- 9) Public Testimony: Kuuipo Cope Item G-2
- 10) Public Testimony: Leslie Freitas Item G-2
- 11) Public Testimony: Pamela Chip Item G-2
- 12) Public Testimony: Shari Ann Drumondo Item G-2
- 13) Public Testimony: Ted Kellog Item G-2
- 14) Public Testimony: Tiphany Kainoa Item G-2
- 15) Item J-7 Kaupea Handouts
- 16) Puuhona HHA Beneficiary Challenge Doc

Aloha mai kakou e na Hawaiian Homes Commissioners,

February 18, 2025

Kainoa MacDonald, SCHHA Maui/Lana'i/Mokupuni

In discussion on Thursday 2/13 Maui/Lana'i/Oahu SCHHA Mokupuni Meeting held via Zoom with over 35 attendees. Presentation was given by Dr. Jonathan Scheuer by invitation from Homesteaders. I am advocating on agenda item E-1: Approval of the Memorandum of Understanding (MOU) between the Department of Hawaiian Home Lands and the County of Maui regarding release of funds supporting DHHL water-infrastructure projects for homestead development in the County of Maui, and approval of the allocation of \$21 million from the DHHL General Excise Tax fund to pay for projects. Thank you to Maui County who took this proactive approach their fiduciary responsibility on Ordinance no. 5579-Bill no. 111 FD1 toward Hawaiian Homes beneficiaries. I have attached the ordinance with my testimony.

Three areas concerning the following items on this agenda item:

- 1) Regarding the \$10 million to affirm that Ka La`i Ola (KLO) land and units (built for Lahaina wildfires survivors) will be transferred to the Hawaiian Homes inventory after five years without contractual language presented to the Hawaiian Homes Commission it's a deal.

Beneficiaries request that DHHL Land Development Division Administrator Kalani Fronda provide to the Hawaiian Homes Commission an executed MOU confirming that KLO land and units will be transferred to DHHL five years to affirm this parcel of land is going to be added to DHHL to our Trust Lands or provide explanation on the process for better understanding of DHHL's processes.

- 2) Decision making should be driven by the Hawaiian Homes Commission especially Maui Commissioner Archie Kalepa the department continues to give authority to only the Chair.
- 3) There are other water projects that have been promised to beneficiaries for example – Waiohuli/Keokea , Moloka'i etc... Seeking funding for water projects that focus on the needs promised to beneficiaries. In accordance with the County of Maui (ordinance no. 5579) will this MOU should expedite earlier DHHL requests to the county Department of Water Supply (DWS) in consideration of this \$21 million and other DHHL water-related projects.

E-2 – Approval of the MOA between DHHL and DWS Hawaii County regarding to approve \$1.5 million in funding for MOA; delgate authority to the chair to take all actions to implement the MOA. Here are my testimony points for the record.

- 1) Return this agenda item back to the respected Island so that beneficiaries can provide input and weigh in. Let's bring decision making of projects back to the island that is affects. This will give beneficiaries the opportunity to provide testimony.
- 2) Address beneficiary engagement from both DHHL and Hawaiian Homes Commission. This way surrounding Hawaiian Homestead Associations can provide input.
- 3) Remind the department when requiring decision making bring agenda items back to the Hawaiian Homes Commission and not only authority to the Chair.

The Hawaiian Homes Commission Act federal trust lands secured 1959 Hawai`i statehood, and, therefore, the State of Hawai`i and its counties have a fiduciary responsibility to native Hawaiian trust beneficiaries. In addition, among the Hawaiian Homes Commission Act tenants is section 221 outlines provisions regarding water licenses and the reservation of water for current and foreseeable use on Hawaiian Home Lands. Mahalo nui for your consideration to provide an MOA updates to HHCA Beneficiaries and the Island Hawaiian Homes Commission on future meetings when decision making is completed.

Kainoa MacDonald

Kainoa MacDonald
SCHHA Maui/Lana`i MokuPuni Council

ORDINANCE NO. 5579

BILL NO. 111, FD1 (2023)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 3.100,
MAUI COUNTY CODE, RELATING TO GENERAL EXCISE
AND USE TAX SURCHARGE

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Section 3.100.020, Maui County Code, is amended to read
as follows:

“3.100.020 General excise tax fund. There is established and created a fund to be known as the “general excise tax fund” to serve as the exclusive depository of 80 percent of all funds that derive from the imposition of the surcharge under this chapter. All money from this fund must be designated and used as described in section 3.100.040.”

SECTION 2. Chapter 3.100, Maui County Code, is amended by adding a
new section to read as follows:

“3.100.021 General excise tax fund – department of Hawaiian home lands. There is established and created a fund to be known as the “general excise tax fund – department of Hawaiian home lands” to serve as the exclusive depository of 20 percent of all funds that derive from the imposition of the surcharge under this chapter. All money from this fund must be designated and used as described in section 3.100.040 for projects that directly support the department of Hawaiian home lands homestead development.”

SECTION 3. Section 3.100.040, Maui County Code, is amended to read
as follows:

“3.100.040 Use of funds. A. The council, in adopting each fiscal year’s budget and capital program, must appropriate any surcharge received from the [state] State in accordance with [Section] section 46-16.8, Hawaii Revised Statutes. Allowable uses of the fund include housing infrastructure; provided that housing

infrastructure costs must not be passed on to the developer of a housing project.

B. For the purpose of this chapter, “housing infrastructure” includes pedestrian paths or sidewalks on a [county] County road near or around a public school, water, drainage, sewer, water reuse, waste disposal, and waste treatment systems that connect to the infrastructure of the [county.] County.

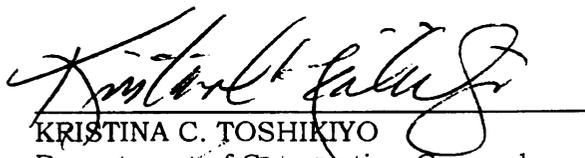
[C. Twenty percent of all revenue generated by this surcharge must be for projects that directly support the Department of Hawaiian Homelands homestead development.

D.]C. Any balance remaining in the general excise tax fund and the general excise tax fund – department of Hawaiian home lands at the end of each fiscal year will not lapse but must remain in the [fund,]funds, accumulating from year to year. The money in [this fund]the funds must not be used for any purpose except those listed in this section.”

SECTION 4. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 5. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTINA C. TOSHIKIYO
Department of Corporation Counsel
County of Maui

LF2022-0187
2023-10-30 BD-BA 24-23 GET Code Amendment

WE HEREBY CERTIFY that the foregoing BILL NO. 111, FD1 (2023)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 1st day of December, 2023, by the following vote:

Alice L. LEE Chair	Yuki Lei K. SUGIMURA Vice-Chair	Tom COOK	Gabriel JOHNSON	Natalie A. KAMA	Tamara A. M. PALTIN	Keani N. W. RAWLINS-FERNANDEZ	Shane M. SINENCI	Nohelani U'U-HODGINS
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 4th day of December, 2023.

DATED AT WAILUKU, MAUI, HAWAII, this 4th day of December, 2023.

ALICE L. LEE, CHAIR
Council of the County of Maui

MOANA M. LUTEY, COUNTY CLERK
County of Maui

RECEIVED
2023 DEC -4 P 3:06

THE FOREGOING BILL IS HEREBY APPROVED THIS DAY OF December 5, 2023.

RICHARD T. BISSEN, JR., MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 5579 of the County of Maui, State of Hawaii.

MOANA M. LUTEY, COUNTY CLERK
County of Maui

Passed First Reading on November 20, 2023
Effective date of Ordinance December 5, 2023

RECEIVED
2023 DEC -6 AM 8:23
OFFICE OF THE
COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 5579, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

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From: Annette Purdy <aupurdy@yahoo.com>

Sent: Sunday, February 16, 2025 5:33:39 PM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Item G2

Aloha Kakou

My name is Annette Purdy. I am a resident of Kamuela, Hawaii.

I am sending in this email as a written testimony on the Item G-2. I would like to ask the Hawaiian Homes Commission to accept the beneficiary report as complete. I believe that there is no need for additional beneficiary consultation to approve a land disposition to Ho'ola for Upolu.

Upolu Point is a special place that has been left for so many years to just rot away by the DHHL. Ho'ola will be working with the Hawaiian homestead communities of South Kohala to resurrect and restore the buildings into structures that will be useful for their kupuna, opio and keiki of Kohala. With Ho'ola onsite the aina at Upolu Point will be given aloha that it has been deprived of for so many years. I am of Hawaiian Ancestry and urge the HHC to move forward to approve a land disposition to Ho'ola for Upolu.

Mahalo for your time.

Name

Annette Purdy

[Sent from Yahoo Mail for iPhone](#)

46-090 Ipuka St.
Kaneohe, HI. 96744

Feb. 03, 2025

To: MEMBERS/HAWAIIAN HOMES COMMISSION/DEPT of DHHL.
Po Box 1879/Honolulu, Hawaii. 96815

From: Deanne E. Enos/ 86 Year Old Applicant for Oahu DHHL lease
MY PUBLIC TESTIMONY for Commission Meeting of Feb. 18, 2025

Dear Sirs and/or Mesdames:

I first applied for an Oahu lease lot in Jul., 1993. Subsequently in March of 2007, because my aged mother in law required physical help on the island of Kauai, I changed my application to Kauai. Four years later she passed away, and I changed my application, again, to the Island of Oahu, in Nov. of 2011. Therefore, OVERALL, I have been on a Lease waitlist for for OVER 30 years, and never received a lease on either island.

During the last 3 chairmanships of DHHL, including Mr. Bill Aila, Ms. Jobie Masagatani, and now, Mr. Kali Watson, I had a personal meeting with Mr. Aila, then a 'verbal testimony' in front of Commission and Ms. Masagatani, and finally, letters, phone calls and emails to/from Mr. Kali Watson and I, since his 'takeover' of department. I had also sent a letter to Asst. Chairperson from Maui, Mr. Randy Awo, who spoke briefly with me. NONE of these people were able to assist me in my request, NOR were they able to tell me 'why not' and why DHHL rules couldn't be amended? Following is my request:

Can the Commission and/or Chairperson amend the rules for Lease applicant KUPUNA as follows:

1. Allow them to 'change islands 'waitlist' ONCE ONLY, if due to medical conditions death, or physical help required for Kupuna on Island changing to? Possible documentation required.
2. This 'kupuna change' would only be allowed if 'kupuna applicant' had been on first island 'waitlist' for at least 10 years, and had attained the minimum age of 70, when asking to change.
3. Once changing to 2nd island, Kupuna would be allowed to 'return' to same applicant number on 1st island list, at the same date as when first changing to the 2nd island and if all conditions of Item 2 were met.

I ask these questions for a number of reasons. Had always intended only to request Oahu applicant 'waitlist'. However due to family assistance being required on Kauai, requested change to try and help. Never received 2nd Islands Lease, help from family member was negated due to their dying.

Also, in late '90s' early 2000's, after meeting with Mr. Watson, at the time, and also Mr. Ray Look, my father who had been on 'waitlist' for over 50 years, and DHHL lost his application twice. My Dad had the good fortune to have the assistance of a DHHL staff member who testified on his behalf, as to the truthfulness of his claims, so that my father was put at top of Oahu waitlist and given a least lot in Waimanalo in 2000 and PRIOR TO HIS PASSING in 2002. This was Prior to the class action lawsuit on behalf of the Kalimas' et al.

Since I'm on a limited budget, and presently live with my 2 single Daughters, I'm anxious to have my own little 'nest'. I'm hoping to be able to obtain one of the apartments being planned at the 'Old Stadium' location in McCully, or possibly one of the unit developments being 'hoped for' thru OHA and the Legislature in Kakaako. I had also read, at one point in early 2024, that State Lands, around Diamond Head, being used by the Military and State, might also be available for DHHL. Don't know why they wouldn't be because this was All originally Crown Lands, for the use of the Hawaiian people.

However, even though I'm 50% Hawaiian, and will be 87 years in March '25, uness DHHL can change the minor rule for Kupunas, I'll probably still be waiting for a lease, when its' time to go home to Akua'. Please consider a rule change for Kupuna, as long time applicants.

Respectively,

Deanne E. Enos

A handwritten signature in black ink that reads "Deanne E. Enos". The signature is written in a cursive, flowing style.

46-090 Ipuka St.
Kaneohe, HI. 96744

Feb. 13, 2025

ADDENDUM: To Members/Hawaiian Homes Commission, Dept. of DHHL
Testimony as Originally presented by Mail and dated Feb. 3, 2025

From: Deanne Enos, 86 Year Old applicant for Oahu DHHL Lease
and addition to Public Testimony at Commission Meeting on
Feb. 19, 2025, as earlier presented and dated Feb. 3, 2025

Commission Chair and Members:

This addendum to my Public Testimony dated Feb. 3, for meeting
On 19 Feb. '25 is made so that I can have an answer to my various appeals to
Chairperson/s over the past 6-8 years. This included personal meeting with Mr. Bill Aila,
Commission Meeting with Ms. Jobie Masagatani and Commission members, and several
Emails and/or phone calls with present chair, Mr. Kali Watson.

I would appreciate either an answer to my query of possibly amending
Rules for Kupuna, and or a response that commission will in fact, review, consider
and move forward with amending rule for Kupuna, 'one time Island changes', and
reinstatement on original island list, by date when first applied. I understand that these type of
rule changes are probably based on the fact that changes usually take more than at least a year
and longer to even be considered. This is also, probably due in fact to need for Public meetings,
and approvals with many different factions, which are involved in these decisions.

I appeal to you for answers as a Kupuna on limited budget, who would
also like to be considered for the rentals that are planned for 'old stadium location' in 2026.
I also would like to be considered, if the Legislature approves OHA's request to
develop its' Kakaako Makai lands with some affordable housing. Please Review
my letter of Feb. 3 for Feb. 19 '25 commission meeting, and perhaps you'll understand
why I have these queries if some waivers could have been offered in the past. Otherwise,
at number 8,000 Plus on Oahu list, Its' unlikely I will have the opportunity to have a lease
in the reasonably assured near future. Thank you for your consideration.

Deanne E. Enos
Email/ travelerdeanne@gmail.com
PH; 808 247 8868



Germaine Meyers <hikino96792@gmail.com>

Germaine Meyers J Agenda

Germaine Meyers <hikino96792@gmail.com>
To: Germaine Meyers <hikino96792@gmail.com>

Wed, Feb 19, 2025 at 8:52 AM

Aloha Chair and Commissioners.

My name is Germaine Meyers. I've been a Nanakuli Hawaiian Homestead Lessee since my Uncle transferred his Nanakuli homestead lot to me in September 2001.

On December 20, 2022, the Department of Hawaiian Home Lands posted a media release titled "DHHL Community Development Program Awards Twenty-Three Grants."

In the release it announced the awarding of 23 grants to 14 recipients who will each receive a portion of \$8.5 million of funding as part of the Development Grants Program of DHHL's Native Hawaiian Development Program Plan (NHDPP).

One of the 14 recipients was the Nanakuli Hawaiian Homestead Community Association.

According to the release, and I quote verbatim,

"DHHL awarded a grant for \$980,000 to the Nanakuli Hawaiian Homestead Community Association, DBA Nanakuli Hawaiian Homestead Community Association, for improvements to the Nanakuli Village Center built in 2019. Funds will be used for the interior build-out of three units in the inline retail space to encourage local and Native Hawaiian-owned businesses to lease. This is an existing facility located on Hawaiian Home Lands."

Please note that the Nanakuli Hawaiian Homestead Community Association (moving forward, referred to as NHHCA), confirmed in their annual IRS tax filing that they received the \$980,000 grant from DHHL.

Unfortunately as of today February 2025, the 3 units have not been built-out or open for business. Signs are still posted on the windows for the empty retail unit spaces.

Commissioners, the State Department of Commerce and Consumer Affairs (DCCA) provided me hard copies of annual filings they received every year for two separate non-profits affiliated with the Nanakuli Village Center.

Annual filings since each non-profit was established to operate in the State of Hawaii

#1 - Annual filings for the Nanakuli Hawaiian Homestead Community Association (NHHCA), and

#2 - Annual filings for the Nanakuli Village Community Development Corporation

Kali Watson is listed on the annual filings for both non-profits, and on the annual IRS tax filing for NHHCA.

According to the Nanakuli Village Community Development Corporation's 2022 annual filing, it listed Kali Watson as the Treasurer and Board of Director for this non-profit since January 1, 2014. I will now read to you verbatim the Purpose of the non-profit written on the annual filings.

Purpose: To support and make distributions to the Nanakuli Hawaiian Homestead Community Association so long as it is qualified as a tax exempt organization under section 501c3 of the Internal Revenue Code of 1986 (26 U.S.C.) (or the corresponding provision of any future united states internal revenue law) ("internal revenue code section 501 (c) (3) ")

Again, according to the Nanakuli Village Community Development Corporation's 2022 annual filing, it listed Kali Watson as the Treasurer and Board of Director for this non-profit since January 1, 2014

Aloha mai kakou e na Hawaiian Homes Commissioners,

Gracey Gomes-Paukukalo Hawaiian Homes Lessee

I am advocating on agenda item E-1: Approval of the Memorandum of Understanding (MOU) between the Department of Hawaiian Homelands and the County of Maui regarding release of funds supporting DHHL water-infrastructure projects for homestead development in the County of Maui, and approval of the allocation of \$21 million from the DHHL General Excise Tax fund to pay for projects.

But, before I talk on those 3 items I would like to say that, among other initiatives that require decision-making, it should be driven by the Hawaiian Homes Commission/Commissioners from across the Pae ‘Aina ‘o Hawai’i, that represent lessee's, beneficiaries, and waitlisters, **NOT only the Chair**.

With that being said, I advocate for three things based on Item E-1:

. The assurance that Ka La’i Ola (KLO) land and units (built for Lahaina wildfires survivors) **will be** transferred to the Hawaiian Homes inventory after five years of use.

Our beneficiaries request that DHHL Land Development Division Administrator Kalani Fronda show an executed MOU(memorandum of understanding) confirming that Ka La’i Ola (KLO) land and units **will** be transferred back to DHHL in five years affirming this parcel of land **is** going to be added to DHHL’s Trust Lands inventory.

. That the County of Maui **will** expedite **earlier DHHL requests** to the county Department of Water Supply (DWS) in consideration of this \$21 million and other DHHL water-related funding. There are other water projects that have been promised to beneficiaries for example – Waiohuli/Keokea , Moloka’i etc...

The Hawaiian Homes Commission Act federal trust lands were secured in 1959 Hawaii statehood, and, therefore, the State of Hawaii and its counties have a fiduciary responsibility to our native Hawaiian trust beneficiaries. . That DHHL, will continue to urge state and county entities to undertake proactively their fiduciary responsibility toward Hawaiian Homes trust beneficiaries.

In addition to numerous discrepancies of the NHHCA's annual IRS tax filings, I want to sight for you the following three (3) eggregious discrepancies:

According to the NHHCA's 2017 annual tax filings, they listed the name of the Secretary and Board of Director who was doing on average 10 hours per week for related organization work completed during the year. However, this person and long-time community member and my ohana, had died, passed away 3 years prior in 2014.

According to the same NHHCA's 2017 annual tax filings, they listed the name of a different Board of Director who was also doing on average 10 hours per week for related organization work completed during the year. However, this person and community member had died, passed away 2 years prior in 2015.

This person was also listed in the next year's 2018 NHHCA annual tax filing as doing on average 1 hour per week for related organization work, even though she passed away in 2015, 3 years prior.

On the 2018 NHHCA annual tax filing, Kali Watson is listed as the Manager doing on average 10 hours per week for related organization work.

The 2018 tax filing was signed by President Kamaki Kanahele.

In the tax filing, Part 6, Section B. Policies includes question 11a. Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? YES is marked as the answer.

I humbly request for a PIG to be created to consist of the 3 Oahu Island Commissioners, Commissioner Sanoë Marfil, Commissioner Pauline Namuo, and Commissioner and Vice Chair Walter Kaneakua to work with the Attorney General's office to complete a full investigation of the two non-profits, Nanakuli Hawaiian Homestead Community Association (NHHCA) and the Nanakuli Village Community Development Corporation concerning the DHHL \$980,000 grant, AND the IRS tax filings with the eggregious discrepancies I brought to your attention.

The AG is responsible for non-profits to be in compliance with State laws and the Federal 501c3 tax code.

Ke Akua pu
God Bless all of You

From: [Badajos, Diamond](#)
To: [Burrows-Nuuanu, Leatrice W](#)
Cc: [DHHL ICRO](#)
Subject: Fwd: [EXTERNAL] Written testimony - E-1 Approval of the Memorandum of Understanding (MOU) DHHL & County of Maui
Date: Tuesday, February 18, 2025 10:42:37 AM

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From: Kalei Huihui <kalei.huihui@gmail.com>
Sent: Tuesday, February 18, 2025 10:38:42 AM
To: DHHL ICRO <dhhl.icro@hawaii.gov>
Subject: [EXTERNAL] Written testimony - E-1 Approval of the Memorandum of Understanding (MOU) DHHL & County of Maui

Aloha Hawaiian Homes Commissioners,

My name is Kalei Huihui, and I have been on the waitlist for 35 years. I am advocating for **Agenda Item E-1: Approval of the Memorandum of Understanding (MOU) between the Department of Hawaiian Home Lands (DHHL) and the County of Maui regarding the release of funds for DHHL water-infrastructure projects, as well as the allocation of \$21 million from the DHHL General Excise Tax fund** for these projects.

I urge the Commission to ensure the following:

1. **Ka La‘i Ola (KLO) Land and Units:** The land and units built for Lahaina wildfire survivors must be transferred to the DHHL inventory after five years.
2. **Commission Oversight:** Major decisions, including this initiative, should be made by the full Hawaiian Homes Commission, not solely the Chair.
3. **Maui County Water Infrastructure Commitment:** The County of Maui should prioritize long-standing DHHL requests to the Department of Water Supply (DWS) in light of this \$21 million investment. Water projects in Waiohuli/Keokea, Moloka‘i, and other areas must be addressed.
4. **State and County Fiduciary Responsibility:** DHHL must continue to hold state and county entities accountable for their fiduciary obligations to Hawaiian Homes beneficiaries.

Additionally, **DHHL Land Development Division Administrator Kalani Fronda** should present an executed MOU confirming that **KLO land and units will be added to DHHL Trust Lands after five years.**

The Hawaiian Homes Commission Act established **federal trust lands** that secured statehood for Hawai‘i in 1959. The State of Hawai‘i and its counties have a **legal duty** to protect and prioritize the interests of Native Hawaiian trust beneficiaries. Section 221 of the Act specifically outlines **water licenses and the reservation of water for Hawaiian Home Lands**, both of which must be upheld in current and future planning.

Mahalo for your time and consideration.

Kalei Huihui

We the undersigned, are residents of the Courtyards at Waipouli in Kapa'a, Kaua'i.

We have been asked to review the draft Relocation Plan provided by InterWest Group on behalf of Hawaiian Home Lands and **provide feedback by January 31st, 2025.**

After reviewing the plan and listening to comments by InterWest Group and the Department of Hawaiian Home Lands (DHHL) at the January 8th, Kauai County Council meeting we believe that the Relocation plan needs to be completely redone due to the following concerns:

- **Assurance of Ability to Stay Until Comparable Housing is Found.** DHHL cannot renew or extend any resident lease agreements after acquisition due to the Hawaiian Homes Commission Act requirement that any new leases must be issued to native Hawaiian beneficiaries on the Kauai list, *in the order of the current list.* All residents have leases that expire before the end of 2025 and at least a quarter of households are on month-to-month leases. **Where will we go when our leases expire?**
- **Relocation Payments should be based on Kauai rental prices, not statewide prices.** InterWest Group has stated that the Relocation Assistance payments will be determined by comparing current rents to a Market Analysis of rent prices across the state, not just rent prices on Kauai. Relocation assistance payments based on much cheaper housing markets—does not meet URA standards of "fair and equitable treatment."
- **The current relocation budget of \$1.9M is much too low. A budget of \$6.8M is a more accurate number based on:** a. Kauai rental prices, b. the high percentage of Waipouli residents that are low-income (about half), c. most residents prefer a professional move.
- **There is not enough comparable housing on Kauai that meets URA standards.** A much longer move-out period is needed to ensure access to comparable housing. Moving to another island does not meet URA standards of "comparable housing". DHHL must allow for lease renewals or delay acquisition until comparable housing can be found.

The acquisition of Courtyards at Waipouli should not proceed until the above concerns are addressed and communicated to us as residents.

Mahalo for your consideration.

NAME Rian Steinger UNIT # 204
 SIGNATURE [Signature] DATE 1.26.25
 PHONE 508-377-5056 E-MAIL rian.steinger@gmail.com

HHC Item No. J-1
 Exhibit Table Distribution
 Date 2/19/25

SIGNATURE Edward + Pam Nieskes
DATE Jan 28, 2025
PHONE 262-442-7395 E-MAIL UNIT 904
pamnieskes@yahoo.com

NAME DAVID Bennett
UNIT # 506

SIGNATURE David Bennett
DATE 1/27/2025
PHONE 503 739 6182 E-MAIL
DNB 586@hotmail.com
9 months rented

NAME Jonathan Ruaboro
UNIT # 706

SIGNATURE [Signature]
DATE 1.27.25
PHONE 808-652-8804 E-MAIL
Jruaboro@gmail.com

NAME Jesse Kabat
UNIT # 708

SIGNATURE Jesse Kabat
DATE 1-27-2025
PHONE 971-323-3375 E-MAIL
JEKABAT@GMAIL.COM

NAME Charlene Kemmerer
UNIT # 708

SIGNATURE [Signature]
DATE 1/27/2025
PHONE 301 960 8990 E-MAIL
CharleneKemmerer@gmail.com

NAME Thomas Ceasar UNIT # 402
SIGNATURE [Signature] DATE 1.27.25
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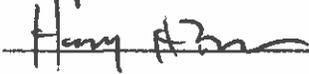
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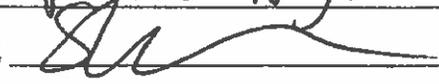
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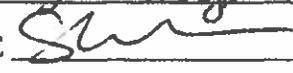
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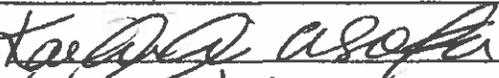
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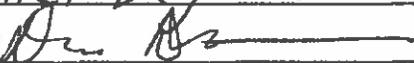
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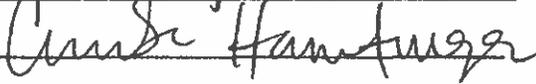
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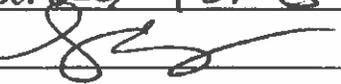
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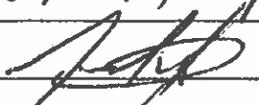
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PHONE _____ E-MAIL _____

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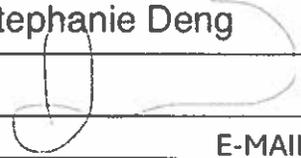
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acquisition until comparable housing can be found.

The acquisition of Courtyards at Waipouli should not proceed until the above concerns are addressed and communicated to us as residents.

Mahalo for your consideration.

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NAME Celi Orner Sister roommate
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From: Maiken "Ipo" Cope <ulupono@hawaii.rr.com>

Sent: Sunday, February 16, 2025 11:03:45 PM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Item G-2

Aloha mai Kākou

‘O Maiken Kuuipo Cope ko‘u inoa. Noho au ma Kalaepohaku, Kapālama, O‘ahu.

I am sending in this email as a written testimony on the Item G-2. I would like to ask the Hawaiian Homes Commission to accept the beneficiary report as complete. I believe that there is no need for additional beneficiary consultation to approve a land disposition to Ho‘ōla for ‘Upolu.

‘Upolu Point is a special place that has been left for so many years to just rot away by the DHHL. Ho‘ōla will be working with the Hawaiian homestead communities of South Kohala to resurrect and restore the buildings into structures that will be useful for their kūpuna, ‘ōpio and keiki of Kohala. With Ho‘ōla onsite the ‘āina at ‘Upolu Point will be given aloha that it has been deprived of for so many years. I am of Hawaiian Ancestry and urge the HHC to move forward to approve a land disposition to Ho‘ōla for ‘Upolu.

Mahalo for your time.

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From: Leslie Freitas <freitasleslie@ymail.com>

Sent: Sunday, February 16, 2025 5:24:08 PM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Item G 2

Sent from my iPhonep

Aloha Kakou

My name is Leslie Freitas . I am a resident of Kamuela.

I am sending in this email as a written testimony on the Item G-2. I would like to ask the Hawaiian Homes Commission to accept the beneficiary report as complete. I believe that there is no need for additional beneficiary consultation to approve a land disposition to Ho'ola for Upolu.

Upolu Point is a special place that has been left for so many years to just rot away by the DHHL. Ho'ola will be working with the Hawaiian homestead communities of South Kohala to resurrect and restore the buildings into structures that will be useful for their kupuna, opio and keiki of Kohala. With Ho'ola onsite the aina at Upolu Point will be given aloha that it has been deprived of for so many years. I am of Hawaiian Ancestry and urge the HHC to move forward to approve a land disposition to Ho'ola for Upolu.

Mahalo for your time.

Name

Leslie Freitas

et [Outlook for iOS](#)

From: Pamela Chip <kauichip@hawaii.rr.com>

Sent: Sunday, February 16, 2025 5:23:03 PM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Item G-2

Aloha Kakou

My name is Pamela- Jean K. A. Chip. I am a resident of Pu'u Pulehu . I am submitting this written testimony in regard to Item G-2 and respectfully request that the Department of Hawaiian Homes Commission accept the beneficiary report as complete. I believe there is no need for additional beneficiary consultation to approve a land disposition to Ho'ola for Upolu. Upolu Point has been neglected for so many years, with its potential left untapped by DHHL. Ho'ola wil revitalize and restore the structures on the property to provide valuable spaces for our kupuna, opio, and keiki, offering a lasting legacy for future generations. Ho'ola is waiting patiently to malama aina on site. I am asking for all of you to help breathe new life into Upolu Point. I am of Hawaiian ancestry and this matter is very important to me.

From: [Lowe, Michael L](#)
To: [Burrows-Nuuuanu, Leatrice W](#)
Cc: [DHHL ICRO](#)
Subject: FW: [EXTERNAL] Item G-2
Date: Thursday, February 13, 2025 12:27:20 PM

Leah,

Testimony for G2

Michael L. M. Lowe
Information Specialist IV, ICRO
Department of Hawaiian Home Lands
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From: Shari-Ann Drummondo <skdrummondo@gmail.com>
Sent: Thursday, February 13, 2025 12:25 PM
To: DHHL ICRO <dhhl.icro@hawaii.gov>
Subject: [EXTERNAL] Item G-2

Aloha Kākou,

My name is Shari-Ann Drummondo, and I am a resident of Kailapa. I am writing to you today to express my support for Item G-2 and respectfully request that the Department of Hawaiian Homes Commission accept the beneficiary report as complete.

I believe that additional beneficiary consultation is not necessary to approve a land disposition to Ho'ola for Upolu. Upolu Point has been neglected for far too long, and its potential has remained untapped by DHHL. Ho'ola has committed to

revitalizing and restoring the structures on the property to create valuable spaces for our kupuna, ‘ōpio, and keiki, which will provide a lasting legacy for future generations. Ho'ola is ready and eager to malama ‘āina on site.

I urge you to support this initiative and help breathe new life into Upolu Point. As someone of Hawaiian ancestry, this matter is very important to me.

Mahalo for your time and consideration.

Sincerely,
Shari-Ann

From: Theodore Kellogg <captain.kellogg@icloud.com>

Sent: Monday, February 17, 2025 5:44:24 AM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Item G-2

February 17, 2025,

Aloha,

My name is Ted Kellogg; I am a resident of North Kohala. I am submitting this email as a writer testimony on item G-2. I would like to ask the Hawaiian Homes Commission to accept the beneficiary consultation to approve a land disposition to Ho'ola for Upolu. The goals of Ho'ola at Upolu Point are interrelated and aim to create a holistic approach to managing both natural and cultural resources while empowering the community by focusing on education, traditional practices, and community health with the initiative that seeks to foster a sustainable and culturally rich environment for future generations. Please kindly accept my testimony for item G-2.

Mahalo,

Ted Kellogg

From: Tiphani Kainoa <tiphani.kainoa@gmail.com>

Sent: Saturday, February 15, 2025 9:11:43 PM

To: DHHL ICRO <dhdl.icro@hawaii.gov>

Subject: [EXTERNAL] Testimony: Item G-2

‘Ano ai me ke aloha,

My name is Tiphani Kainoa, and I am a resident of Kawaihae. As a native Hawaiian deeply invested in the well-being of our community, I offer this testimony in hopes it will aid you in making a decision that benefits us all.

I am writing in support of Item G-2 and respectfully request that the Commission accept the beneficiary report as complete. I believe further beneficiary consultation regarding the land disposition to Ho‘ola for ‘Upolu is unnecessary.

Ho‘ola's goals at ‘Upolu Point are interconnected, creating a holistic approach to natural and cultural resource management. Their initiative empowers our community by focusing on education, traditional practices, and community health, ultimately striving to cultivate a sustainable and culturally rich environment for generations to come.

Mahalo for your time and consideration of my testimony regarding Item G-2.

Mahalo,

Tiphani K. Kainoa



HHC Item No. J Agenda
Exhibit Take Distribution
Date 2/18/25

February 18, 2025

Subject: Proposal for Kupuna Housing, Community Center, and Park in Kaupe'a Homestead

Aloha Chairperson and Esteemed Commissioners,

I am writing to respectfully submit a proposal regarding the development of a 9-acre parcel within Kaupe'a Homestead. This proposal aims to address critical needs within our community by incorporating kupuna housing, a community center, and a park into the development plan.

Kupuna housing is an essential component that will provide our kupuna with a safe, secure, and nurturing environment. Many of our kupuna face challenges in securing affordable housing within our homesteads and including designated kupuna housing on this parcel will ensure that they remain close to their families and the community they helped build. This is an opportunity to honor and care for those who have paved the way for us.

The proposed community center will serve as a vital gathering place, fostering connection and cultural enrichment for all generations. It will provide a space for educational programs, workshops, and cultural activities that will benefit both kupuna and keiki alike. This center will help strengthen the bonds between our kupuna and keiki by encouraging the sharing of knowledge, traditions, and values that define our Hawaiian heritage.

Additionally, the inclusion of a park is crucial for the well-being of our keiki and the broader community. A dedicated recreational space will offer a safe and healthy environment for children to play, while also serving as a venue for community events, cultural celebrations, and social gatherings. Such a space will enhance the quality of life for all residents and promote a strong sense of belonging.

I respectfully request that the Hawaiian Homes Commission consider incorporating kupuna housing into the building plan for this 9-acre parcel, alongside the proposed community center and park. This development will fulfill a pressing need within Kaupe'a Homestead, ensuring that our kupuna, keiki, and 'ohana have the resources and spaces necessary to thrive.

Mahalo for your time and consideration. I look forward to the opportunity to further discuss this proposal and collaborate on a plan that best serves our Hawaiian homestead community.

Me ke aloha pumehana,
Iwalani Laybon-McBrayer
President
Kaupe'a Homestead Association

P.O. Box 75539, Kapolei, HI 96707



The Hawaiian Homes Commission Act: Beyond Lease Awards

The Hawaiian Homes Commission Act (HHCA) is more than a process of awarding leases—it is a foundation for rebuilding the Hawaiian nation. Passed in 1921 by Prince Jonah Kūhiō Kalanianaʻole, the Act was his response to the devastating effects of disease, displacement, and economic hardship that were eroding the health and stability of Native Hawaiians. Prince Kūhiō's vision was clear: reconnect our people to the land to achieve self-determination, preserve culture, and create pathways for economic opportunity.

The 9-acre parcel at Kaupea embodies this vision. For the Kaupea Homestead community, this land is not just a property—it is a promise. It is a tangible opportunity to empower our people through self-determination, giving them the tools to shape their futures while staying connected to their ʻāina and traditions. It was meant to provide kūpuna with homes, a gathering space to preserve our traditions, and a place where beneficiaries could build stronger bonds with their ʻohana and ʻāina.

This proposal reflects the full intent of the HHCA by addressing the urgent needs of kūpuna while honoring the promise of a community-centered future for Kaupea.

The Vision for the Kaupea 9-Acre Parcel

1. Kūpuna Housing (3 Acres):

- **Efficient Land Use:** Build kūpuna rental housing with up to 90 units to maximize the land's capacity and serve more beneficiaries.
- **Legacy for ʻOhana:** Award undivided lease interests to kūpuna, ensuring that their successors benefit and the connection to the ʻāina is preserved.
- **Practical Solutions:** Many kūpuna are now in their 70s or 80s and face physical and financial challenges that make single-family homes or long-term rent-to-own programs impractical. This housing would provide kūpuna with safe, manageable spaces where they can age in place with dignity.

2. Cultural and Community Space (6 Acres):

- **Kaupea Mākeke Market:** Establish a weekly market where beneficiaries can sell crafts, produce, and homemade goods, fostering local entrepreneurship and economic independence.
- **Cultural Center:** Include spaces for imu, hula, lāʻau lapaʻau gardens, and a commercial kitchen to support cultural practices and workshops while encouraging entrepreneurship.
- **ʻOhana Gathering Areas:** Create spaces for families and the community to come together, celebrate, and strengthen the bonds that define homestead life.

This plan aligns with the O‘ahu Regional Plan, which prioritizes kūpuna housing and community spaces in Kapolei. By combining housing and gathering spaces, it offers a holistic approach to meeting the cultural, housing, and economic needs of the community.

Why Kūpuna Housing is Urgent

The need for kūpuna housing cannot be overstated:

- **Aging Beneficiaries:** Over 60% of applicants on the DHHL waitlist are 55 or older, with many now in their 70s or 80s.
- **Practical Challenges:** Single-family homes or long-term rent-to-own programs are not viable options for kūpuna who cannot take on the physical and financial responsibilities of homeownership.
- **Time is Running Out:** Many kūpuna have waited for decades, and without immediate action, they risk never experiencing the promise of the HHCA in their lifetimes.

Kūpuna housing would allow our elders to live with dignity, surrounded by the support of their ‘ohana and the culture that defines them. It is not just housing—it is about honoring the kūpuna who have paved the way for future generations.

Honoring the Promise of Kaupea

The 9-acre parcel at Kaupea is more than just land—it represents a commitment to the homestead community. For years, this property has been envisioned as a place where kūpuna and families can thrive, and where our traditions can flourish.

Prince Kūhiō’s vision for the HHCA was rooted in restoring the strength of the Hawaiian people by reconnecting them to their ‘āina. This proposal honors his vision by combining kūpuna housing with vibrant cultural and community spaces, creating opportunities for beneficiaries to build meaningful connections to the land, their culture, and each other.

This is how we fulfill the intent of the Hawaiian Homes Commission Act—not just by awarding leases, but by creating a future where Native Hawaiians can truly thrive.



Opening: Honoring Kali's Leadership

Mahalo, Kali, for your leadership and everything you've done to fulfill the mission of getting our people back on the land. You've shown time and again that leadership is about action, not titles, and your actions speak volumes about your commitment to the vision of the Hawaiian Homes Commission Act.

Your deep understanding of the Hawaiian Homes Commission Act and your ability to balance the complexities of policy with the needs of the people make you the most qualified to lead efforts that turn dreams into reality. You have consistently demonstrated what's possible when a leader listens, understands, and acts with purpose. It's because of this unwavering commitment that I'm confident in presenting a project that aligns with your vision and the goals of DHHL.

This proposal also has the potential to cement your legacy as the leader who not only heard the voices of one of the most active homestead communities in the state but directly responded to them. By addressing a broken promise and delivering a visionary solution, you can set a precedent for what it means to

I want to start with a story that reminds me why this work is so important. Recently, I spoke with a kūpuna in her late 70s who's been on the waitlist for over 40 years. Her dream of a family home has evolved; now, all she desires is a small, manageable place to live with dignity—close to her 'ohana but free from the burdens of homeownership. Imagine her joy at the prospect of having a space where she can grow native plants, teach her grandchildren the art of weaving lauhala, and gather with neighbors for mele and hula. Her story reflects the experiences of so many kūpuna who've waited the longest and are now the most vulnerable.

Kali, you've always shown that you're the kind of leader who listens to these stories and acts to turn dreams into reality. That's why we're here today—to talk about a project that truly fulfills the deeper purpose of the Hawaiian Homes Commission Act.

The Hawaiian Homes Commission Act: Beyond Lease Awards

Kali, the Hawaiian Homes Commission Act is about so much more than just lease awards. It's about empowering Native Hawaiians to achieve self-determination, economic development, cultural preservation, and the opportunity to thrive on the land.

Our proposed approach has the potential to embody the full spirit of the Act by:

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- **Promoting Self-Determination:** Giving kūpuna a voice and the ability to age in place with dignity, surrounded by their culture and ‘ohana.
- **Providing Economic Development:** Through the Kaupea Mākeke, local entrepreneurs will have a space to sell crafts, produce, and homemade goods, building economic opportunities for beneficiaries.
- **Preserving Culture:** The community space will provide a gathering place for imu, hula, lā‘au lapa‘au gardens, and cultural workshops, ensuring that Hawaiian traditions are passed down to future generations.
- **Honoring Homesteading:** Kūpuna housing represents a modern approach to homesteading, offering kūpuna a way to live independently while still connected to their community and ‘āina.

The Promise of the 9-Acre Parcel

The 9-acre parcel at Kaupea is more than just land; it’s a promise that was made to the residents of Kaupea for a community space. A community space is a necessary component of a homestead community—it’s not just about housing; it’s about building connections, our culture, and creating opportunities for ‘ohana to thrive together.

Breaking this promise would not only erode trust but also undermine the cultural values that are the foundation of homestead communities.

Lead with the Data: The Urgent Need for Kūpuna Housing

We’ve reviewed the 2020 DHHL Applicant Survey Report and the O‘ahu Regional Plan, and the data is clear: kūpuna housing is urgently needed.

- 62% of waitlisted applicants are now 55+ and aging rapidly.
- Many kūpuna have been waiting for decades and are now in their 70s, 80s, or older. Without immediate action, many will pass away still waiting.
- Rent-to-Own programs aren’t viable for kūpuna. They may not live long enough to complete a 15-year term, and the burden of a single-family home is often too great at this stage of life.

By prioritizing kūpuna housing, you’re addressing an urgent need while fulfilling the true intent of the Act. This is about ensuring that those who have waited the longest are not forgotten.”

Presenting a Win-Win Solution

We’ve thought carefully about the 9-acre parcel in Kaupea. Here’s a solution that meets both housing and community needs:

1. **Kūpuna Housing (3 Acres):**
 - Vertical kūpuna rental housing could serve up to 90 units, maximizing the land’s potential.
 - Kūpuna could be awarded undivided lease interests to pass on to their successors, ensuring their ‘ohana benefit from the program.

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- This approach addresses the unique needs of kūpuna while efficiently serving more beneficiaries.
2. **Cultural and Community Space (6 Acres):**
- **Weekly Kaupea Mākeke Market:** A gathering place for residents and the broader community to support small businesses and entrepreneurs. Vendors could sell crafts, produce, and homemade goods, fostering economic opportunity and self-sufficiency.
 - A **Hawaiian cultural center** for imu, hula, lā'au lapa'au gardens, and a commercial kitchen to support entrepreneurs.
 - A dedicated space for 'ohana to practice cultural traditions, host events, and build community bonds.

This plan is directly aligned with the O'ahu Regional Plan, which identifies the need for Kupuna housing and community space in Kapolei. A community space would give Kaupea residents a place to gather, practice traditions, and support each other while contributing to the local economy.

Addressing Concerns with RFP and Location

We understand the importance of the existing RFP process and Mark Development's role. This proposal doesn't disrupt their work—it enhances it.

- Instead of 60 single-family homes, Mark Development could pivot to kūpuna rental housing and increase it to 90 units, meeting an urgent need while utilizing the land more efficiently.
- While other locations may be considered, Kaupea is positioned to address these immediate needs. Kūpuna housing here would:
 - Reduce traffic congestion and improve safety, as single-family homes would significantly increase traffic.
 - Provide a model for future projects statewide.
 - Deliver immediate, meaningful results for kūpuna who've waited the longest.

Celebrating Kali's Legacy

Kali, you've already left a legacy that will be remembered for generations. Projects like the Nānākuli Village Center and your work with DHHL have proven that you are a leader who doesn't just manage—you innovate.

This kūpuna housing project and community space could be another chapter in that legacy. It's a solution that reflects your intelligence, your cultural grounding, and your unwavering commitment to our people.

No one else has the vision or the courage to prioritize kūpuna and community needs the way you do. This project could stand as a testament to the kind of leader you are—a leader who listens, understands, and acts.

Mahalo for allowing us, as community leaders in our homestead, to spend some time with you and share our heart for our homestead and the land that has been a part of who we are as beneficiaries and kanaka.

P.O. Box 75539, Kapolei, HI 96707

Pu`uhona Phase 2024-2025 Debrief with Officers & Board Members

Pu`uhona Hawaiian Homestead Association supported by SCHHA Maui/Lana`i Mokuuni Council & Association of Hawaiians for Homestead Lands (AHHL) have held a total of 6 meetings & training sessions via Zoom with over 78 in attendance. Training sessions were to prepare beneficiaries for the DHHL Awards process. Lenders from Hawaii Community Assets, Hawaiian Lending and Investments and Dowling provided updates along with Mortgage Lenders, VA-NADL program have participated in these sessions that benefit waitlisters to prepare for the upcoming deadline pre-qualification of March 7, 2025. A list of programs have been shared with attendees to provide a step by step process including NAHASDA, Direct Loan Program etc.

The focused priorities are: 1) to educate beneficiaries to understand how DHHL applies their processes under NAHASDA 2) Provide beneficiary feedback to the department on how it allocates activities under Native Hawaiian Housing Block Grant fund 3) improve engagement with the Maui Undivided Interest Lease List and other Island Wide Waitlisters.

Questions/Concerns/Challenges/ Information	Discussion	Solutions
<p>1) Is DHHL really focusing on the Maui Undivided Interest (UIL) Waitlist</p>	<p>Maui UIL are considered to be waitlisters and are no longer on the DHHL Waitlist.</p> <p>The focus of th As the cost of the home is already an issue many of the older kupuna on the UIL are having trouble qualifying. The department is using the new Salesforce program and Kupuna are finding it increasingly more difficult to use the technology to meet the required upload process.</p>	<p>Work with Pu`uhona HHA/SCHHA to present information to beneficiaries.</p> <p>At 2/18 Commission Meeting Kainoa brought up this issue and Lehua explained that more work can be done to help Kupuna with this step.</p>

Questions/Concerns/Challenges/ Information	Discussion	Solutions
		<p>DHHL should work with Homestead Associations who are doing the work & have built trust with other industry leaders & waitlist beneficiaries. Together is the best solution because there are so many beneficiaries on the waitlist... waiting!</p>
<p>2) Please explain your process to pre-qualify beneficiaries?</p>	<p>Beneficiaries have shared in Pu'uhona Meetings of "INELIGIBLE" letters received with no call or further explanation as to why.</p> <p>Does the NAHASDA Staff contact the beneficiary to review the application, review the income, to determine eligibility?</p> <p>How does NAHASDA determine the income eligibility of 80% AMI - Do they follow DHHL Housing Program Policy Handbook 12/31/2020 V. Income Limits as outlined in Sec. 1 Income limits & Definitions of Income .</p>	<p>-Outsource industry Island mortgage lenders who are familiar with DHHL loan programs. MOU to pay per application/assessment. Loan documents, income eligibility etc. This raises engagement w/ beneficiaries</p> <p>-Create a simple calendar using a tech application to book appointments of 30 mins to review applications & verify income documents.</p>

Questions/Concerns/Challenges/ Information	Discussion	Solutions
		<p>-Review tech program to ensure that the Sales Force technology aligns with the way the income is calculated.</p>
<p>3) Are beneficiaries deemed ineligible for a NAHASDA 1% interest rate loan if you own real estate?</p>	<p>-A Kupuna shared her story in one of our sessions. She had questions on her "INELIGIBILITY" letter from NAHASDA -With many waitlisters average age of 72 on the top of the Island Wide Waitlist is DHHL expecting these to not own a home? There's no policy found in DHHL/NAHASDA Housing Program Policy Handbook 12/31/2020</p>	<p>-Provide Explanation on the Homeowner policy so that beneficiaries can have a plan of action to get qualified. Because this was not disclosed as a reason for "INELIGIBILITY"</p>
<p>4) Is DHHL following their own Guideline</p>	<p>Since PHHA & SCHHA saw the great need for beneficiaries we have asked HUD/DHHL for these policies to help understand how to help bridge the gap.</p> <p>-With the help of SCHHA Maui/Lanai Mokupuni and beneficiaries who were deemed INELIGIBLE a 2021 Policy was provided by Lehua Kinilau - Beneficiaries have shared email</p>	<p>Having another workshop on the policies that guide DHHL's decision making should be provided to help others in the industry like lenders to expand their understanding of NAHASDA's process.</p> <p>-Prioritize in-person meetings with Homestead</p>

Questions/Concerns/Challenges/ Information	Discussion	Solutions
	<p>statements "<u>I suggest reaching out to CPB, Lead Project Lender, to see if they can provide you a PQ before the March 7th deadline</u>" This can be misleading in the financial industry and considered to be "steering" The definition of <i>Steering in banking is when a bank directs a loan applicant toward a specific product or lending channel, often to the applicant's detriment. Steering can be illegal and is considered a form of fair lending discrimination.</i></p>	<p>Association led initiatives with waitlist beneficiaries to assist with review process & assistance with on-board process.</p>
<p>5) Improvements on Salesforce program</p>	<p>-When applying on the NAHASDA portal (salesforce) after the Beneficiary has completed the upload of their income documents:</p> <p>-Does the NAHASDA Staff contact the beneficiary to review the application, review the income, to determine eligibility?</p> <p>-How does SF program determine // calculate NAHASDA income</p>	<p>Pu'uhona seeks to help advocate & identify challenges facing waitlisters for better processes to aide beneficiaries.</p> <p>-Re-evaluate the SF program to ensure the upload process is indeed correct and adjust the pre-generated letter to</p>

Questions/Concerns/Challenges/ Information	Discussion	Solutions
	<p>eligibility of 80% AMI or over 80% AMI</p>	<p>reflect booking a 30 minute appointment.</p> <p>-Outsource industry mortgage lenders who are familiar with DHHL loan programs and pay per application. Loan documents, income eligibility etc. we know DHHL is short staffed.</p>

2024 Present: Debbie Mahuna, Noe Asuega-Stark, Kapolei Kiili, Puamana Crabbe
Support: Kainoa Lei MacDonald-SCHHA Maui/Lāna'i Mokupuni Council,

Questions/Concerns/Issues/Information	Discussion
<p>Approximately 200 people were in attendance.</p>	<ul style="list-style-type: none"> ● Michelle Hitzeman shared at the SCHHA Mokupuni Council meeting that approximately 4,000 letters were sent out. ● Approximately 145 letters received by the deadline with pre-qualification letters. ● There looked to be at least 200 people in attendance.
<p>Wait Time was LONG</p>	<ul style="list-style-type: none"> ● People waited hours before they were called to sign their lease contracts. ● Noe and her husband were awarded at 11am, (name called) but did not finish signing their lease until 4pm. ● Not enough tables set up for the lease contract signing process. ● Michelle Hitzemen sat at the table to give people their lot numbers, but that job could have been done by others. She did not use her role in the best way possible—answering questions from awardees.

Questions/Concerns/Issues/Information	Discussion
	<ul style="list-style-type: none"> ● People were told they could not leave until they were done with the lease contract signing. ● The wait time seemed to be a strategy to “wear people down” so that by the time they got to the lease contract signing part, they were tired and ready to just sign. ● People should have been allowed to leave or given an appointment time to come back for lease contract signing. ● Cold bentos and warm water were made available.
<p>Ranking numbers were not called only people’s names.</p>	<ul style="list-style-type: none"> ● Noe Asuega-Stark shared that she was number 1,648 on the Maui Waitlist and then was ranked #93 after sending in her documents (interest letter and pre qualification letter). ● She was unclear on whether she would get an offer because the numbering system was not clear to her as a beneficiary. ● Only names were used in the system, so people did not know where they may have been in the actual lot selection process.

Questions/Concerns/Issues/Information	Discussion
	<ul style="list-style-type: none"> ● Numbering system might be an internal system that is not made known to people waiting for an offer. ● We suspect that a person's pre-qualification letter may impact whether they get an award or not.
<p>Not awarded for Phase 1 lots; so now what? What is the Re-Qualification process?</p>	<ul style="list-style-type: none"> ● Announcement made that for phase 2 people would need to go through the whole process again in order to get an offer. (interest letter + pre qualification letter + ranking number) ● Announcement made that more 3 bedroom models would be offered in Phase 2.
<p>PROXY process</p>	<ul style="list-style-type: none"> ● What is the proxy process for folks who cannot accept their award? ● Irene Mina's sister accepted her lot award offer on her behalf. ● How does this impact the lease signing?
<p>What is the process for Phase 3 folks?</p>	<ul style="list-style-type: none"> ● Did people who get their first interest letter get a chance to mark that they were interested in a 'vacant' lot? ● How are the folks being offered this

Questions/Concerns/Issues/Information	Discussion
	<p>option being ranked?</p> <ul style="list-style-type: none"> • What do these folks need to have for their lot selections?
<p>Not enough tables for lease signing process</p>	<ul style="list-style-type: none"> • This process took a long time because there were not a lot of tables set up for this. • There should be 4-6 tables at a time to help expedite the process. • A general contract should be made available ahead of time so that folks have an opportunity to read it (74 pages long) and also have an opportunity to ask questions/ get clarification on anything that does not make sense to them. • Lawyers should be present to help folks understand their contract language. • 10-15 tables should be made available along with copies of the lease for people to read/review.
<p>Types of lots / models being developed & offered</p>	<ul style="list-style-type: none"> • There seems to be a huge blindspot with the types of homes being offered along with their price points. • If kupuna are on the list to receive a

Questions/Concerns/Issues/Information	Discussion
	<p>lot, why would they need or want a home that they probably cannot afford?</p> <ul style="list-style-type: none"> • Why is Dowling the developer not designing for the people? • Can kupuna afford the smallest model in their old age? • Can they qualify for a mortgage loan with their finances in their elder years? • Why are the fans/lights an 'upgrade' to a home that's already at a price point of \$500,000 or more? Shouldn't that be included in the base price of the home?
<p>Paying cash for difference in approved loan amount.</p>	<ul style="list-style-type: none"> • If a person only gets approved for a certain amount for their mortgage (i.e. \$400,000), but the home costs \$500,000, can they pay the difference in cash? • This question was raised by a family and the response was that they cannot pay the difference. Is this correct? • Why would they not be able to do this? • Should they have let their mortgage lender know this ahead of time?

SUGGESTIONS FOR NEXT PHASE OF LOT SELECTION/AWARDS

- Have Pu'uhona HHA officers sit at a table to gather people's information.
- Print out a card with our contact information for folks to get connected to the HHA.
- Offer them a simple ribbon lei with our contact information.
- Use the in-between wait time to connect to the families/awardees.
- Use Auntie Debbie's sign-in sheet with the Lot numbers to get people's addresses/lots to keep a running list of the families in the community.
- Provide a Lawyer(s) to help folks read through their lease contracts before they sign.
- Encourage/ teach people to negotiate their lease contracts (i.e. percentage down due-10%)
- Have 10-15 tables open with copies of the lease agreement for folks to read (laminated copies).

NEXT STEPS FOR PU'UHONA HHA OFFICERS & DIRECTORS

- File with DOI for HHA designation (CFR)
- Update the DCCA filing (name/officers)
- Solidify our Bylaws
- Engage our newest families by email (and maybe in-person before the year ends) and create opportunities to discuss the Bylaws and the DCCR's that were given to families (as a DRAFT) by the Dowling Company.
- Request contact for folks who we were not able to get emails for on the day of lot selection.
- Prepare for Phase 2 Lot Selection
- Send our feedback to DHHL for improving their system.
- Cross Reference our internal UIL list with folks that got a lot in phase 1.