

HAWAIIAN HOMES COMMISSION

Minutes of Monday, April 21, 2025, at 9:30 a.m.

Kulana 'Oiwī Hālau, 600 Mauna Loa Highway, Kalama'ula, Moloka'i 96748,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT

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

EXCUSED

Sanoe Marfil, O'ahu Commissioner

COUNSEL

R. Hokulei Lindsey, Deputy Attorney General

STAFF

Katie Lambert, Deputy to the Chairperson
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 (ICT)
Kalani Fronda, Land Development Division Acting Administrator
David Hoke, Enforcement Administrator
Michelle Hitzeman, Land Development Housing Project Manager (ICT)
Robert Ing, Land Development Division Project Manager (ICT)
Kahana Albinio, Land Management Income Properties Manager
Kuali'i Camara, Land Management Division, Hilo Property Development Agent (ICT)
Shelly Carreira, Land Management Division Land Agent V
Ashley Tabalno, Land Management Division Land Agent I (ICT)
Cherie Kaanana, Planning Office Program Specialist IV

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 9:35 am by Chairman Kali Watson. The meeting was held both virtually via Zoom and in person at the Kūlana 'Ōiwī Hālau in Kalama'ula, Moloka'i. Six (6) members were present in person, and two (2) members attended via Zoom, establishing a quorum.

APPROVAL OF AGENDA

Chair Watson opened with the approval of the agenda, noting that the Commission would recess for lunch at noon and that the community meeting would be held at the Hālau at 6:30 p.m. A motion to approve the agenda was made by Commissioner Neves, seconded by Commissioner Kalepa, and passed unanimously.

Motion/Action

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

APPROVAL OF MINUTES – March 17 & 18, 2025

Chair Watson requested any edits to the March 17–18, 2025, meeting minutes. Commissioner Neves requested a correction to the March 18 minutes under item J-9 to reflect his statement that the Waipouli concerns raised by Kenna Stormogipson were appropriate for the Commission, noting that the Commission had approved the Waipouli purchase and should be monitored for compliance with federal requirements. He

asked that his comments be verified on the recording. With no further edits, the minutes were approved unanimously.

Motion/Action

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the March 17 & 18, 2025 as amended. Motion carried unanimously.

CONSENT AGENDA

HOMESTEAD SERVICES DIVISION

- D-2 Approval of Consent to Mortgage (see exhibit)**
- D-3 Approval of Homestead Application Transfers/Cancellations (see exhibit)**
- D-4 Approval to Certify Applications of Qualified Applicants for the month of March, 2025**
- D-5 Reinstatement of Deferred Application (see exhibit)**
- D-6 Approval of Assignment of Leasehold Interest (see exhibit)**
- D-7 Approval of Amendment of Leasehold Interest (see exhibit)**
- D-8 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)**

RECOMMENDED MOTION/ACTION

Homestead Services Division Administrator Juan Garcia presented 7 items (D2 to D8) for approval.

DISCUSSION

Commissioner Neves thanked Juan and his staff for their work on the approval certifications, noting it was impressive that they finalized items dating back to 1959. He expressed appreciation for their efforts and Garcia's leadership, emphasizing that their work helps beneficiaries become active, get on the list, and ultimately receive homes.

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		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

REGULAR AGENDA

LAND DEVELOPMENT DIVISION

ITEM E-1 Approval of Lease Awards – Kaupe'a Subdivision Phase 2 – Residential Project Lease – Kapolei, O'ahu; Ka'uluokaha'i Subdivision Increment IID, E & F – Residential Project Lease – Ewa Beach, O'ahu (see exhibit)

RECOMMENDED MOTION/ACTION

Land Development Division, Acting Administrator, Kalani Fronda presents the following:

Motion that the Hawaiian Homes Commission approve of Lease Awards – Kaupe'a Subdivision Phase 2 – Residential Project Lease – Kapolei, O'ahu; Ka'uluokaha'i Subdivision Increment IID, E & F – Residential Project Lease – Ewa Beach, O'ahu.

K. Fronda requested approval of DHHL residential project leases for the East Kapolei area, specifically for increments IID, E, and F at Ka'uluokaha'i and for phase two of the Kaupe'a subdivision. He noted it was an exciting milestone and opened the floor for questions or comments from the commissioners.

DISCUSSION

Commissioner Kaneakua reflected on the long and emotional day during the lease award process, acknowledging how hard both the beneficiaries and DHHL staff worked. He expressed deep appreciation for the department's efforts, especially Chair's decision to extend the roll call even after available leases had run out, giving hope to those who might otherwise have gone home empty-handed. He emphasized that this action not only satisfied those who received undivided interest leases but also reassured others on the waitlist of the department's commitment and leadership.

Commissioner Kalepa asked how many leases were awarded, and K. Fronda responded that approximately 363 were included. Commissioner Kalepa expressed his appreciation, calling it amazing and awesome.

Chair Watson praised DHHL staff for their teamwork and dedication during the recent lease award event, noting it was a first-time experience for many and emotionally impactful as staff witnessed the direct results of their efforts. He emphasized that the event offered renewed hope to beneficiaries and demonstrated the department's commitment, supported by commissioners, developers, lenders, and especially the legislature and Governor through Act 279, which provided \$600 million in funding. He credited Kalani for coordinating this project and 27 others, resulting in nearly 800 new leases. Chair Watson explained that after exhausting the scheduled awards, the department chose to go further to address the longstanding frustration of those still waiting, including aging beneficiaries unable to pass on leases to their descendants. He emphasized this shift in approach signals to beneficiaries in Hawai'i and beyond that the department is ready to work with them to secure both leases and homes, and he thanked everyone involved for their continued support.

K. Fronda acknowledged the efforts of DHHL's small housing staff of four, plus two contracted staff, and emphasized that the success of the lease award event was made possible by the collaboration and dedication of staff across all divisions. He expressed deep gratitude to every staff member who not only participated but stayed the entire day to ensure the process was completed, echoing Commissioner Kaneakua's earlier recognition.

Commissioner Kalepa asked whether the increase in lease awards required expanding the department's workforce. K. Fronda confirmed that there was indeed a need for more staff, especially to support the administrative responsibilities that come with issuing new leases, and expressed gratitude for the current team while emphasizing the need for additional support across divisions.

Chair Watson reported that the legislature responded positively to DHHL's request to fund 19 previously approved but unfunded staff positions, recognizing the department's progress and need for additional workforce. He highlighted the successful use of the new Salesforce system during recent lease awards, which

helped streamline the process, and encouraged district offices to adopt it. He emphasized that the program's success depended not only on staffing but also on developer participation and beneficiary readiness through loans, workshops, and programs like Habitat for Humanity. He noted that the process was improving and thanked Commissioners for their support, encouraging all to attend lease awards, as they are meaningful for beneficiaries and the Commission alike.

Commissioner Neves asked a series of questions regarding undivided interest (UI) leases, confirming with K. Fronda that these leases are valid for 99 years, remove applicants from the waitlist, and can be passed on to 25% successors, unlike pre-lease status, which required 50% successors. Commissioner Neves expressed concern about what happens when a project, such as the current one, is over-subscribed and not all awardees receive an actual lot. K. Fronda explained that in cases like Kanehili, some UI leaseholders were allowed to apply their lease to nearby projects like Ka'uluokaha'i, but if there are no available lots, leaseholders would return to the general applicant pool and must go through the standard application process based on their original application date. K. Fronda clarified that a UI lease does not grant automatic priority in future projects if unplaced, and Michelle Hitzman was asked to provide further clarification on handling these cases once all parcels in a project are awarded.

Michelle Hitzman, Homestead Housing Development Manager, explained that for undivided interest (UI) lessees in areas like Kanehili that have been fully built out, it was an administrative decision to allow them to transfer their lease eligibility to another area, such as Ka'uluokaha'i, if lots remain after fulfilling existing UI leases and new project leases. However, those transferred lessees would be integrated into the applicant pool based on their original application date, meaning their priority would be blended with other applicants rather than receiving automatic placement.

Commissioner Neves asked for clarification on the implications for undivided interest (UI) lessees who do not ultimately receive a home, expressing concern about ensuring they understand their options. He questioned whether individuals who accept a UI lease but later see a home become available elsewhere could withdraw from their UI status to pursue a purchase opportunity, especially if project build-out is delayed. Commissioner Neves emphasized the importance of protecting applicants' rights and making sure they are fully informed before committing.

Deputy Attorney General Hokulei Lindsey explained that if all lots in a project like Ka'uluokaha'i are awarded but some individuals still hold undivided interest (UI) leases for that project, those leaseholders would merge into the next project's applicant pool based on their original application date and not receive priority over others. She confirmed that the UI lease is a 99-year lease and is transferable, meaning individuals who don't receive a lot in the initial project still retain their UI and can carry it forward or transfer it as needed. Commissioner Neves acknowledged the clarification, confirming that UI holders maintain their lease status even if they don't receive a home in the current project.

K. Fronda clarified in response to Commissioner Neves that beneficiaries holding an undivided interest (UI) lease could choose to rescind it if they wanted to purchase an existing homestead home with a lease, such as one being sold by a relative or community member. Commissioner Neves emphasized the importance of ensuring beneficiaries understand all their options, including giving up a UI lease for a more immediate housing opportunity. K. Fronda added that DHHL has been working with ICRO to develop FAQs and informational videos to better explain these scenarios and help applicants make informed decisions.

Chair Watson clarified that converting an undivided interest lease to a specific parcel was an amendment, not a rescission, allowing the leaseholder to secure a homestead and pass it to a 25% Hawaiian heir instead of the 50% requirement for waitlist applicants. He explained the strategy behind oversubscribing leases was to address the long-standing issue of beneficiaries dying on the waitlist and noted that several new projects across O'ahu—including Ka'uluokaha'i, Mā'ili, Hawai'i Kai, Kalaheo, 'Ewa Beach, and Waimānalo—were underway to provide additional housing options. He highlighted efforts to offer combined ag-residential lots in Waimānalo to further reduce both waitlists. Commissioner Neves supported the approach and requested that a fact sheet be created to help beneficiaries understand their options.

Public Testimony - Kainoa Lei McDonald – She testified in support of item E-1 and raised concerns about leaseholder rights and clarity of documentation, asking whether leases were permanent or subject to revocation, and how beneficiaries could ensure proper succession. She noted that some listed leaseholders were unaware of their status and emphasized the need for clearer communication and transparency, especially for Maui beneficiaries who struggled to access information. She also requested a dedicated webpage for tracking updates on projects like Ka’uluokaha’i. Chair Watson directed Juan Garcia to respond to her questions.

Juan Garcia confirmed that there was no dedicated website for project updates, but information was available through district offices, and communities could request in-depth presentations on topics like succession or lease transfers. He emphasized that the department was open to providing this information when requested. K. McDonald thanked him and followed up by asking whether leaseholder rights could be revoked.

K. Fronda explained that the lease agreement did not include provisions that would typically result in revocation, and any such action would require a material breach, which was unlikely. He emphasized that the purpose of issuing leases was to give beneficiaries and their successors lasting access to the program. K. Fronda added that project leases, like those in Ka’uluokaha’i, were also being issued to better coordinate with developers and reflect DHHL’s new direction of engaging with all waitlisted beneficiaries rather than bypassing those who may not immediately qualify.

Chair Watson clarified that project leases were not revoked, but beneficiaries were required to meet specific obligations to receive a parcel or home. He explained that in programs like Turnkey, LIHTC (Low Income Housing Tax Credit, with option to purchase), Habitat for Humanity, and Owner Builder, participants had to qualify for loans, attend workshops, submit documents, or complete sweat equity. Failure to meet these requirements meant they would not receive a parcel, though the lease itself remained valid. He emphasized the department’s shift from past practices by now offering support and guidance but stressed that beneficiaries still needed to fulfill their responsibilities to advance.

Commissioner Neves asked whether the undivided interest lease document clearly outlined the conditions beneficiaries must meet and the consequences for noncompliance, suggesting it should include terms similar to a standard lease. Chair Watson clarified that failure to meet requirements like loan qualification did not constitute a lease violation but simply meant the beneficiary would not move forward to select a parcel.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A’OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu’o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			1
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Eight (8) Yes votes, (1) excused						

ITEM E-2 Approval of Lease Award – Pi'ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots – Anahola, Kaua'i (see exhibit)

RECOMMENDED MOTION/ACTION

Acting Administrator, Kalani Fronda and Land Development Division, Housing Project Branch Manager, Michelle Hitzeman, present the following:

Motion that the Hawaiian Homes Commission Approval of Lease Awards Approval of Lease Award – Pi'ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots – Anahola, Kaua'i.

M. Hitzeman presented item E2, recommending approval of 99-year DHHL lot or project leases for applicants listed for residential vacant lots in Pi'ilani Mai Ke Kai.

DISCUSSION

Commissioner Neves asked Michelle if the lots being awarded were those returned by applicants who either couldn't qualify or chose to give them back. M. Hitzman confirmed that most were from an earlier award group in 2021 as part of the original 52 lots, with one or two being re-offers. Commissioner Neves then asked about lots from Unit 3 that had also been returned, and Hitzman explained that 12 of those were being reviewed for re-offer, with Land Development exploring other options for those applicants.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Kalepa, to approve the motion 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		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

ITEM E-3 Approval of Right-of-Entry Permit between Mrs. Deldrine Kapuni Manera, Lessee (Lease No. 7797; Nā'iwa Agricultural Subdivision; Lot No. 22), and Goodfellow Bros. LLC.

RECOMMENDED MOTION/ACTION

Acting Administrator Kalani Fronda, and Housing Project Manager, Robert Ing presented the following: Motion the Hawaiian Homes Commission to approve of Right-of-Entry Permit between Mrs. Deldrine Kapuni Manera, Lessee (Lease No. 7797; Nā'iwa Agricultural Subdivision; Lot No. 22), and Goodfellow Bros. LLC.

R. Ing explained that item E3 involved an after-the-fact right-of-entry permit executed between contractor Goodfellow Brothers, LLC, and lessee Deldrine Manera for Lot 22 of the Na'iwa Agricultural Lot Subdivision. The contractor, having received a limited notice to proceed for material purchasing, quickly

selected Manera’s lot as an ideal construction laydown area and executed the agreement without prior commission approval, notifying Ng afterward. The permit required retroactive approval to formalize the arrangement. In exchange for use of the lot, Goodfellow agreed to perform site improvements for the lessee, including clearing, grubbing, rough grading, driveway graveling and widening, and trenching and backfilling a portable water line. No monetary compensation was involved, and the permit was valid through February 2027.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A’OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu’o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			1
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED Motion passed unanimously, Eight (8) Yes votes, (1) excused						

LAND MANAGEMENT DIVISION

ITEM F-1 Approval to Issue New License to the County of Hawaii, Department of Parks and Recreation, Pana‘ewa, Island of Hawaii, TMK No. (3)2-2-059:011.

RECOMMENDED MOTION/ACTION

Income Properties Manager Kahana Albinio presented the following:

Motion that the Hawaiian Homes Commission approve to Issue New License to the County of Hawaii, Department of Parks and Recreation, Pana‘ewa, Island of Hawaii.

K. Albinio presented item F1 on behalf of Acting Administrator Linda Chin, requesting commission approval to issue a new license to the County of Hawai‘i Department of Parks and Recreation for use of TMK (3) 2-2-059:011 in Pana‘ewa, Island of Hawai‘i, with conditions outlined in the submittal.

DISCUSSION

Commissioner Neves noted that the license agreement included collaboration between the County and the Pana‘ewa Homeowners Community Association to ensure that park facilities and programs addressed community needs. He asked whether beneficiaries received discounted access to the park, and K. Albinio explained that while the County may offer discounts, it could not give exclusive preference due to the park’s public status.

Chair Watson highlighted that \$6 million had been committed to the park revitalization, noting it as a positive aspect of the project. K. Albinio confirmed the funding was designated for the site.

Commissioner Kaleikini asked Kahana if the County’s Parks and Recreation Department had collaborated with the Pana‘ewa Hawaiian Home Lands Community Association (PHHLCA). K. Albinio responded that

while discussions had occurred in the past, they were not recent. He agreed that further discussions should take place as a follow-up to the right-of-entry, and Commissioner Kaleikini emphasized the importance of ensuring that collaboration continues.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

ITEM F-2 Approval to Issue New License to the County of Hawaii, Department of Parks and Recreation, Hualani Park/Kawananakoa Gym, Keaukaha, Island of Hawaii, TMK No. (3) 2-1-023:120.

RECOMMENDED MOTION/ACTION

Income Properties Manager Kahana Albinio, presented the following:

Motion that the Hawaiian Homes Commission Approval to Issue New License to the County of Hawaii, Department of Parks and Recreation, Hualani Park/Kawananakoa Gym, Keaukaha, Island of Hawaii.

K. Albinio, Income Properties Manager, presented a request on behalf of the Land Management Division for approval to issue a new license to the County of Hawai'i Department of Parks and Recreation for Hualani Park and Kawananakoa Gym, located near the DHHL East Hawai'i office complex, under TMK (3) 2-1-023:120, with conditions outlined in the submittal.

DISCUSSION

Commissioner Neves pointed out that the previous agreement for the Hualani Park and Kawananakoa Gym license had expired on August 3, 2017, and asked whether rent had been collected since then. K. Albinio confirmed it had not, explaining the agreement was likely gratis due to the community services provided.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

**ITEM F-3 Approval to Issue New License Agreement to the United States of America,
Department of Transportation, Federal Aviation Administration, Keaukaha,
Island of Hawaii, TMK No. (3)2-1-013:001(por.)**

RECOMMENDED MOTION/ACTION

Income Properties Manager Kahana Albinio and Land Agent Cheyenne Kapua presented the following: Motion that the Hawaiian Homes Commission Approval to Issue New License Agreement to the United States of America, Department of Transportation, Federal Aviation Administration, Keaukaha, Island of Hawaii.

K. Albinio presented item F3, requesting approval to issue a new license agreement to the U.S. Department of Transportation Federal Aviation Administration (FAA) for a portion of TMK (3) 2-1-013:001 in Keaukaha, Hawai'i Island, with conditions outlined in the submittal.

DISCUSSION

Commissioner Neves confirmed with Kahana that the license agreement with the FAA was for the airport's VOR system and clarified it was an easement that would not restrict access to the roadway. K. Albinio confirmed that the easement only provided access to the FAA's site next to the airport.

Public Testimony - Brandi Bohanon – FAA Real Estate

B. Bohanon from FAA Real Estate clarified that the clause about payment being contingent on the availability of federally appropriated funds is required in all FAA agreements by law. She explained it ensures the FAA does not commit to payments without approved funding, but reassured the Commission that funding had always been secured in the past, and the clause is standard across all their agreements.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			1
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Eight (8) Yes votes, (1) excused						

ITEM F-4 Approval to Issue License Agreement to United States Department of Transportation, Federal Aviation Administration, Waimanalo, Island of Oahu, TMK: (1) 4-1-014:015 & 016 (por.)

RECOMMENDED MOTION/ACTION

Income Properties Manager Kahana Albinio presented the following:

Motion that the Hawaiian Homes Commission Approval to Issue License Agreement to United States Department of Transportation, Federal Aviation Administration, Waimanalo, Island of Oahu.

DISCUSSION

Commissioner Kalepa asked how the agreement values were determined, noting the difference between the \$4,838 amount for the Waimānalo site and \$1,900 for the Hawai'i site. K. Albinio explained that the value was based on the land area, using the tax-assessed value and applying a percentage as the land use return rate. B. Bohanon confirmed the term "return" was correct. Commissioner Kalepa then asked if the rate remained fixed for the 10-year lease term, and K. Albinio confirmed that it did.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Kalepa to approve the motion 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	X			
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			

Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

ITEM F-5 Approval to Issue New License Agreement to Hawaii Electric Light Company, Inc., Kawaihae, Island of Hawaii, Tax Map Key No. (3) 6-2-001:012 (p)

RECOMMENDED MOTION/ACTION

Income Properties Manager, Kahana Albinio and Land Agent I, Ashley Talbano presented the following: Motion that the Hawaiian Homes Commission Approval to Issue New License Agreement to Hawaii Electric Light Company, Inc., Kawaihae, Island of Hawaii.

K. Albinio presented item F5, requesting approval to issue a new license agreement to Hawai'i Electric Light Company (HELCO) for a portion of TMK (3) 6-2-001:012 in Kawaihae, with all conditions detailed in the submittal. He noted that Land Agent Ashley Talbano was available to address any commission questions.

DISCUSSION

Commissioner Neves questioned why no payments had been received since the original \$2,000 under the prior license agreement with HELCO, which expired in 1999.

A. Talbano clarified that the original license agreement included a one-time consideration fee of \$21, and the current proposed fee had increased to \$2,000 in lieu of conducting a formal appraisal. Commissioner Neves expressed concern that the lapse since 1999 resulted in lost revenue but acknowledged that the new agreement aimed to correct the issue and resume proper licensing.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

ITEM F-6**Approval to Annual Renewal of Right of Entry Permit(s) and Conversion to Revocable Permits, Molokai Island (See Exhibit F-6)****RECOMMENDED MOTION/ACTION**

Income Properties Manager Kahana Albinio and Land Agent V, Shelly Carreira presented the following: Motion that the Hawaiian Homes Commission Approval to Annual Renewal of Right of Entry Permit(s) and Conversion to Revocable Permits, Molokai Island.

DISCUSSION

S. Carreira reported that six right-of-entry permits were up for renewal and conversion, as listed in Exhibit A. Two permits were noted as delinquent: the Moloka'i Humane Society, which had submitted its certificate of insurance that morning, and Ahupua'a o Moloka'i (AOM), which was still working with its insurance provider to submit the required documentation.

Commissioner Kalepa confirmed the rent amount was \$240, and S. Carreira stated both delinquent permit holders were current on rent, with only the certificate of insurance (COI) pending. She confirmed that Ahupua'a o Moloka'i was current with DCCA registration, and the Moloka'i Humane Society was working to update theirs. K. Albinio noted that five of the six right-of-entry permit holders were beneficiaries, with the exception being the Humane Society.

Public Testimony - Cora Schnackenberg

C. Schnackenberg asked for clarification on the purpose of the AOM facility, as community members had inquired whether it was a public community space or reserved for organizational use. S. Carreira confirmed that, based on communication with the organization's president, the facility was currently being used as office space for the AOM organization. After the clarification, the motion was carried with no opposition.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			1
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Eight (8) Yes votes, (1) excused						

ITEM F-7**Approval to Issue First Amendment to License Agreement No. 637, State of Hawaii Department of Agriculture, Hoolehua Island of Molokai, TMK No. (2) 5-2-023 :003****RECOMMENDED MOTION/ACTION**

Income Properties Manager, Kahana Albinio and Land Agent V, Shelly Carreira presented the following: Motion that the Hawaiian Homes Commission Approval to Issue First Amendment to License Agreement No. 637, State of Hawaii Department of Agriculture, Hoolehua Island of Molokai.

DISCUSSION

K. Albinio presented the recommended motion for the Hawaiian Homes Commission to approve the first amendment to License Agreement No. 637, extending the term by 20 years for the State of Hawai'i Department of Agriculture's continued use of Hawaiian Home Lands in Ho'olehua, Moloka'i, for the Moloka'i Irrigation System Field Office (TMK 2-5-2-023:003), with conditions outlined in the submittal. Chair Watson invited questions, and Cora Schnackenberg confirmed she had none.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			1
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Eight (8) Yes votes, (1) excused						

ITEM F-8**Approval to Amending the one-year ROE Permit issuance to Kalani Kaniho, instead of Puu Huluhulu Ranch and Farm for Pastoral use and assisting DHHL in securing premises against trespass and with the management of remaining livestock. DHHL Aina Mauna Lands, Hawaii Island, TMK No. (3) 3-8-001:007, 2-6-018 :002(p)****RECOMMENDED MOTION/ACTION**

Income Properties Manager Kahana Albinio and Hilo Property Development Agent, Kualii Camara presented the following:

Motion that the Hawaiian Homes Commission Approval to Amending the one-year ROE Permit issuance to Kalani Kaniho, instead of Puu Huluhulu Ranch and Farm for Pastoral use and assisting DHHL in securing premises against trespass and with the management of remaining livestock. DHHL Aina Mauna Lands, Hawaii Island.

K. Albinio presented a request to amend a previously approved one-year right-of-entry permit by issuing it to Kalani Kaniho instead of Puu Huluhulu Ranch and Farm, due to the original group's noncompliance. The permit covered DHHL and 'Aina Mauna lands on Hawai'i Island—TMK (3) 8-1-001:007 and (3) 6-2-018:002

(portion)—and was for pastoral use and assisting DHHL with trespass prevention and livestock management. K. Albinio noted that Kalani Kaniho, a participant in the original group, agreed to take over the permit, and Kualii Camara was available to address questions.

K. Camara explained that Pu'u Huluhulu Ranch and Farm operated as a DBA of Richard Kaniho, but Kalani Kaniho was the primary person managing the site. The Kaniho family requested that the right-of-entry (ROE) permit be issued directly to Kalani Kaniho, prompting this request for commission approval to formalize the change. K. Camara offered to answer any questions from the commissioners.

DISCUSSION

Commissioner Neves sought clarification on whether the action should have been a cancellation and reissuance of the right-of-entry permit. K. Albinio explained that no permit had been executed under the previous name, and they were now proceeding to issue it directly under Kalani Kaniho's name.

Commissioner Freitas confirmed that the change was simply updating the permit to Kalani Kaniho's name, with all existing responsibilities remaining the same. K. Albinio affirmed that Kalani was aware of and agreed to take on those responsibilities.

Commissioner Kaleikini asked for clarification on who operated Pu'u Huluhulu Ranch and Farm, and K. Camara explained it was a DBA of Richard Kaniho, while Kalani Kaniho would now take the lead as the primary on-site person. Although the right-of-entry would be issued in Kalani's name with all the same terms, including insurance and other requirements, the family would continue working together as a unit.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Lasua, to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa			X			
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			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, (1) excused						

ITEMS FOR INFORMATION/DISCUSSION

OFFICE OF THE CHAIRMAN

ITEM C-1 For Information Only – Status Report of DHHL Enforcement Unit and Statistics (March 10, 2025 – April 14, 2025)

RECOMMENDED MOTION/ACTION

None. For Information Only.

Enforcement Unit Administrator David Hoke presented the following:

D. Hoke delivered his monthly update covering activities from March 10 to April 14. During this period, the unit received 17 new investigation requests and submitted 37 reports, bringing the year-to-date totals to 37 requests and 66 submitted reports—yes, clearly working on overachievement as a lifestyle. Twelve official correspondences were issued, largely focused on urging lessees of vacant parcels to respond and engage. The unit maintained a sharp focus on addressing scattered and vacant agricultural lots, with current efforts zeroing in on Pana‘ewa on the east side of Hawai‘i Island, aiming to bring order to the wild frontier of idle acreage.

DISCUSSION

Commissioner Kaneakua asked for an update on the health of the Enforcement Unit, and D. Hoke reported that the unit had four investigators and one legal assistant, noting it was understaffed but performing well. He expressed pride in his team’s dedication and their shared commitment to transforming the unit into an elite operation. D. Hoke emphasized the value of direct engagement with beneficiaries and homestead associations, often after hours, which had helped offset staffing shortages. He thanked Chair Watson for his support in seeking more positions, his team for their hard work, and beneficiaries for their cooperation and understanding of the unit’s limited resources and need to prioritize cases.

Commissioner Kaneakua asked how homestead associations had responded in working with the Enforcement Unit, and D. Hoke explained that much of the initial confusion stemmed from unclear boundaries between the roles of the department, the police, and associations, especially regarding DCCRs. By meeting with associations and clarifying responsibilities, the unit helped them better understand their roles. D. Hoke emphasized the importance of accessibility, responsiveness, and relationship-building, particularly with the police, which had strengthened the unit’s credibility and effectiveness. He noted that while progress was gradual, meaningful improvements had been made over the past year.

Commissioner Kaleikini thanked David and the Enforcement Unit for their work, especially their responsiveness in East Hawai‘i. He acknowledged the team’s engagement with community efforts like neighborhood watch meetings and expressed appreciation for their dedication. He also voiced support for expanding the team to further strengthen their impact.

HOMESTEAD SERVICES DIVISION

ITEM D-1 HSD Status Reports A – Homestead Lease and Application Totals and Monthly Activity Reports B – Delinquency Report

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.

J. Garcia presented reports on applications, lessee servicing, and the loan services branch, and made himself available for questions. With no questions from commissioners, he thanked them for their time.

LAND DEVELOPMENT DIVISION

ITEM E-4 For Information Only – Land Development Division Project Updates (Island of Moloka‘i & Awards Schedule)

RECOMMENDED MOTION/ACTION

None. For Information Only.

Acting Administrator Kalani Fronda, and Homestead Land Development Specialist Kehaulani Quartero, along with Housing Project Manager Michelle Hitzeman presented the following:

K. Fronda provided updates from the Land Development Division, focusing on projects on Moloka‘i and sharing the award schedule for calendar year 2025. He invited team members Robert Ing, Lokahi Pauole, and Kehaulani to join the discussion and contribute updates. He noted that the presentation would include the current status and next steps for the Kalaniana‘ole project, followed by the division’s upcoming award plans.

K. Quartero reported that Kalaniana‘ole Hall was in disrepair and under consultation with SHPD for preservation due to its cultural significance, with DHHL partnering with the University of Hawai‘i’s Community Design Center to assist in planning and design. She also presented results of a cesspool assessment done with Hawai‘i Engineering Group, which verified 403 cesspools and 109 septic tanks, recommending individual wastewater systems due to the remoteness of many homes, with advanced systems required near the shoreline. Additionally, K. Quartero described an H&H drainage study launched after severe flooding in December 2022, involving seven streams across Kalama‘ula and One Ali‘i, aimed at reducing flood risks, with completion expected by May 2025.

K. Fronda provided an update on two key Moloka‘i projects funded under Acts 279 and 248: the Ho‘olehua Scattered Lots and Nā‘iwa Agricultural Subdivision. Both projects involved infrastructure work—roads, water systems, electrical service, and drainage—with efforts focused on subdividing larger lots to expand beneficiary access, including the creation of subsistence ag lots under three acres. The department finalized design and environmental reviews and began construction, aiming for completion by mid-2026 and lot awards by 2026. The Nā‘iwa’s project, budgeted at around \$30 million, covered 66 lots and mirrored improvements in Ho‘olehua. K. Fronda emphasized coordination with UH and community stakeholders, and shared that community notifications and award scheduling were underway.

M. Hitzman reported that in the first four months of 2025, the department issued approximately 1,146 project leases across several locations, including Pu‘uhona, West O‘ahu (over 665 leases), and West Hawai‘i (over 390 leases).

K. Fronda added that staff should prepare for a significant increase, with plans to issue an additional 1,600 project leases by the end of the year, highlighting that the department was actively working statewide to deliver awards and accelerate progress on longstanding waitlists.

M. Hitzman reported that for the remainder of 2025, the department scheduled at least two award-related events per month, concluding with residential lease awards in Maui in December. She highlighted the upcoming Maui Agricultural Project lease awards set for September 20, with an orientation planned for July 12. She noted that while these dates were tentatively scheduled, they could shift depending on venue availability or the addition of new projects from Kalani Fronda.

K. Fronda announced that project lease orientations for the final 75 lots on Lāna‘i would take place in August, with awards scheduled for November 1, aiming to serve the entire Lāna‘i wait list of 71 applicants. He also noted that the largest lease issuance for the year would occur on Maui, allowing beneficiaries to choose preferred areas. Additionally, workshops on Low-Income Housing Tax Credit (LIHTC) rent-to-own options

were scheduled for May 17 in Kona and late October in Hanapēpē. Fronda emphasized the department's aggressive progress, strategic partnerships, and pursuit of funding to accelerate projects.

M. Hitzeman announced that a project lease signing event for the Pu'uhonua development would take place on May 10, explaining that although there were concerns raised about the lease process, the project was already ready for home construction. As a result, lot selection occurred first, and now lessees from phases one and two would be contacted to sign their leases. She concluded by thanking the Commission for the opportunity to present Land Development Division updates.

DISCUSSION

Commissioner Kaleikini thanked Chair Watson, Kalani Fronda, and Michelle Hitzeman for their work and asked if draft plans for 2026 or 2027 were available. Fronda responded that while nothing had been finalized yet, they planned to develop the 2026 schedule by the end of summer. He emphasized the importance of confirming logistics—such as preparing beneficiaries, coordinating with the Commission, and securing appropriate venues—before finalizing future award plans.

PLANNING OFFICE

ITEM G-1 For Information Only – Status Update on Plan Implementation, Island of Molokai

RECOMMENDED MOTION/ACTION

None. For Information Only

Planning Program Manager Andrew Choy and Planner V, Nancy McPherson presented the following:

N. McPherson reviewed the planning framework and key updates affecting Hawaiian Home Lands on Moloka'i, including land use designation amendments in response to beneficiary concerns about cultural and natural resources. She highlighted adjustments to the Moloka'i Island Plan and regional planning efforts, noting re-designations of land for special district uses and updates following land exchanges and the addition of Malama Cultural Park through the Act 14 settlement. She detailed development priorities such as the Na'iwa Agricultural Homestead area, the Ualapu'e and Kapa'akea-Kamiloloa-Makakupa'ia Mauka residential areas, and the need for supporting infrastructure. McPherson also reported on the 2020 Regional Plan update, outlining progress on five priority projects: a cultural resource plan, Ho'olehua Hale improvements, a statewide water rate disparity analysis, shared farm equipment support, and road improvements. She updated on the Malama Cultural Park Special Area Plan and the involvement of Hui Ho'okahua Moloka'i in managing the site. Regarding Kalaupapa, N. McPherson explained ongoing efforts to engage beneficiaries, DHHL's land use designations and lease with the National Park Service, and interagency coordination for future planning. She emphasized DHHL's role in facilitating beneficiary engagement in this sensitive transition. The update concluded with a preview of a community resiliency planning effort for Moloka'i coastal homesteads to be presented by Group 70.

Cody Winchester, a Representative of Group 70 presented an update on the Moloka'i Coastal Homesteads Community Resilience Plan, funded by the National Coastal Resilience Fund of the National Fish and Wildlife Foundation. The plan focused on Kalama'ula, Kapa'akea, and Kamiloloa and aimed to build community capacity and readiness for future site-specific design and implementation projects. The planning team conducted a technical assessment of homestead assets—roads, homes, cultural sites, and fishponds—and analyzed environmental hazards like flooding, sea level rise, erosion, and wildfires. Extensive beneficiary engagement included workshops, one-on-one meetings, and huaka'i (site visits), which were essential for grounding the planning process in lived experience. The team incorporated traditional ecological knowledge and produced visually accessible materials showing current conditions, community-identified challenges, and proposed mitigation strategies. The outcome was the identification of five priority resilience projects per community, totaling fifteen. The plan was in its drafting phase, with a final version expected in May or June 2025. A 30-day comment period and one final beneficiary workshop were planned before submitting the finalized plan to the Hawaiian Homes Commission for approval.

N. McPherson thanked Cody and emphasized the importance of a holistic approach to community resilience, noting that drought, wildfire, flooding, sedimentation, and coastal erosion are interconnected issues. She highlighted the department's ongoing efforts across multiple fronts, including wildfire mitigation and cesspool conversion, and acknowledged the growing challenges in securing funding. Despite these obstacles, she affirmed the team's commitment to advancing these initiatives creatively and collaboratively with beneficiaries, whose knowledge and engagement have been invaluable. She concluded by expressing deep gratitude for beneficiary participation and opened the floor for questions.

Public Testimony – Cora Schnackenberg

Flooding in homestead areas required urgent ocean-side interventions, such as natural or stone barriers, to protect residents from dual threats of runoff and king tides, especially where drainage investments have failed. She highlighted illegal mauka water diversions exacerbating the problem and emphasized the need for broader infrastructure solutions. She criticized the lack of transparency and beneficiary consultation regarding the downsizing of the 'Ualapu'e project from 175 to 30 and now 10–12 lots, despite half a million dollars invested and years of work by wait-listed beneficiaries. C. Schnackenberg asserted that community champions like Ahonui were not consulted on major changes, and she urged Commissioners to ensure accurate reporting that reflects the wait-listers' extensive efforts and to push through opposition when necessary to get people on the land.

N. McPherson apologized for omitting the 'Ualapu'e Kuleana Homestead Master Plan from the PowerPoint presentation to shorten it, clarifying that while the graphic was excluded, the plan was fully addressed in the written submittal under item G1. She explained that the maps shown during the presentation only reflected current land use designations in the Molokai Island Plan, which had not been formally changed by the commission to incorporate the master plan. Chair Watson acknowledged the clarification.

ITEM G-2 For Information Only – Moloka'i Water Projects and Issues Update

RECOMMENDED MOTION/ACTION

None. For Information Only

Planning Program Manager Andrew Choy, Water Resource Specialist, Cherie Kaanana and DHHL representative and water consultant, Dr. Jonathan Likeke Scheuer (ICT) presented the following:

A. Choy introduced item G2 as an informational update from the Planning Office on water projects and issues on Moloka'i. He noted that Cherie Ka'anana, the department's Water Resource Specialist, would be presenting, and that Dr. Jonathan Likeke Scheuer was also available online to answer any questions from the commissioners.

C. Ka'anana presented an update on Moloka'i water projects and issues, focusing on DHHL's water policy goal to secure and manage water resources for homestead communities. She reviewed current water allocations for the Ho'olehua water system, which is DHHL-owned and the largest on the island. A 2021 Water Commission permit allocated 0.595 million gallons per day, an increase from the prior 0.367, but updated metering revealed actual reliable use at 0.513 million gallons per day. This supports about 136 meters, leaving a shortfall for at least 75 additional lots in upcoming developments like Na'iwa, Ho'olehua Scattered Lots, and Kalama'ula Mauka. Because of this shortfall, DHHL established a standardized water credits procedure in 2022 to prioritize water allocation fairly and avoid disadvantaging waitlist applicants. New meter requests must comply with this procedure, especially when distinguishing between residential and agricultural water use, which requires separate meters and backflow preventers to protect water quality.

C. Ka'anana also discussed pending groundwater reservations for Moloka'i. Although a Maui County permit request was withdrawn, it triggered an opportunity for DHHL to request additional reservations in areas like Kamiloloa, Kawela, and Pālā'au, while deferring 'Ualapu'e for more community consultation. She also updated the Commission on the Loe'a seat on the Water Commission, traditionally held by a Hawaiian

cultural resource expert, which is now nominated to be filled by Hannah Springer. Finally, Ka'anana reported on the DHHL and Ka Huli Ao Center's water law training program, developed in response to community interest in greater beneficiary involvement on water boards. Five cohorts have been trained, empowering beneficiaries to advocate for DHHL's water rights. The next session is planned for fall 2025, with signups available.

DISCUSSION

Commissioner Neves shared that he attended the Ka Huli Ao water law training and highly recommended it for all commissioners, emphasizing its value in understanding legal rights and the responsibility to care for Hawaiian resources. He noted that he attended alongside his daughter and grandson, marking the first time three generations participated in the same training. He stressed the importance of engaging successors, especially young leaders, in these educational opportunities to ensure strong beneficiary voices in water-related matters. He thanked the presenters and expressed appreciation for being included.

Commissioner Lasua shared that he had already completed the Ka Huli Ao water law course along with three other members from the Kalama'ula Homestead Association. He affirmed it was a valuable course and expressed support for encouraging more members to participate and get involved.

ANNOUNCEMENTS AND RECESS

Chair Watson thanked everyone for attending the meeting. He announced that the DHHL community meeting would begin at 6:30 PM that evening at the same location, and that the next day's agenda would start at 9:30 AM. The meeting was then recessed for the day.

RECESS

12:00 PM

HAWAIIAN HOMES COMMISSION

Minutes of Monday, April 22, 2025, at 9:30 a.m.

Kūlana ‘Oiwī Hālau, 600 Mauna Loa Highway, Kalama‘ula, Moloka‘i 96748,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT

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

COUNSEL

R. Hokulei Lindsey, Deputy Attorney General

STAFF

Katie Lambert, Deputy to the Chairperson
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 (ICT)
Kalani Fronda, Land Development Division Acting Administrator
Shelly Carreira, Land Management Division Land Agent V
Cherie Kaanana, Planning Office Program Specialist IV
Nancy McPherson, Planning Office Planner V
David Hoke, Enforcement Administrator

ORDER OF BUSINESS

CALL TO ORDER

Chair Watson convened the meeting. The meeting was called to order at 9:35 a.m. Five (5) members were present in person, Four (4) members attended via Zoom, establishing a quorum.

Chair Watson outlined the meeting agenda, starting with public testimony on Agendized Items, followed by the J Agenda. The meeting would recess at noon for lunch, after which a contested case deliberation would resume.

ITEMS FOR INFORMATION/DISCUSSION

GENERAL AGENDA

REQUEST TO ADDRESS THE COMMISSION

ITEM J-1 Glenn Teves – Moloka‘i Irrigation System, Subdividing Ag Lots, La‘i ‘Ōpua

G. Teves, with 40 years of involvement in Hawaiian Homes, shared multiple concerns and recommendations. He began by emphasizing the importance of the Moloka‘i Irrigation System, which he stated was originally built for homesteaders but has been mismanaged by DLNR and DOA, with misuses such as forgiven debts for Kaluako‘i Hotel and Coffees of Hawaii. He noted that 150–200 agricultural homesteads currently lack water, forcing them to rely on costly domestic water. He urged DHHL to consider co-managing or taking back control of the system with homesteaders. Teves then discussed the need to subdivide large agricultural lots so homesteaders could share land with family, increasing both population presence and food production; He acknowledged a shift in his views, now supporting infill development in Ho‘olehua given economic realities. He promoted subsistence agriculture as a cost-effective way to get more Hawaiians on the land,

noting a plan he helped DHHL develop during the pandemic. He argued that breaking up 35-acre lots east of Pu‘u Pe‘elua into half-acre or 1-acre lots could yield 60 new lots for under \$1 million. Finally, he criticized the La‘i ‘Ōpua rent-to-own program as deeply flawed, calling it a four-party agreement that exploits Hawaiian families, including his own daughter, by locking them into decades of payments without building equity or ensuring tenancy rights. He questioned the legal standing of these families under DHHL, noting evictions and lack of inheritance rights, and urged the appointment of a full-time DHHL manager for West Hawai‘i to oversee these matters.

Commissioner Neves recalled that concerns about the rent-with-option-to-purchase model were raised in Moloka‘i the previous year and noted that while the department acknowledged issues, the Commission had not received any updates on what those issues were or how they would be resolved. He expressed concern about continuing the La‘i ‘Ōpua offerings without addressing the model’s flaws, warning that current decisions would have long-term consequences. He urged the department to share its findings and act on the problems Glenn Teves had identified.

Chair Watson explained that the rent-with-option-to-purchase model began with the Ho‘olimalima project in the early 2000s to help low-income beneficiaries, including those experiencing homelessness, access homeownership. Although over 70 families benefited, flaws became apparent, particularly that no equity was gained during the 15-year compliance period, and homes couldn’t be inherited if a tenant died. To fix this, the law was changed to separate land from vertical construction, allowing issuance of homestead leases that could be passed to heirs, even with only 25% Hawaiian ancestry. Changes were being implemented in La‘i ‘Ōpua and other new projects, with required workshops for participants to understand rent rules, occupancy limits, income certification, and inspections. He emphasized the program remained voluntary and matched participants to financing paths like LIHTC, Habitat, or owner-builder models, ensuring equity was preserved and transferred to beneficiaries through subsidies and reduced debt.

G. Teves urged better-defined lines of communication and authority, criticizing past instances of developers acting heavy-handedly, including threatening to enter homes during inspections even if residents weren’t present. He stated that such behavior was unacceptable and should never have occurred. Chair Watson responded that a workshop was being organized to address these issues.

Chair Watson explained that many issues in La‘i ‘Ōpua stemmed from renters not attending workshops that outlined the program’s rules and restrictions. He emphasized that the rent-with-option model relied on compliance to protect the tax credits and investor incentives that made affordable housing possible under a 1982 IRS law. Violations like unpaid rent or unauthorized occupants could jeopardize the entire program by deterring investors. He reiterated that participation was voluntary, and those unwilling to follow the rules could wait for other housing opportunities or pursue different paths like turnkey or Habitat programs. Despite its flaws, he maintained the program was a valuable route to homeownership for those who otherwise would not qualify.

G. Teves emphasized that the primary issue in La‘i ‘Ōpua was a lack of communication, suggesting that DHHL improve outreach through newsletters or Q&A updates to reduce misinformation. Chair Watson agreed and noted that DHHL had hired Keoni Rivera to take on that responsibility, including producing an explanatory video and planning in-person meetings with residents, including Teves’ daughter, to address complaints.

Chair Watson also explained the legal change allowing beneficiaries to receive a homestead lease immediately rather than waiting 15 years, reducing the risk of losing everything. G. Teves supported offering diverse housing options, noting that many Native Hawaiians preferred subsistence agriculture due to loan ineligibility. Chair Watson agreed and added that DHHL was expanding beyond single-family homes to include townhouses on Kaua‘i and a 23-story, 278-unit condo tower at the former Bowl-O-Drome site in Mō‘ili‘ili, Honolulu. He explained that, given O‘ahu’s limited DHHL land and over 11,000 people on the residential waitlist, higher-density housing was necessary to meet demand efficiently. G. Teves closed by urging DHHL to consider land swaps, noting 20% of O‘ahu’s DHHL land is on the Waimānalo Cliffs.

Chair Watson confirmed that DHHL was taking action on land issues and was in discussions with the Department of Agriculture about the MIS, which was open to transferring control, and he questioned the system's \$40,000 monthly electricity cost, suggesting solar power could improve efficiency. G. Teves recalled advising nighttime pumping back in 1987, which saved \$7,000 in one month, but noted his advice was ignored. Chair Watson responded by saying Teves might be needed as a consultant and expressed appreciation for his input, stating DHHL was seriously considering taking over MIS and that OHA had expressed interest in partnering financially.

Commissioner Neves expressed strong support for Glenn Teves' proposals, particularly the idea of DHHL taking control of the Moloka'i Irrigation System, affirming the Hawaiian value "ola i ka wai"—water is life. He also backed the subdivision of agricultural lots, sharing that on Kaua'i, 46 farm lots exist but only one is actively farmed, with some lessees sitting on 16 acres. He suggested reallocating unused acreage to others while allowing lessees to keep smaller parcels with their homes. This approach would allow more families to farm, increase population density, and reduce individual water bills by expanding the base of contributors.

Commissioner Kalepa echoed support for DHHL taking control of the water system to support Kaua'i and asked about its annual operating cost. G. Teves responded that electricity was the primary expense, with Moloka'i having among the highest rates, and suggested innovative solutions like turbines in water lines and floating solar panels to reduce costs. He also highlighted the issue of tilapia clogging the reservoir, proposing their removal as both a solution and a source of free fertilizer. G. Teves criticized bureaucratic obstacles and recalled how a 2004 pump failure on Moloka'i's West End forced homesteaders to cut water usage in half, leading to major crop losses. He also emphasized the need for local control and co-management of the system, possibly modeled after successful efforts on Hawai'i Island, and stressed that agricultural water use must be separated from precious domestic water supplies.

Chair Watson shared that DHHL planned to improve land use by identifying more suitable grazing areas than the current 9,000 acres used by the Livestock Association, of which only 3,000 were viable due to poor rainfall and lack of fencing. He discussed efforts to acquire more productive lands from DLNR and work with Kamehameha Schools to grow feedstock for community- and school-based cattle programs. G. Teves stressed that deer control was critical, citing Moloka'i Ranch's closure due to deer destroying the pasture. Chair Watson agreed that eight-foot fencing was needed and said DHHL was seeking funding through Firewise, the Department of Agriculture, and federal programs. He emphasized engaging active beneficiaries and reclaiming land from those not using it. G. Teves noted that he had been appointed to the USDA Tribal Advisory Committee in 2023 by Senator Schatz and was actively involved in USDA programs relevant to Hawaiian Homes. He expressed the need to coordinate with someone who could help identify which programs would benefit DHHL. Chair Watson recommended contacting David Chun, who was based in Washington, D.C., and offered to share his contact information. G. Teves confirmed he was already in communication with Chun, who had reached out to him the day before.

Commissioner Kalepa supported the idea of subdividing agricultural lots, stating that many people lacked the time to farm large areas and that even maintaining one acre was significant. He believed smaller lots would allow more people to access land, build affordably without relying on home loans, and increase overall participation. He urged the department to consider this approach to better support beneficiaries across all income levels.

G. Teves emphasized that having families live close together on subdivided lots fostered mutual support in farming, raising animals, and maintaining homesteads, creating a strong communal foundation. Chair Watson then invited further comments.

Commissioner Freitas thanked G. Teves for his thoughtful testimony and praised the Chair and staff for organizing the La'i 'Ōpua workshop, acknowledging that many issues stemmed from miscommunication. He also expressed agreement with Teves' points on the Moloka'i Irrigation System and lot subdivision.

Commissioner Namu‘o commended Teves for highlighting key issues affecting Moloka‘i and appreciated the Chair’s clear explanation of the rent-to-own model, expressing hope it would benefit beneficiaries and stating full support for Teves’ testimony.

ITEM J-2 Walter Ritte – Lot Lease Issue, Ho‘olehua

W. Ritte addressed the Commission with a personal request regarding lot 69E in Ho‘olehua, which had previously been voluntarily subdivided into a three-acre and six-acre parcel so a relative could use part of the land. After the relative returned to the Big Island, the lot remained separated for years. W. Ritte cultivated a food forest on his hillside three-acre section but now sought to reconsolidate the lot so he could also farm the flatter, lower portion. He emphasized the cultural and historical significance of the land, noting that it included one of the few historic sites on Hawaiian Home Lands, associated with the mo‘olelo of Pu‘u Pe‘elua, where a demigod lover was traced by tapa cloth to a hill and transformed into an army of caterpillars. W. Ritte distributed photos of the site and his food forest and explained that he had worked in partnership with DHHL to begin clearing the overgrowth from the historic area, personally contributing \$800 toward equipment. He expressed his desire to continue stewarding the site and to expand his agricultural efforts to include plants like wauke and ‘olonā, which required access to the consolidated land. He respectfully asked the Commission to support the reconsolidation of lot 69E.

Chair Watson asked W. Ritte about the history of lot 69E, noting that the land had been subdivided to allow another family member, who has since passed away, to use part of it. Chair Watson inquired whether any relatives of that person might still be interested in the vacant portion, suggesting that instead of reconsolidating the lot, it might make sense to allow another family member—such as one of Ritte’s children—to use the existing subdivided portion, which could be more advantageous for development and financing. He explained that reconsolidating the lot could limit future building and loan opportunities that are currently possible due to its subdivided status. W. Ritte acknowledged he wasn’t sure of all the options but expressed openness to different possibilities, noting he had sons and daughters who might benefit. Chair Watson encouraged him to consider the options carefully and assured him the Commission would be flexible and open to solutions that benefit both the family and potentially others on the waitlist.

Commissioner Neves questioned whether the Department had originally paid for the subdivision of lot 69E and emphasized the need to clarify ownership of the now-separate lot, including whether the previous holder had heirs and whether the lot should be returned to DHHL inventory. He stressed that while the Commission supports farming, any action must be based on the legal status of the parcel. He recommended that Juan Garcia of Homestead Services Division investigate the matter to determine the appropriate next steps.

Chair Watson asked if there were any final questions or comments, and G. Teves affirmed the critical importance of the Moloka‘i Irrigation System (MIS). Chair Watson agreed and invited G. Teves to join an advisory group to help guide DHHL on the system’s history, usage, and future operations. G. Teves accepted. Chair Watson emphasized that in the coming year, DHHL planned to assess MIS financing, operations, revenue, maintenance, and staffing, expressing concern about ensuring adequate personnel to manage the system if DHHL took control. G. Teves noted the system’s potential for innovations like electricity generation using its large pipes.

ITEM J-3 Liko Wallace – Nā‘iwa and Kalaniana‘ole Hall

L. Wallace testified about delays in Nā‘iwa’s infrastructure project, explaining that a 2024 contract with Goodfellow Bros. was stalled due to Lot 46—a 42-acre parcel needing a quitclaim from DLNR to DHHL—preventing subdivision and infrastructure completion. She noted the project originally planned paved roads but had to downgrade to ag-standard roads due to budget limits. L. Wallace requested underground electrical due to high winds and past fires, and explained her own lot, 151B, was not in the subdivision and lacked power and ag water, forcing her to spend over \$10,000 to comply with MIS requirements and install the system herself. She raised concerns that subdividing Lot 46 into parcels under five acres could disqualify them from MIS water. L. Wallace also criticized the lack of accurate MIS maps, which led to costly and risky

digging. Lastly, she asked DHHL to clarify plans for reopening Kalanianaʻole Hall, which was restored with public funds but closed in 2016 without explanation, despite its importance as a community gathering space.

Commissioner Neves expressed concern that if construction equipment was already staged, the contract was likely active, making it urgent to finalize the quitclaim for Lot 46 to avoid penalties for project delays. Chair Watson agreed and explained that permit delays were partly due to the county's understaffed DPP, prompting DHHL to consider asserting its legal authority to issue its own permits, as it had done with the Yorktown homeless shelter project. He emphasized that delays and rising costs due to tariffs made it necessary to move more aggressively, especially since Nāʻiwa is entirely on Hawaiian Home Lands and not connected to external infrastructure. Chair Watson said the department may take a new approach to expedite the project, which would benefit both current lessees and waitlist applicants dating back to 1986. He confirmed that switching to ag-standard roads was a cost-saving necessity but clarified that underground utility lines were unlikely due to expense.

L. Wallace expressed concern about the use of ag-standard roads in the Nāʻiwa subdivision, noting that the area becomes extremely muddy and difficult to navigate during heavy rains, which could pose problems for residents. She hoped additional funding would be allocated to improve conditions. Chair Watson acknowledged the issue and assured that even with ag roads, drainage would still be addressed through civil engineering, citing similar concerns being handled in Anahola's upper subdivision where DHHL was also implementing AG-standard roads.

ITEM J-4 Malia Camara & Kunani Nihipali (on behalf of Charles A. Kaahanui) – Hoʻolehua Homestead Association – Veteran's Center

Malia Ritte Camara

M. Ritte Camara testified with deep concern about her family's decades-long struggle to obtain a Hawaiian homestead lot. Her father-in-law, Alexander Kapaipuaʻa Sr., applied in 1972 and died on the waitlist in 2014. Her husband, Scott, succeeded him but was forced to prove 50% Hawaiian blood quantum again to remain eligible, a process further complicated by discrepancies on his grandmother's altered birth certificate, which listed the wrong father and affected his—and now their children's—blood quantum calculations. Despite repeated visits to the Molokaʻi office, they received no help until the Oʻahu office stepped in and confirmed Scott's place on the list. However, Malie expressed fear that if something happens to Scott, their children will be unable to prove 50% Hawaiian for a third time, disqualifying them entirely. She mentioned being number 14 on the Hoʻolehua ag list and over 2,000 on the Maui residential list, and although she qualified for a home at Puʻuhona through the NAHASDA program, the timeline was too fast to relocate. She urged the Commission to clarify the status of Hoʻolehua lots, especially those in Nāʻiwa, and questioned whether any would be awarded soon. She emphasized her family's desire to farm and pleaded for assurance that her children would not lose their opportunity for a homestead lot if her husband passed before receiving an award.

Chair Watson acknowledged the complexity of Malie's case, where her husband's blood quantum was inaccurately recorded, resulting in a birth certificate that listed the wrong father and downgraded the grandmother's status from full to part Hawaiian. He suggested the matter might require an affidavit and Commission approval and directed staff to gather more information. M. Ritte Camara confirmed they were number 14 on the Hoʻolehua agricultural waitlist and that her husband had taken his father's place on the list.

M. Ritte Camara explained that her family is living on her late father's agricultural lot in Hoʻolehua. She described overcrowding on the Hoʻolehua lot, with nine siblings and their children sharing one water meter, resulting in high water bills due to the tiered system, which made farming unsustainable. Chair Watson acknowledged that her husband was offered an award on Maui. M. Ritte Camara added that both she and her husband descended from the original Kalamaʻula homesteaders and stressed her determination to secure a Hoʻolehua agricultural lot, stating her family lived there, her children wanted to farm, and they were number 14 on the waitlist—too close to give up after years of waiting. She preferred receiving a new lot over subdividing the family's existing parcel due to overcrowding and complications with relatives. She explained

her father's residential lot in Kalama'ula had been reclaimed by other family members, displacing her. Chair Watson acknowledged the challenges and advised her to remain on the AG list, noting that scattered Ho'olehua lots would be awarded next year, with paper leases issued first and loan assistance available. He suggested she speak with Kalani Franda for updates on award timelines.

Kunani Nihipali

K. Nihipali delivered testimony rooted in his 75 years of life experience and testified with deep frustration and cultural grounding, emphasizing his and his partner's ties to early homesteaders and displaced families from Kalawao. He criticized DHHL for neglecting Moloka'i's homestead infrastructure—lacking water, roads, electricity, and housing—while pursuing land acquisitions elsewhere under Act 279, despite Moloka'i's high Native Hawaiian population. He argued Moloka'i deserved \$27.6 million of the \$600 million funding and condemned ongoing delays, censorship, and lack of transparency. Citing the *Ka'ai'ai v. Drake* case, he reminded the Commission of its fiduciary duty to act ethically for beneficiaries. He warned that continued inaction threatened future generations, questioned leadership accountability, and highlighted the growing threat of the coconut rhinoceros beetle. He shared his Niu Now Moloka'i initiative's proactive efforts to preserve coconut groves and called for funding and support. He concluded by urging commissioners to fulfill their legal and moral kuleana, restore trust, and act decisively to protect Moloka'i's land and people

ITEM J-6 Michelei Tancayo – Leiali'i Concerns

M. Tancayo testified in support of completing the transfer of 400+ acres of Leali'i in Lahaina to DHHL, as approved by the Commission in October 2023, but paused by the State in December 2023 to house Lahaina fire survivors. She expressed concern about whether the State would follow through, despite promises that FEMA and DHS infrastructure would be included, potentially reducing wait times by 17 years. She listed multiple ongoing housing efforts for fire survivors—such as modular units, temporary housing, and major rebuilds across Lahaina—and emphasized that survivors were being supported by federal, state, and county resources. She urged the Commission to hold the State accountable to its 2022 promise to transfer all 400+ acres once recovery was underway, stressing the need to reduce the DHHL waitlist and ensure Native Hawaiians remain in Hawai'i.

ITEM J-9 Kekoa Enomoto- Pa'upena Community Development Corporation

K. Enomoto, on behalf of Pa'upena Community Development Inc., advocated for a beneficiary-led project to develop 252-acre subsistence farm lots on 646 acres of DHHL land at Pulehunui South, aligning with Maui Mayor Bisson's 2025 priorities of housing, health, and cultural resource protection. With support from Maui Housing Director Richard Mitchell and cultural advisor Kapono Aimole-Tao, Pa'upena requested \$383,660 in the County's FY2026 budget for design and feasibility studies by G70. K. Enomoto noted they were awaiting a response from DHHL on a land use pre-application and invited commissioners to the June 2025 Hawaiian Homeland Sovereignty Conference. She thanked DHHL for assigning undivided interest-less status to 700 Kapolei lessees, hosting Maui lineal preference consultations, and awarding 91 Pu'uhona homesteads. She supported expanding undivided interest-less status, applying lineal preference to all lot selections, and creating a single waitlist to ensure fairness for beneficiaries across islands.

ITEM J-10 Kenna StormoGipson – Waipouli Relocation Concerns.

Kenna Stormogipson testified on behalf of the residents of Waipouli Courtyards, expressing frustration over ongoing confusion, misinformation, and a lack of transparency surrounding the proposed purchase of the property by DHHL. She reminded the Commission that a vote in September 2023 set a May 7, 2025 deadline to finalize the purchase, which was only two weeks away and had not yet been extended. Despite this, InterWest Group, the project's consultant, had been re-interviewing residents about relocation plans after HUD rejected their original \$1.9 million relocation plan as insufficient and based on flawed data. K. Stormogipson recounted several misleading statements made by InterWest representatives, including a false claim in January that HUD had approved the relocation budget, which HUD later officially denied in a March 28 communication. HUD stated it would not be involved in the project due to multiple concerns, including the

inadequate relocation plan. K. Stormogipson questioned why InterWest was still conducting relocation interviews if DHHL might not proceed with the purchase, and she urged the Commission to clarify whether DHHL intended to finalize the acquisition by the May 7 deadline, emphasizing that residents' lives and stability were at stake.

ITEM J-11 Lourdes Torres -Waipouli Relocation Plan

L. Torres, a resident of Waipouli Courtyards, testified on behalf of fellow tenants to raise concerns about DHHL's plan to acquire the property, which would displace around 300 residents. She shared that HUD had rejected InterWest's relocation plan and withdrawn support, prompting residents to send a letter on April 11 thanking the Commission, especially Commissioner Neves, and urging that the \$25 million HASTA fund be used to help beneficiaries secure leasehold land. Despite HUD's rejection, InterWest resumed interviews to revise the plan, which had relied on inaccurate statewide rental data and proposed off-island relocations. L. Torres outlined residents' key concerns: the need for a revised, transparent relocation plan, time for review and comment, and clarity on whether the May 7 purchase deadline would be extended, stressing the urgency of clear communication.

Commissioner Neves stated that he had not received the letter referenced by the previous testifier (referring to Lourdes Torres) and therefore could not comment on it. However, he acknowledged awareness of the ongoing issues and affirmed that the commission meeting was the appropriate forum for such concerns. He added that he was unsure how the department was proceeding but felt it was important to make that clarification.

ITEM J-13 Cindy Freitas – Kawaihae Concerns

C. Freitas, a Native Hawaiian cultural practitioner, testified about decades-long delays in receiving a vacant lot despite applying in 1982 and receiving a lease in 2005. At age 64, she expressed frustration that ten known vacant lots in Village 5 at La'i'Ōpua remained unawarded and that she still lacked access to land and water credits needed to build under NAHASDA. She criticized DHHL for withholding 36 water credits tied to a 2.1-acre preschool lot, suspecting they were being redirected to developers instead of beneficiaries. Citing legal cases like *Ahuna*, *Kalima*, and *Kanahele*, she argued the department had repeatedly breached its fiduciary duty and pleaded for the release of the lots and water credits so she and others would not die waiting.

ITEM J-14 Jojo Tanimoto – Kawaihae Concerns

J. Tanimoto testified about long-standing issues in South Kohala and asked the Commission for referrals to DHHL staff who could help. She requested access and a site visit for a long-delayed fire evacuation road now backed by County funding, and raised concerns about watershed erosion from homestead lands polluting marine areas. She also cited a growing goat problem near Kauai High that endangered students and called for DHHL action, noting the existing control program was ineffective. J. Tanimoto criticized DHHL's Hawai'i Island Plan maps for omitting historic and environmental sites in Kawaihae, including culturally significant areas tied to Kamehameha and Pu'ukoholā Heiau, and urged their inclusion for preservation and education. She concluded by asking for a timely follow-up on referrals to begin resolving these issues, to which Chair Watson replied they would get back to her.

ITEM J-15 Robin Kealiinohomoku – Pulehunui Hawaiian Homestead Association

R. Keali'inohomoku, representing the Pulehunui Hawaiian Homestead Association, provided an update on the group's efforts to establish a self-governed farming community on the 646-acre Pulehunui South tract on Maui and requested action on a land use application submitted in November 2024, which remained unanswered. During a March site visit with Commissioner Kalepa, they observed over 40 abandoned vehicles, illegal dumping, squatters living in bunkers, visible weapons, and unauthorized land clearing, raising safety and land management concerns. She asked DHHL to install a gate, stop dumping, and have PIMS mark property boundaries. R. Keali'inohomoku also highlighted their community engagement through agricultural education and youth planting activities and invited beneficiaries to participate in upcoming workshops promoting food

sovereignty and entrepreneurship. She also followed up on a contested case for her uncle, Thomas Kamuela Keali‘inohomoku.

Commissioner Kalepa thanked Robin and her team for the site tour and said it was an eye-opener, noting the serious safety concerns, including people living in bunkers and visible weapons. He emphasized the urgent need to secure the area with a gate to prevent further dumping and expressed strong support for their continued efforts to develop the land for farming.

ANNOUNCEMENTS AND ADJOURNMENT

Chair Watson announced the conclusion of the meeting and thanked all participants and commissioners for their input and service. He announced that the next regular meeting would be held on May 19–20 at the Sheraton Kauai Poipu Ballroom, starting at 9:30 a.m., with a DHHL community meeting scheduled for 6:30 p.m. at the Ele‘ele Elementary School Cafeteria. He closed by expressing appreciation to attendees and formally adjourned the meeting.

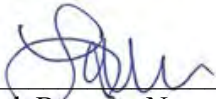
ADJOURNMENT 12:00 PM

Respectfully submitted:



Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission

Attachments:

- 1) Public Testimony – Kunani Nihipali
- 2) J Agenda Testimony – Walter Ritte Jr.
- 3) Public Testimony - Molokai Homestead Farmers Alliance Slide Presentation
- 4) Item G-1 -Slide Presentation
- 5) Item G-2 -Slide Presentation

Aloha Chair and Commissioners,

I am Kunani Nihipali and my Ku'uipo, Ipo are beneficiaries of a Ho'olehua Homestead. Her Tūtū, Manase Makekau—was an ally and close friend of Prince Kūhiō—and an original recipient of a Kalama'ula Homestead. My 'Ohana descends from Kalawao; displaced during the Kalaupapa era, resettled at Kainalu, and later migrated to the North Shore of Oa'hu.

We've been active in community forums, government hearings, national and international gatherings—always on behalf of our people, our iwi, our 'āina, and our Trusts. Guided by my kūpuna, before every testimony, I ask myself: *"Will they listen? And if I don't speak, have I missed my chance to share mana'o?"* Cultural protocol taught me to: *ho'olohe* (listen), *nānā i ke kumu* (look to the source), and *pa'a kou waha* (hold your tongue). With respect and aloha, I ask the same of you.

Last April, I gave testimony to this Commission—testimony that was later censored in the official minutes as my words were edited down and my central points omitted. I spoke about Molokai's existing DHHL lots—residential, agricultural, and pastoral—that still lack basic infrastructure: water, roads, electricity, housing support, and climate resilience. Instead of completing those long-overdue improvements, DHHL pursued land acquisitions elsewhere, under Act 279—leaving Moloka'i out entirely. Moloka'i has the highest percentage of Native Hawaiians per capita—over 40%, representing 4.6% of the total in Maui County. That would equate to \$27.6 million of the \$600 million. Mr. Chair, you mentioned an alternative? Where is the transparency, the consultation, the justice?

Many have *ua hala*, waiting on a cycle of promises without action, hearings without results, and strategies that silence community voices. I've only been waiting 10 1/2 years for my Ag water. This isn't just poor planning, but a pattern of: Censorship, Coercion, Co-optation and Delay.

I served on the board of a legal advocacy group, the Native Hawaiian Advisory Council, co-founded and directed by Elizabeth Pa Nakea, who worked with lead counsel Bill Meheula on the landmark case **Ka'ai'ai v. Drake**. That case reaffirmed the fiduciary duty of the State and DHHL to act in the best interest of Native Hawaiian beneficiaries. The Hawai'i Supreme Court ruling made it clear: **State trustees must avoid conflicts of interest and act with full accountability.** That was a legal call for ethical governance, equity, and independence. It was about human and native rights, and a warning. Again we are testifying to what you already should know: Moloka'i deserves justice, equity, infrastructure and basic water access in 2025. This is our land. Our Trust. Our future. If not now—when?

After 104 years of the Hawaiian Homes Commission Act; 66 years later, the Statehood Act; 32 years later, the Apology Law. *"No lie can live forever."* Most of the people who need to hear the truth don't want it spoken to them." The time to *pa'a kou waha*, *ho'omanawanui*, *ho'omalimali* while our lands, our rights, our futures are buried under bureaucracy is *pau*, especially when our kamali'i and mo'opuna ask us: *"Tūtū, what did you do?"* This is time to speak up, be heard and ku'e! We've waited long enough!

Hawai'i is the 'capital' of the world's invasive species with flora & fauna endangered and extinct. Today we are faced with another destructive invasive species, the CRB-the Coconut Rhinoceros Beetle. Its presence is decimating all palm-like la'au. Molokai has been spared, so far.

Niu is our tree of life, an overlooked source of Food Security. Two and a half years ago, we started another Beneficiary Initiative, Niu Now Molokai, creating a niu nursery at our Ho'olehua Homestead, gathering 218 niu seeds from Mahana, Kapu'aiwa to Mapulehu. A year later we now have 5 more uluniu-coconut groves on Molokai. I invite any of you to come and see what we've done.

Kapu'aiwa is a valuable seed bank that was planted by our Ali'i, Kamehameha V. It is DHHL's kuleana to prevent its destruction by the CRB. The state's answer only is to use chemicals which no longer makes niu a reliable bank or food source. We've already started working on a pro-activate plan of CRB awareness with our Niu Now Molokai project, but we need resources/funding that can save not only

Tuesday, April 22, 2025

Kunani Nihipali

Kapu'aiwa, Mapulehu, but the whole island of Molokai. There are hard costs and people who can help, but shouldn't be expected to be manawahi.

In conclusion, Commissioners, you are the fiduciaries; you are the Trustees; you have a kuleana and are legally and morally obligated to act in the best interest of the Beneficiaries to be prudent, loyal, honest to put the interests of Beneficiaries first.

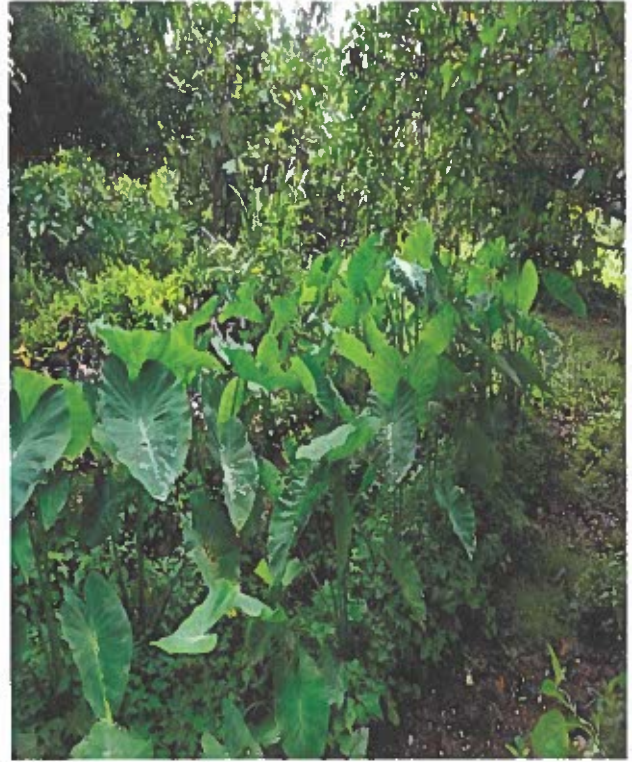
The HHC Act was written to rehabilitate Native Hawaiians—not to justify extraction, delay, or disregard through bureaucratic amendments or budget diversions. **The 1993 Apology Law of Reconciliation** began with **Recognition**. What follows is to:

- take **Responsibility**;
- implement **Reparation**; and
- continue **Restoration**.

That is what Reconciliation truly means.

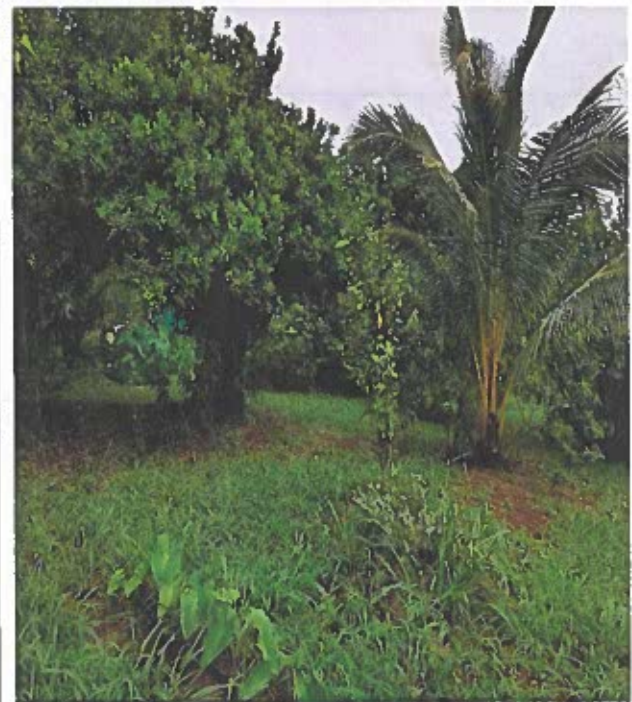
Holomua makou! If we move together as one, all the pilikia of the past can be reconciled and ho'opono—to make things right. Otherwise, I ask plainly: If our Protectors won't—who will?
"I pomaika' i na lāhui kanaka apau..."...May all our people prosper. Mahalo

Intellectual Property KINihipali 4/22/2025



OLENA

KALO



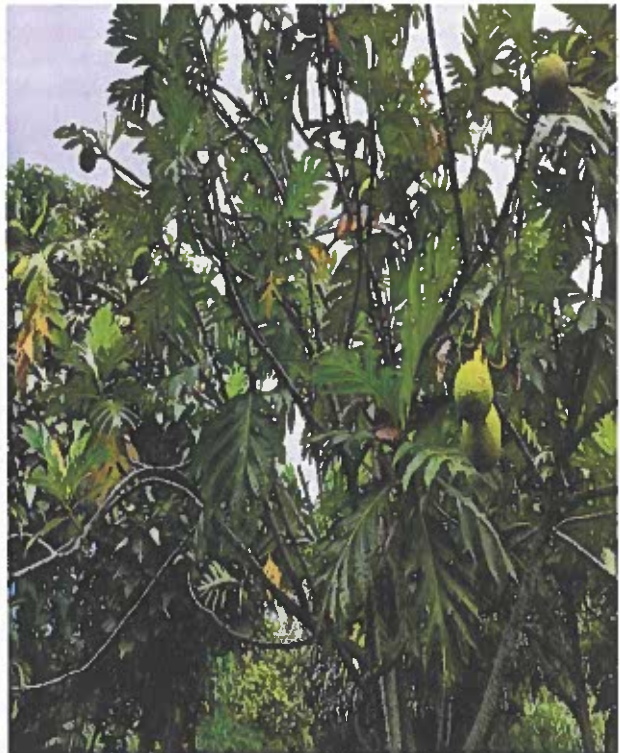
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starfruit



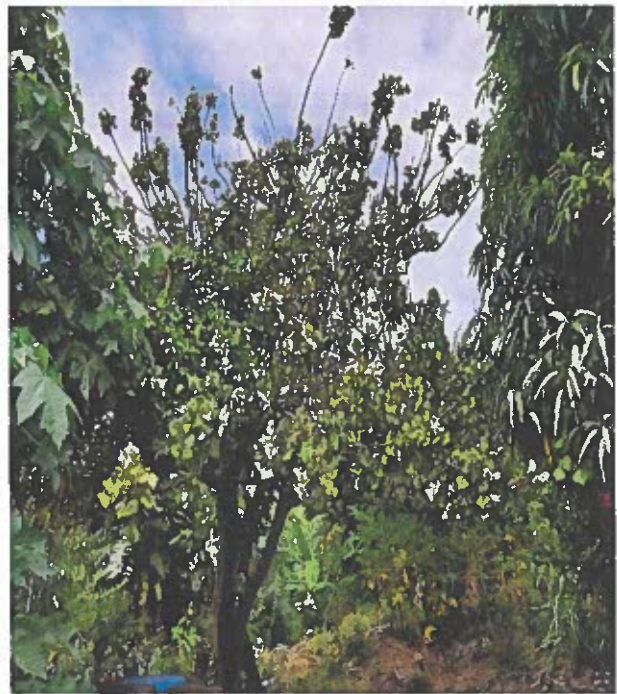
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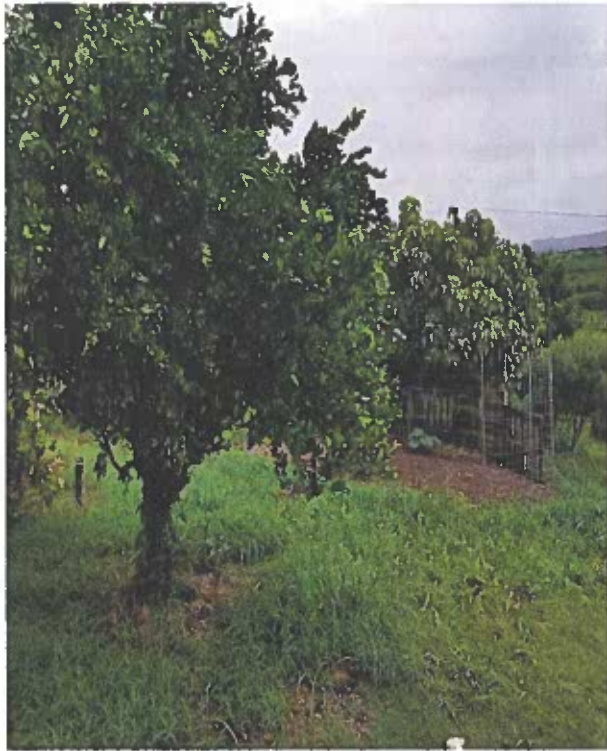


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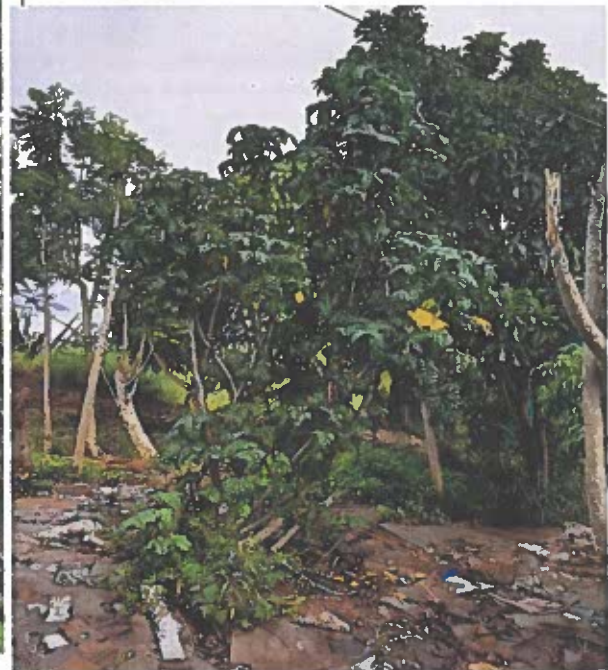
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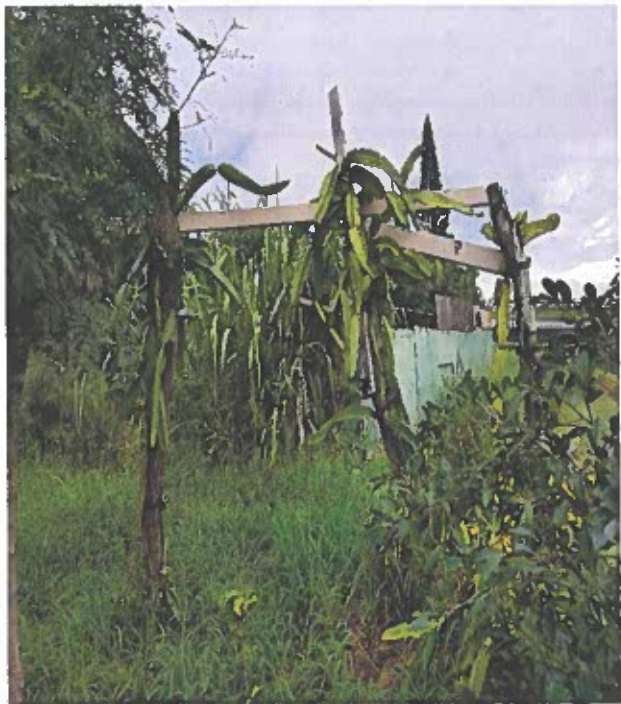
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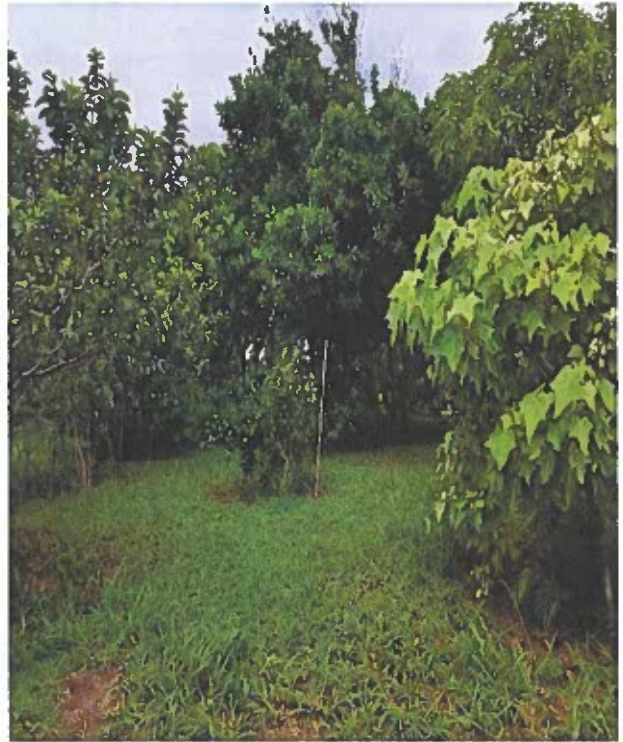
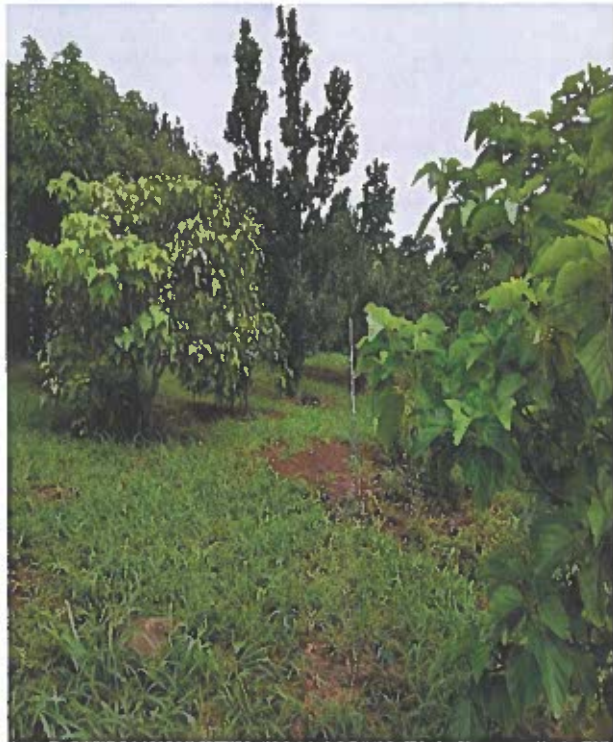
SQUASH



Dragon Fruit ↑

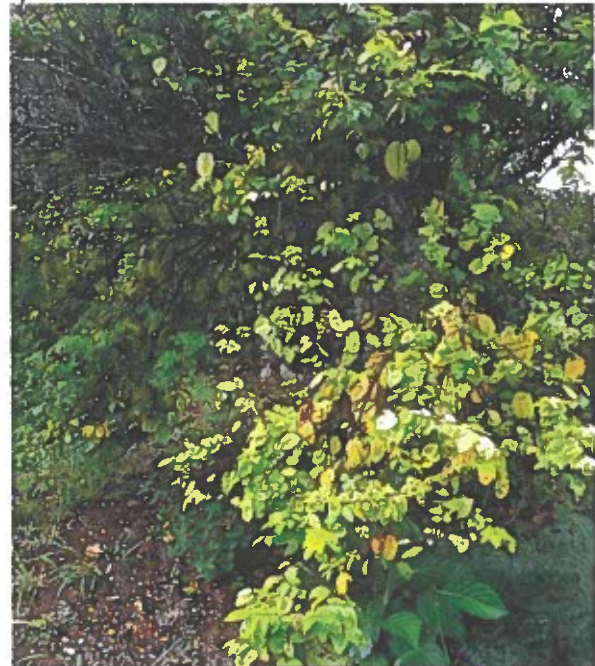


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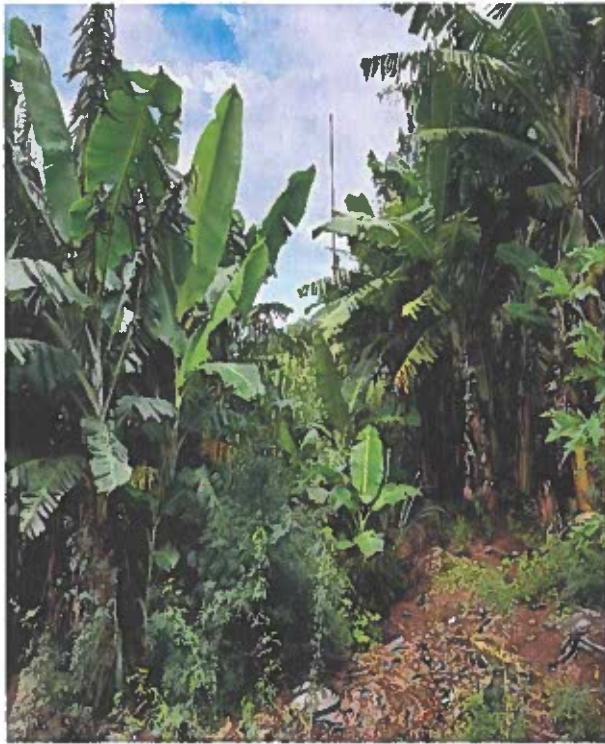
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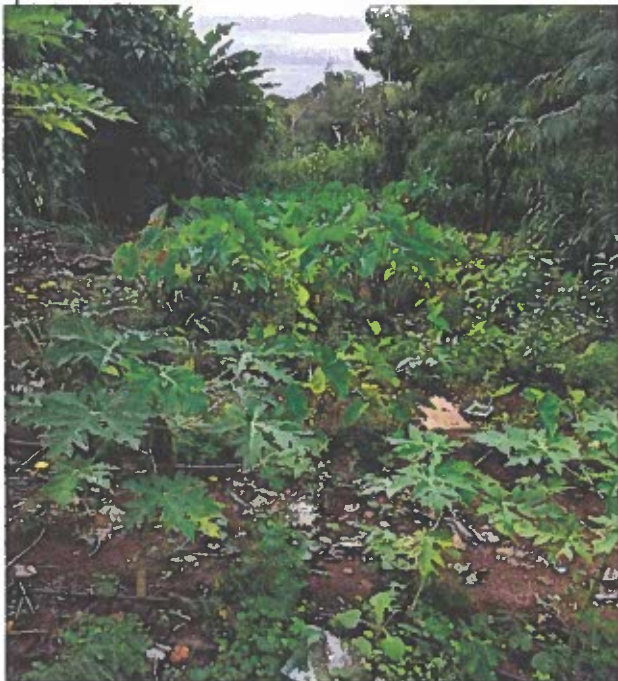
Maia



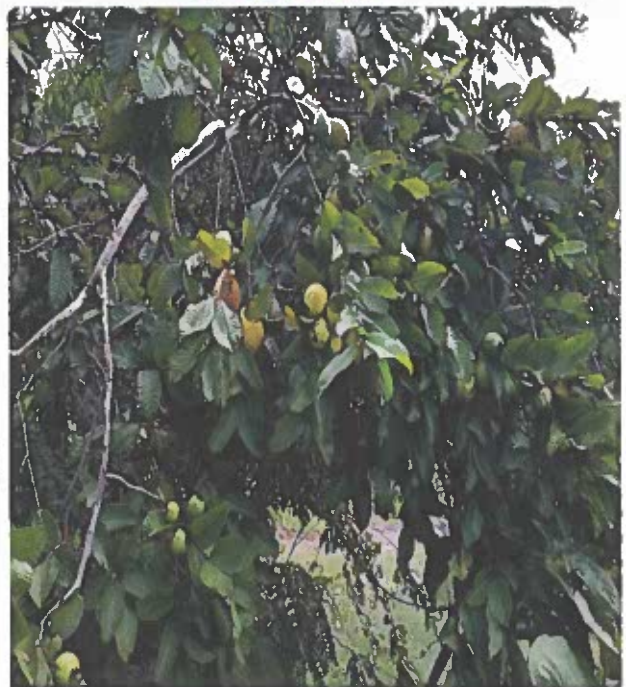
Papaya



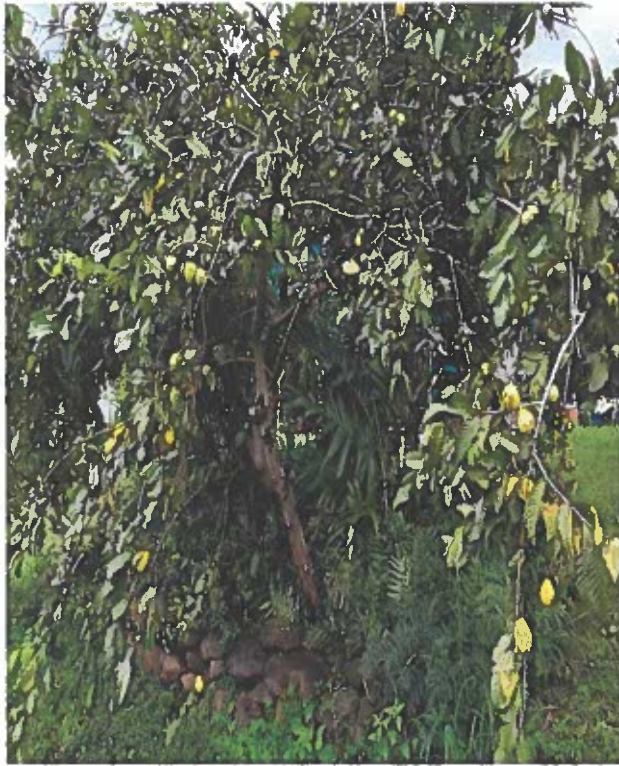
Kalo, Papaya



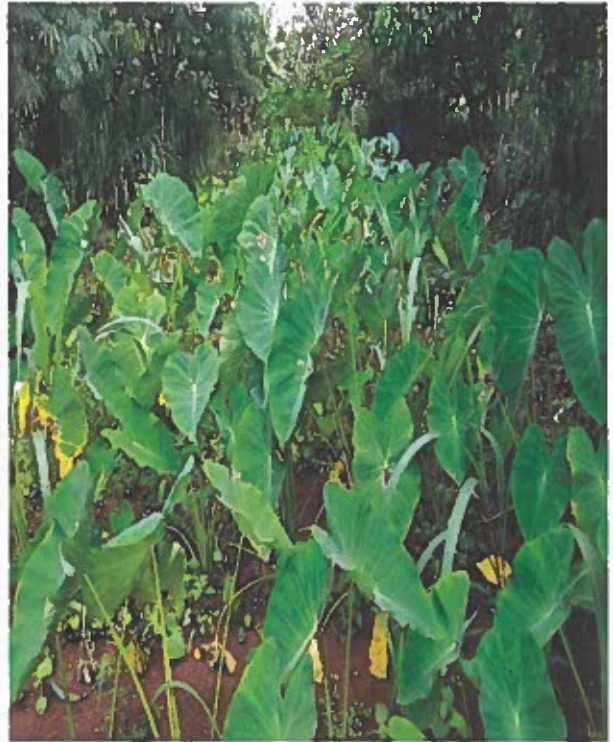
Guava



Guava



Kalo



▶ MOLOKAI HOMESTEAD FARMERS ALLIANCE

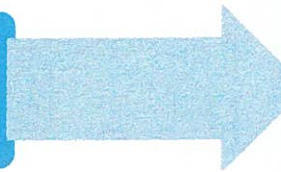


MOLOKAI HOMESTEAD
— FARMERS ALLIANCE —

▶ LANIKEHA COMMUNITY CENTER



MHFA



Projects and
Programs

Molokai Homestead Farmers Alliance

We are providing economic development through value added products.

We provide and support community development through recreational activities.

We support and provide the development of a community base to promote agriculture initiatives.

► Continuum

- MHFA continues to serve as a gathering place for celebrations and community events.
- To provide educational and social services to the community.
- To develop a commercial kitchen to support Molokai's sustainable farming communities.



The Molokai Homestead Farmers Alliance Activities



- ▶
- ▶ Free internet to all Homesteaders, plus classes and free laptops
- ▶ Beneficiary support for the value added products marketing, and distribution
- ▶ The Molokai Educational Resource Experience over 1600 in attendance
- ▶ Mini Clinic Provide at no cost Lipid Testing, Glucose, BMI and Blood Pressure testing, partners with Molokai High - AHEC HOSA/Scholars, John Burns School of Medicine, and other health care providers
- ▶ Kitchen usage for events, graduations, funerals, proms, workshops, mini clinics, tele health, and COVID Relief project to name a few

Current status

- ▶ The Lanikeha Community Center has completed-
- ▶ 1st Phase of the renovation • The renovations and upgrades to the sewer system•
- ▶
- ▶ Phase II renovations, and upgrades are in progress • Commercial kitchen is under renovation with new equipment and repair to existing equipment, and electrical. Also, the restrooms outside of the building and in the Kitchen.

- ▶ **Lanikeha Community Center Sewer System Upgrades**
- ▶ Sewer camera work was requested by engineers to view why the constant backup at Lanikeha Community Center.
- ▶ The pipe leading to the septic tank, had a couple of places of misalignment where improper couplings were used causing the pipe to sag and have an offset.
- ▶ Camera findings from the kitchen to the grease (trap) interceptor and after the grease(trap) interceptor going towards the septic system showed that the original cast-iron pipes were corroded and the bottom was worn out.
- ▶ Installing new pipes throughout the building would be very costly and would interrupt service for a longer period of time and/or interrupt use of the building.
- ▶ MHFA Board, Project Manager and Engineers decided to install a lift station that connected the kitchen, grease(trap) interceptor and the kitchen bathroom.

Continued Lanikeha Community Center Sewer System Upgrades

- ▶ With gravity flow and the liquid being pumped out around the building which lead back into the sewer drain leading to the septic system.
- ▶ A 6 inch drain line outside the building was not affected besides the offset that was found in the pipe.
- ▶ The excavation process of the 6 inch plastic SDR pipe sewer main line to the sewer manhole channel box which then continues to the septic system.
- ▶ NOTE - We noticed that the offset was due to an electrical contractor who installed lighting for the parking lot. It appeared that they had come across the main sewer line while installing their electrical conduit in the parking lot immediately under the offset in the pipe. They had done repairs with rubber couplings, which allowed it to sag

MHFA Future Projects

- ▶ MHFA “Molokai Homestead Farmers Alliance” as the broadband community assistance, is the Molokai Chapter for Maui County.

The MHFA will house the first Digital Hub at Lanikeha Community Center providing computers, printer services, computer classes, employment and training skills, tele health, entrepreneur classes, and partner with various organizations and schools to assist the students.

Food Innovation Center

The UH Maui Community College in partnership with DHHH and with the support of Senator Lynn DeCoite, are working towards a food innovation center as being provided throughout the State of Hawaii, at Lanikeha Commercial Kitchen and Community Center. Equipment - Value Added products - Marketing and training, timeline is forth coming.

The Lanikeha Community Center Renovations will be completed by May 4th, 2025.

- ▶ A TRIBUTE TO VICE PRESIDENT
- ▶ AUNTY WINONA KAAWA



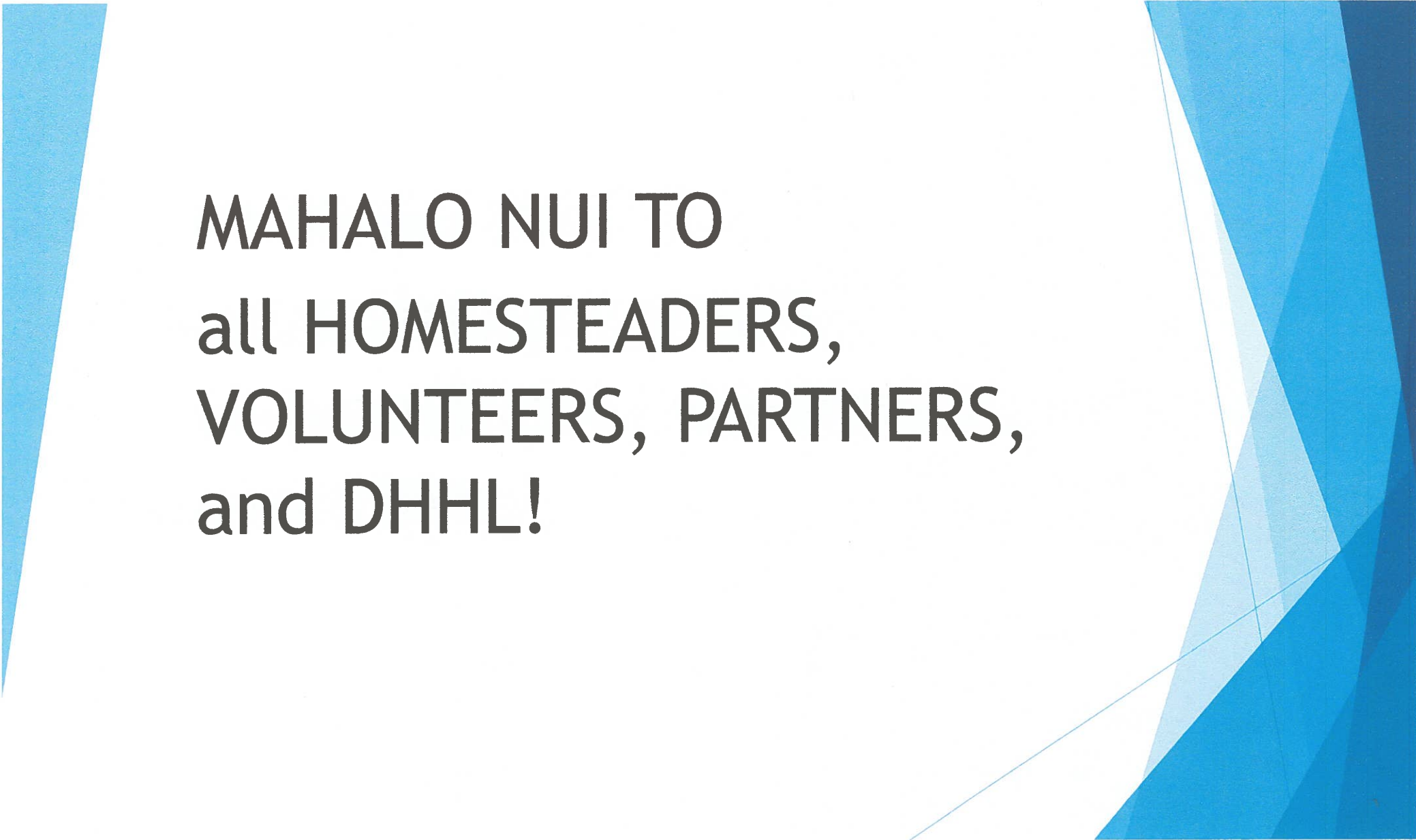
MOLOKAI HOMESTEAD
— FARMERS ALLIANCE —



An amazing leader in our community loved by all,
always willing to help those in need.

MHFA DHHL COVID Relief Giveaway - Beneficiary Value added products
giveaway - Mini Clinics - Molokai Broadband - Molokai Resource Fair
MAHALO





MAHALO NUI TO
all HOMESTEADERS,
VOLUNTEERS, PARTNERS,
and DHHL!



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Planning Office Update

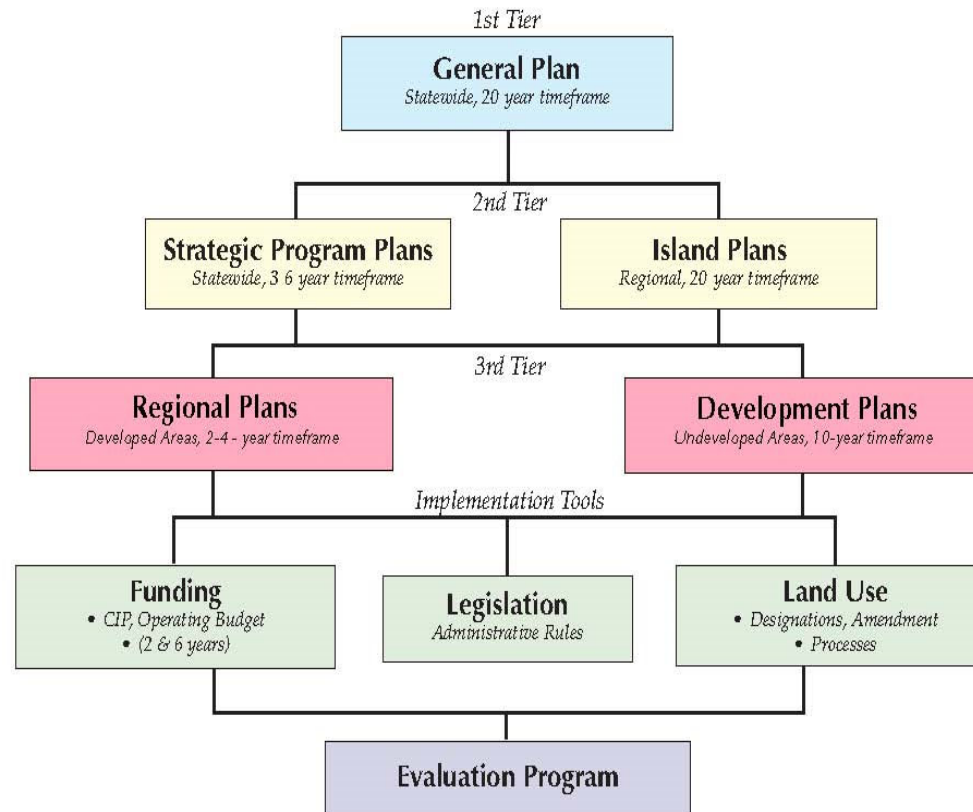
Status Update on Plan Implementation on Molokaʻi

April 21-22, 2025

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



DHHL Planning System



DHHL Planning System



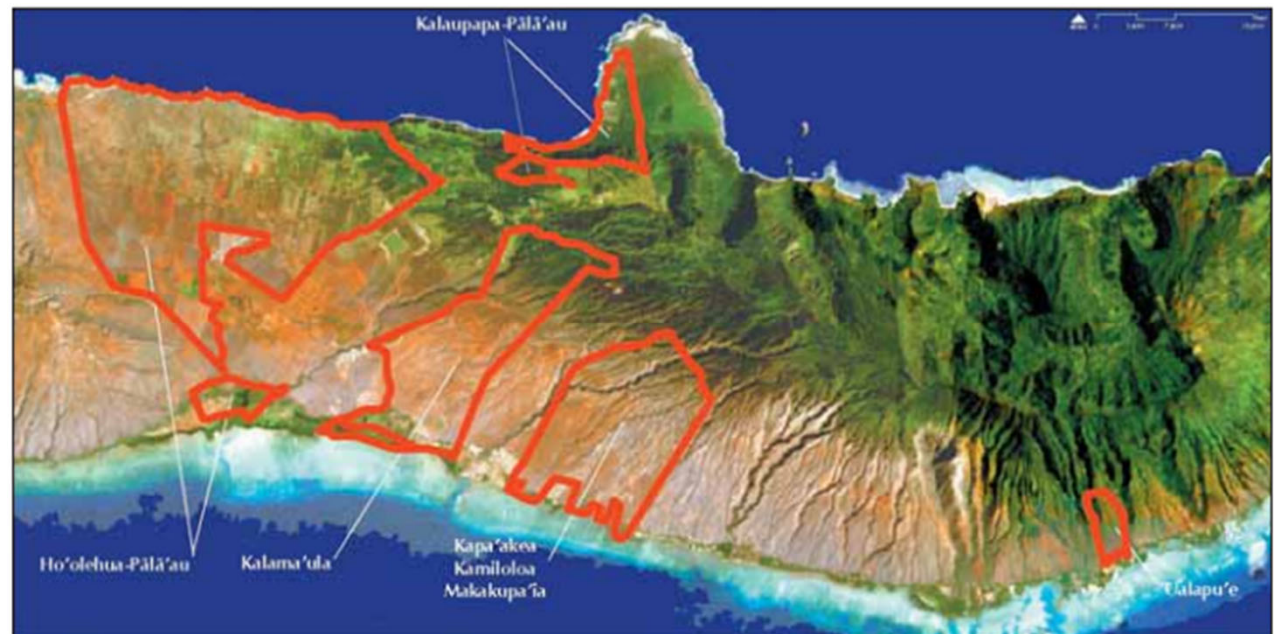
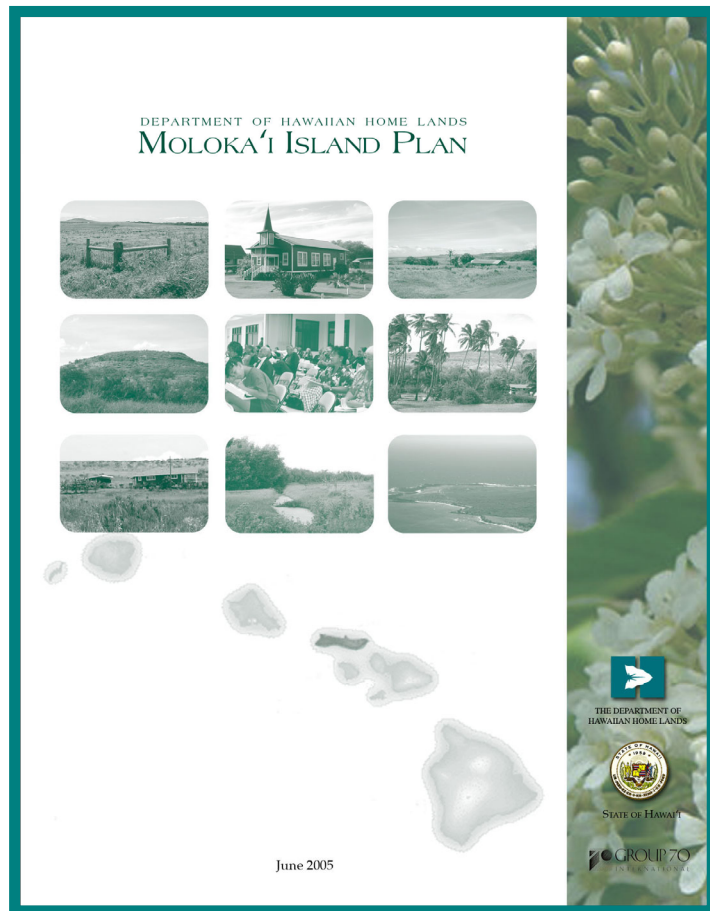
HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Moloka`i Island Plan (2005)

Update starting late 2025

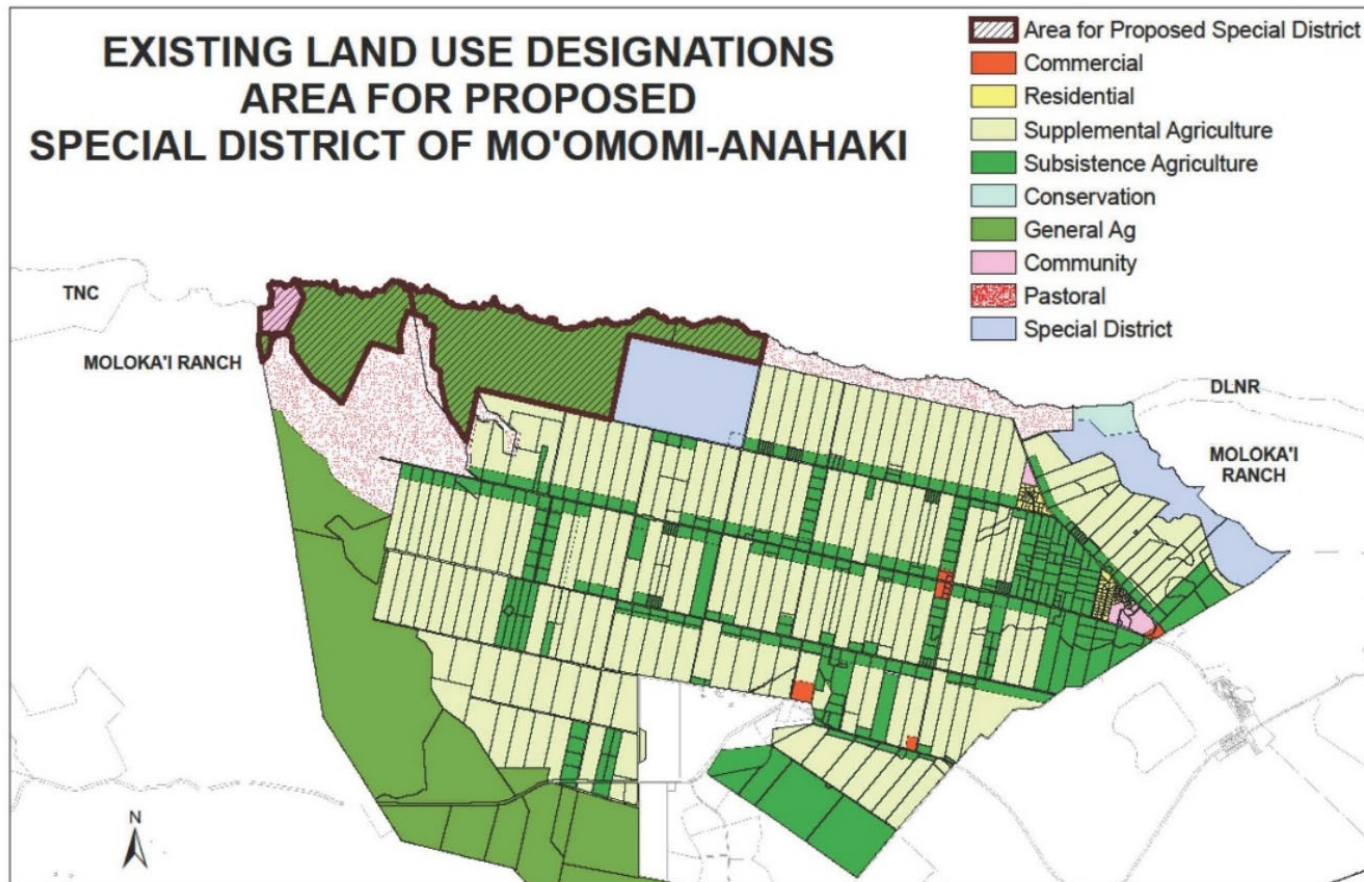
DHHL Moloka'i Island Plan (2005)





Moloka'i Island Plan – LU Amendments

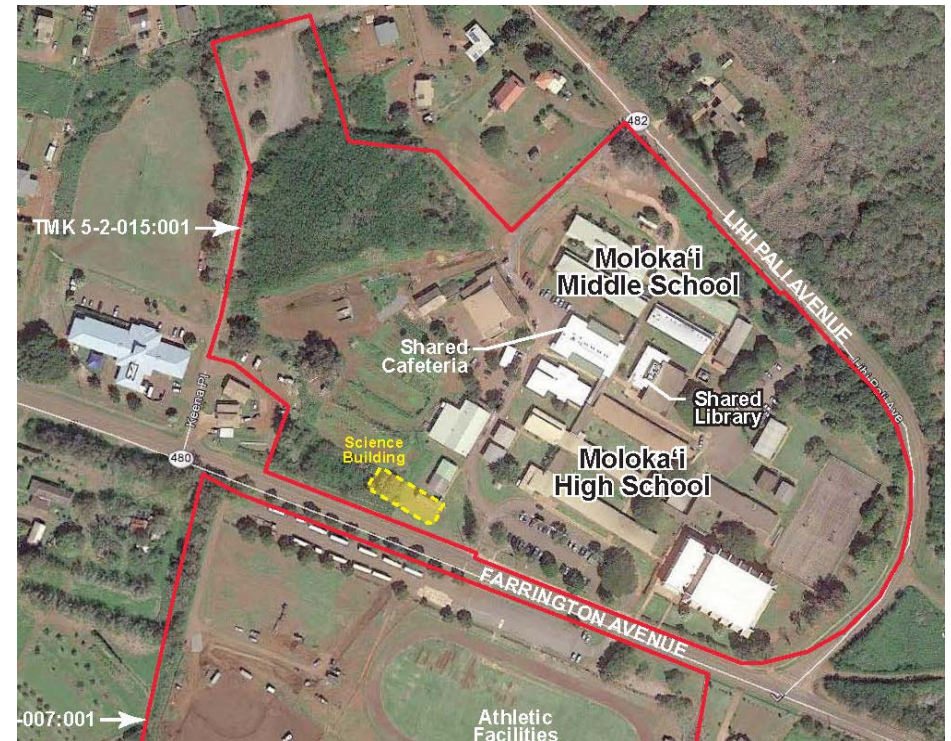
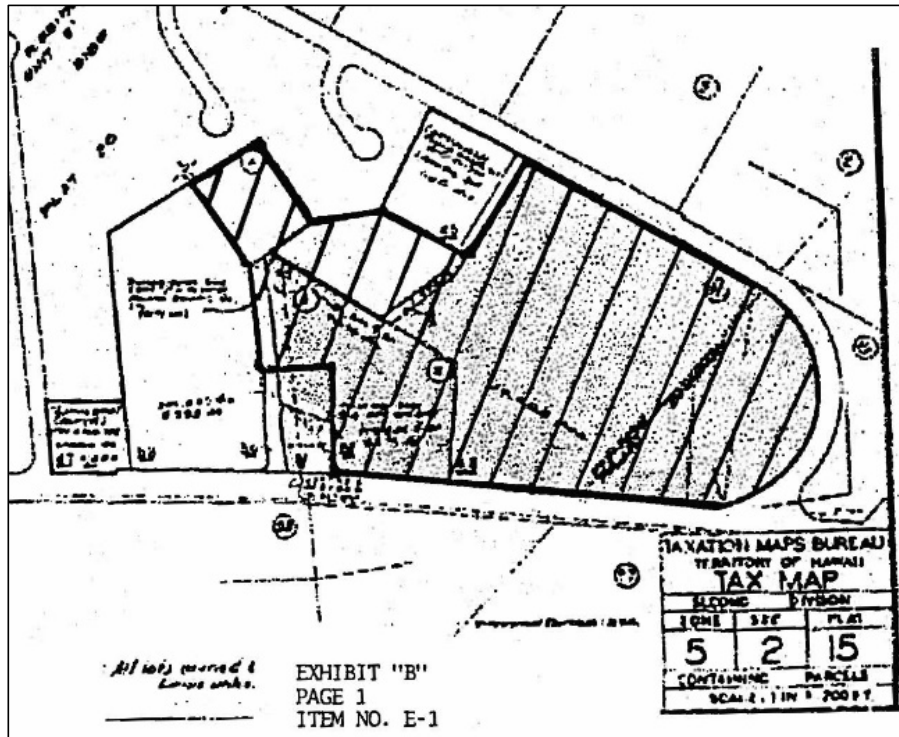
DECEMBER 2010: Mo'omomi-Anahaki designated as **Special District**





Moloka'i Island Plan – LU Amendments

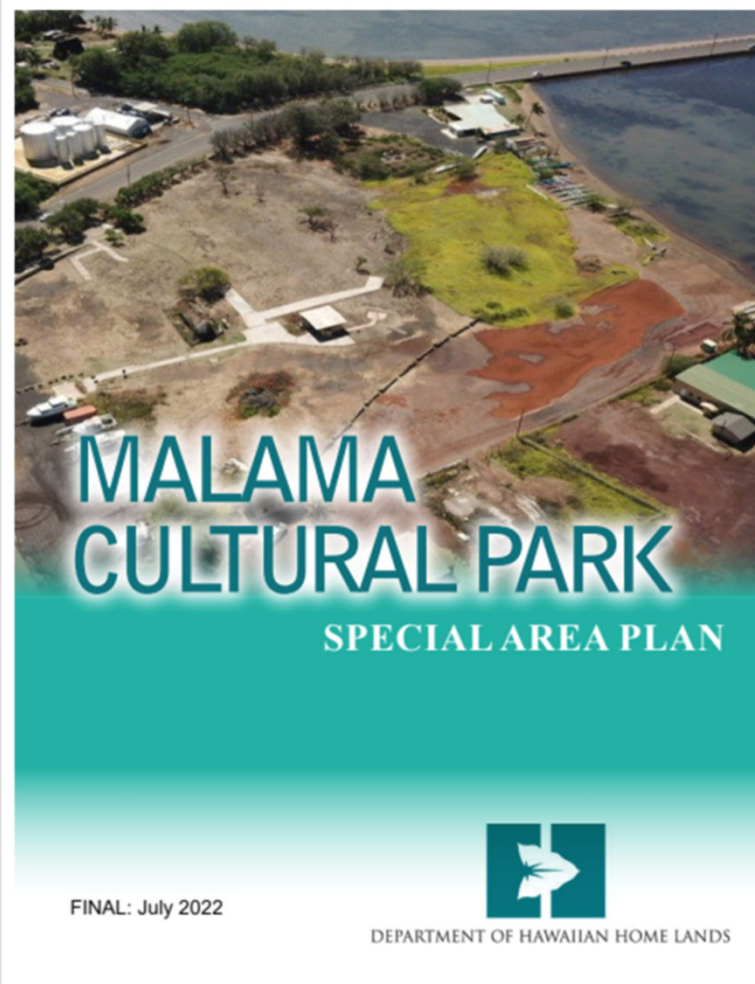
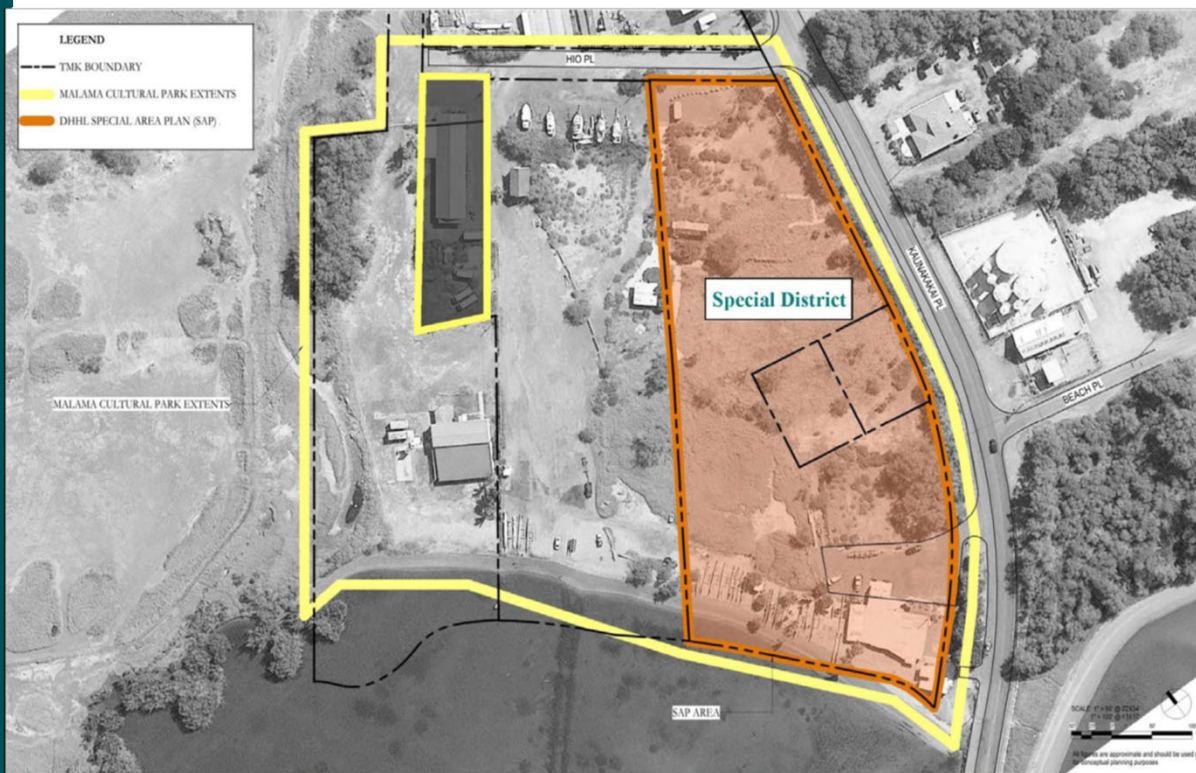
2010: Department of Education Land Exchange: 34 Subsistence Ag & Community Use acres in Ho'olehua, Molokai to acquire 89 acres for homesteading in Mā'ili, O'ahu





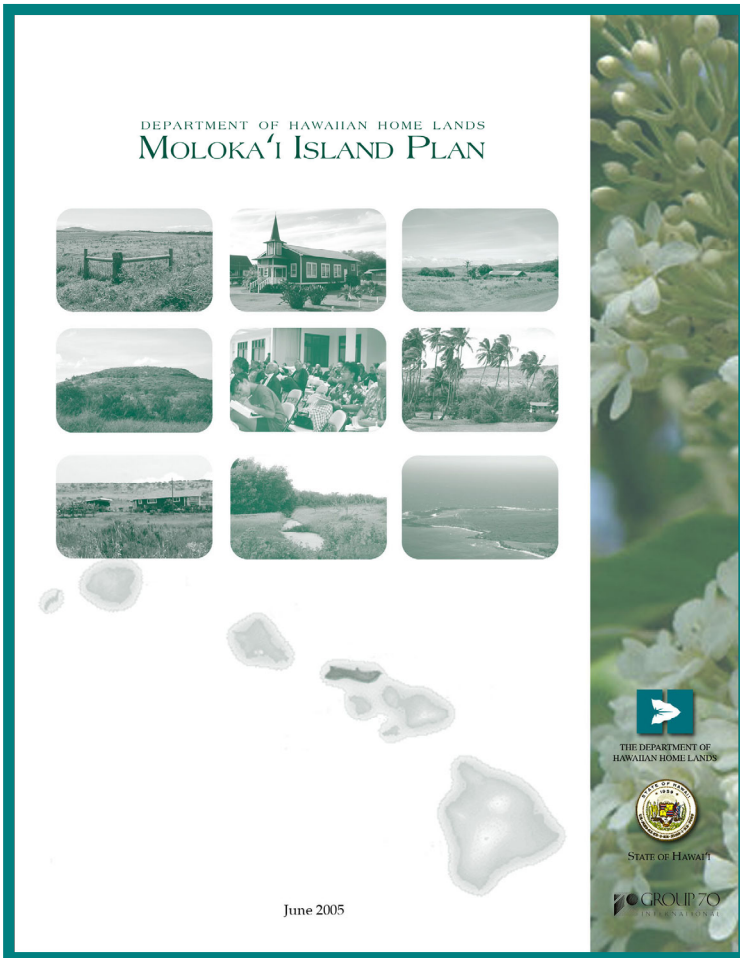
Moloka`i Island Plan – LU Amendments

January 2018: Malama Park designated as **Special District**





DHHL Moloka`i Island Plan

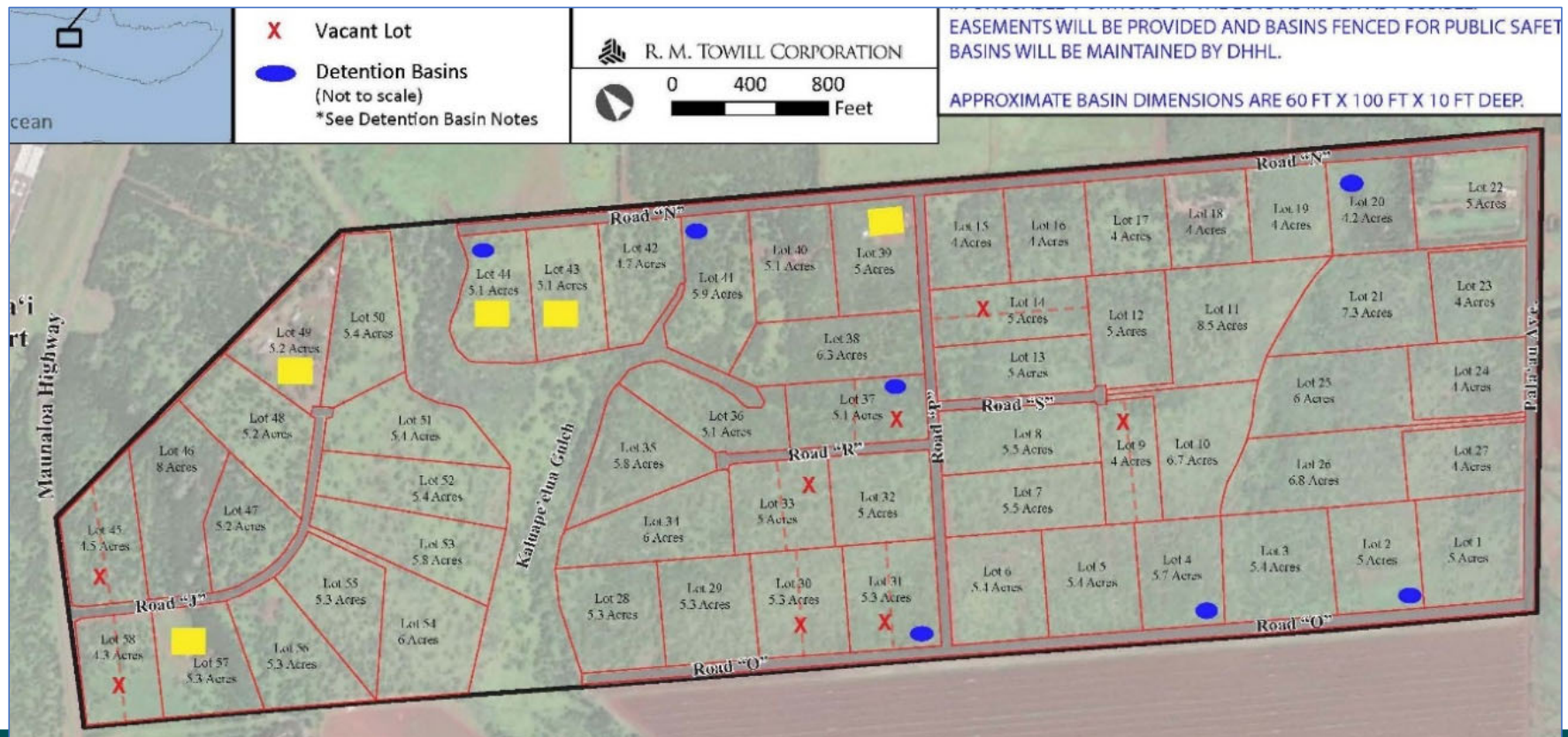


Moloka'i Land Use Designations	Acres	% of Total
Residential Homestead	742	2.87
Subsistence Agriculture	2,338	9.04
Supplemental Agriculture	5,862	22.66
Pastoral	1,927	7.45
General Agriculture	6,415	24.80
Special District	7,758	29.99
Community Use	93	0.36
Conservation	655	2.53
Commercial	58	0.22
Industrial	16	0.06
TOTAL	25,864	100.0

Moloka'i Island Plan – Development Priorities

Nā'iwa Agricultural Homestead

See LDD Slides for more info on status



Moloka'i Island Plan – Development Priorities

Residential Priority #1: 'Ualapu'e Residential Homestead

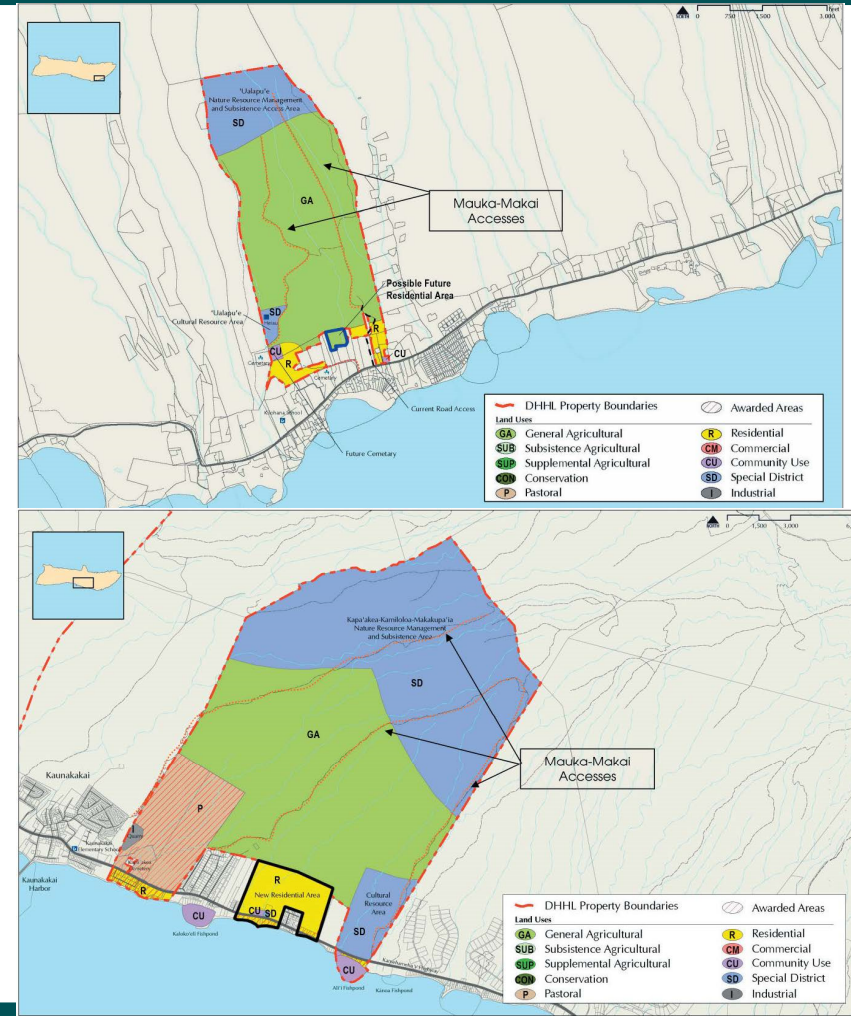
On hold while Pilina-Based Priority Waitlist
Administrative Rules are amended

~ **ISLAND PLAN UPDATE TO BEGIN LATE 2025** ~

Residential Priority #2: Kapa'akea- Kamiloloa-Makakupa'ia

Residential Homestead

On hold due to lack of infrastructure
(water & wastewater)





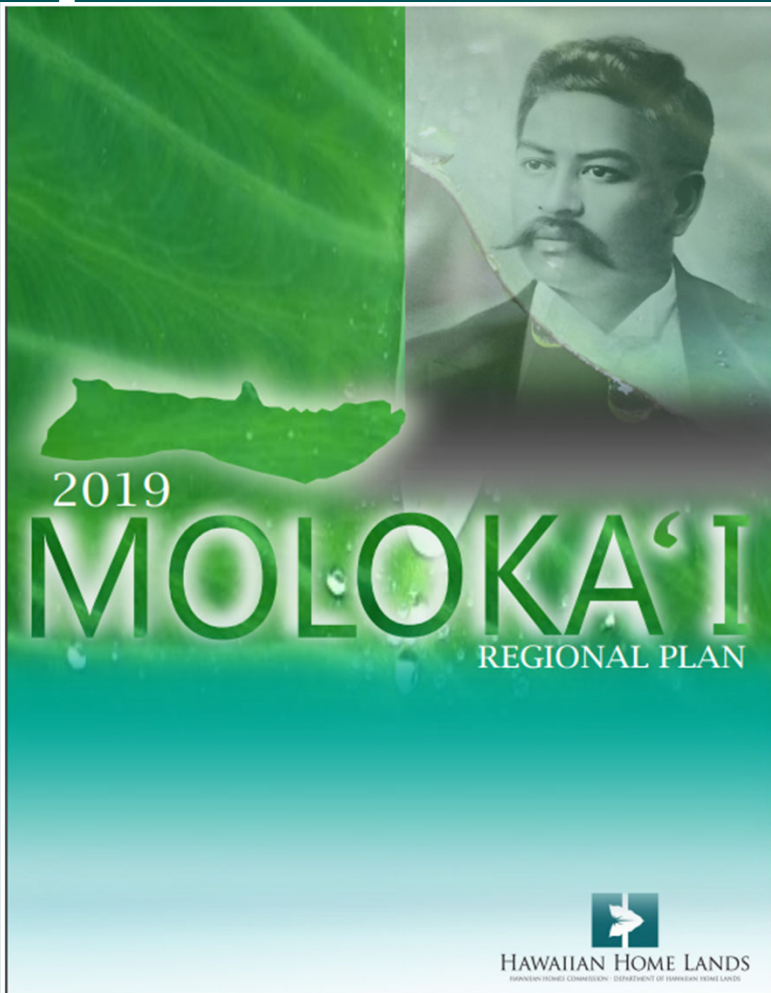
HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL Moloka`i Regional Plan (2019-2020)

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE

DHHL Molokaʻi Regional Plan Priority Projects



1. 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan (Ahonui HA Status: Interim Stewardship ROE)
2. Ho'olehua Hale Improvements (Ahupua'a o Molokai Status: Restarting)
3. Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Potable Water Rate Disparities (DHHL Status: Seeking Funding in FY26)
4. Shared Farm Equipment for Agricultural Lessees (Ho'opili FA Status: Revamping)
5. Road Improvements (Kalama'ula HA Status: partially completed; need to work w/LDD)



‘Ualapu‘e Kuleana Homestead & Cultural Mgmt Plan



‘Ualapu’e Kuleana Homestead & Cultural Mgmt Plan

Next Steps

- Seek Administrative Rule Change for Preference
- Grant AHA an ROE to begin mālama ‘āina activities in ‘Ualapu’e (approved by HHC Jan. 2025)
- Conduct mālama ‘āina/community engagement work
- Environmental Assessment on hold until further notice



HAWAIIAN HOME LANDS

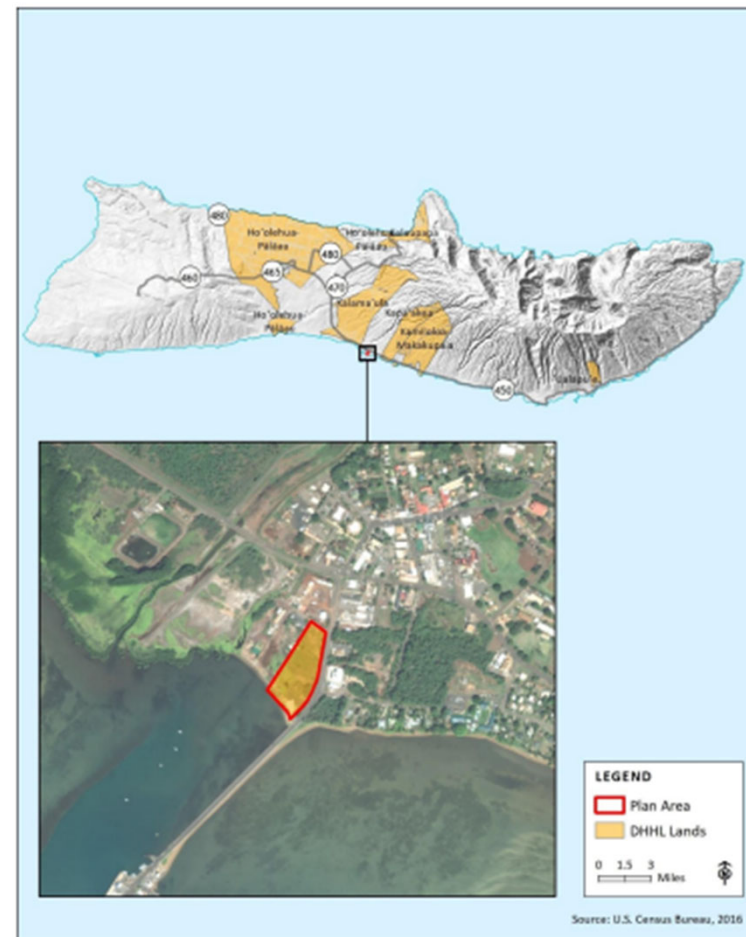
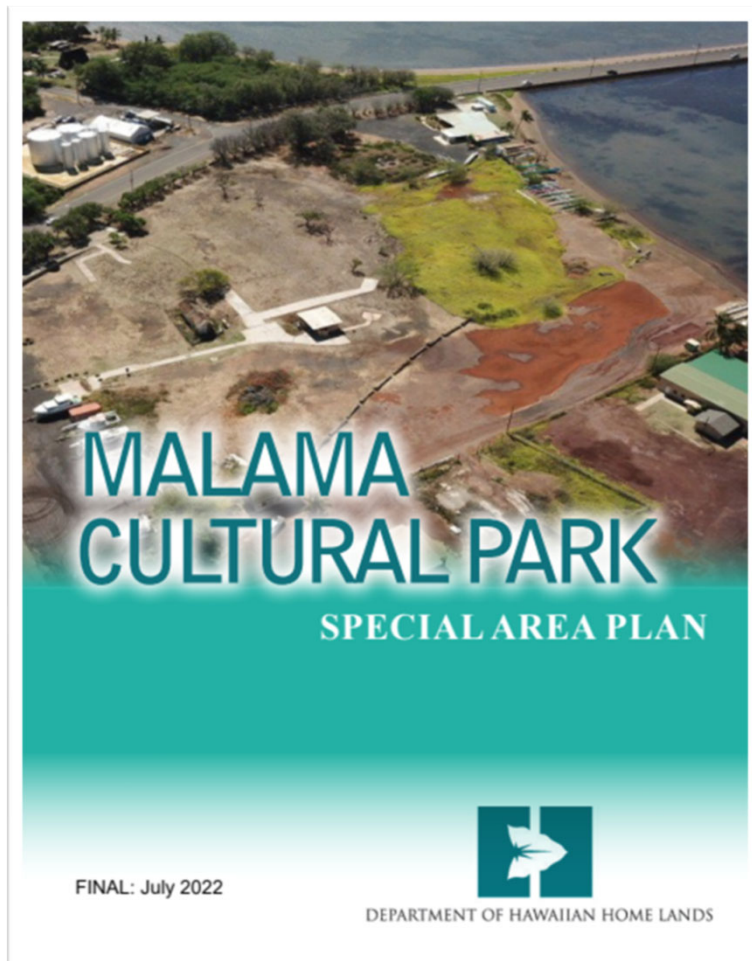
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Malama Park Special Area Plan

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE

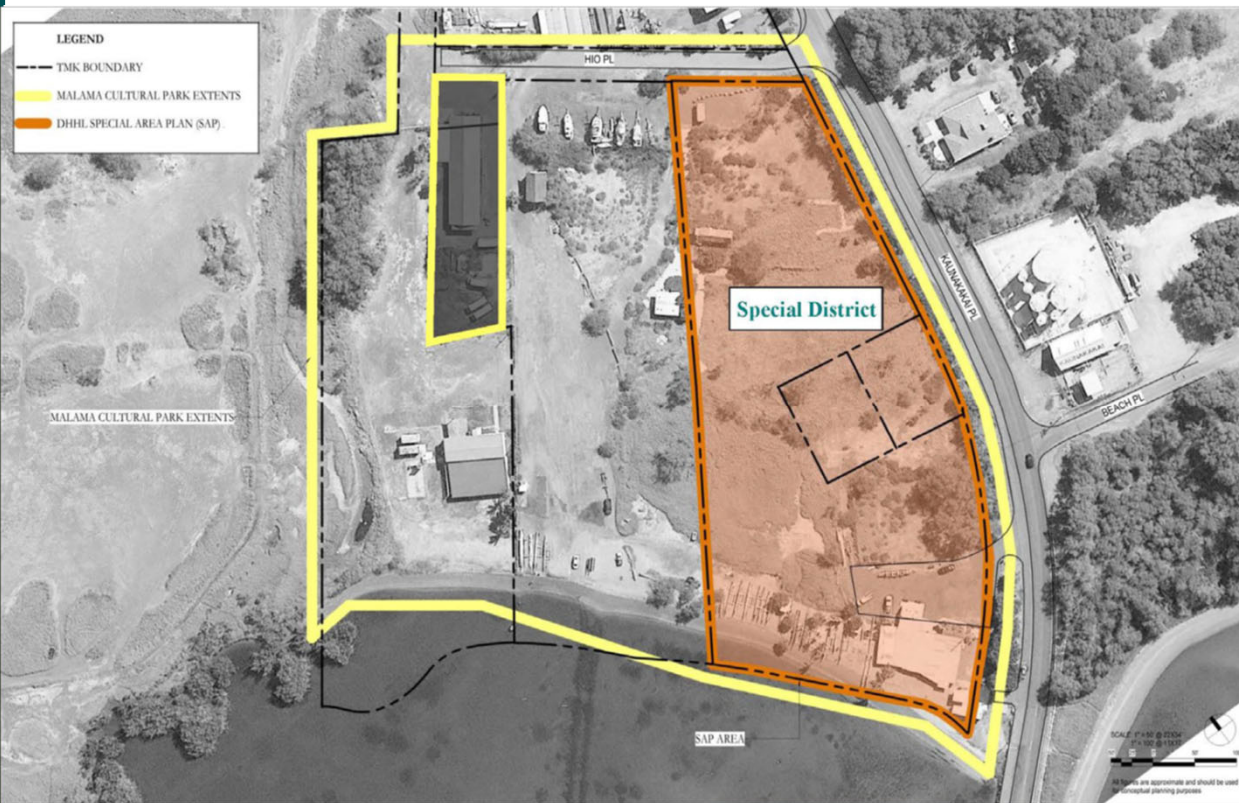


Malama Park Special Area Plan





Malama Park Special Area Plan





HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Moloka`i Water Projects and Issues Update

**Item G-2
Hawaiian Homes Commission
& Community Meeting**

April 21 & 22, 2025

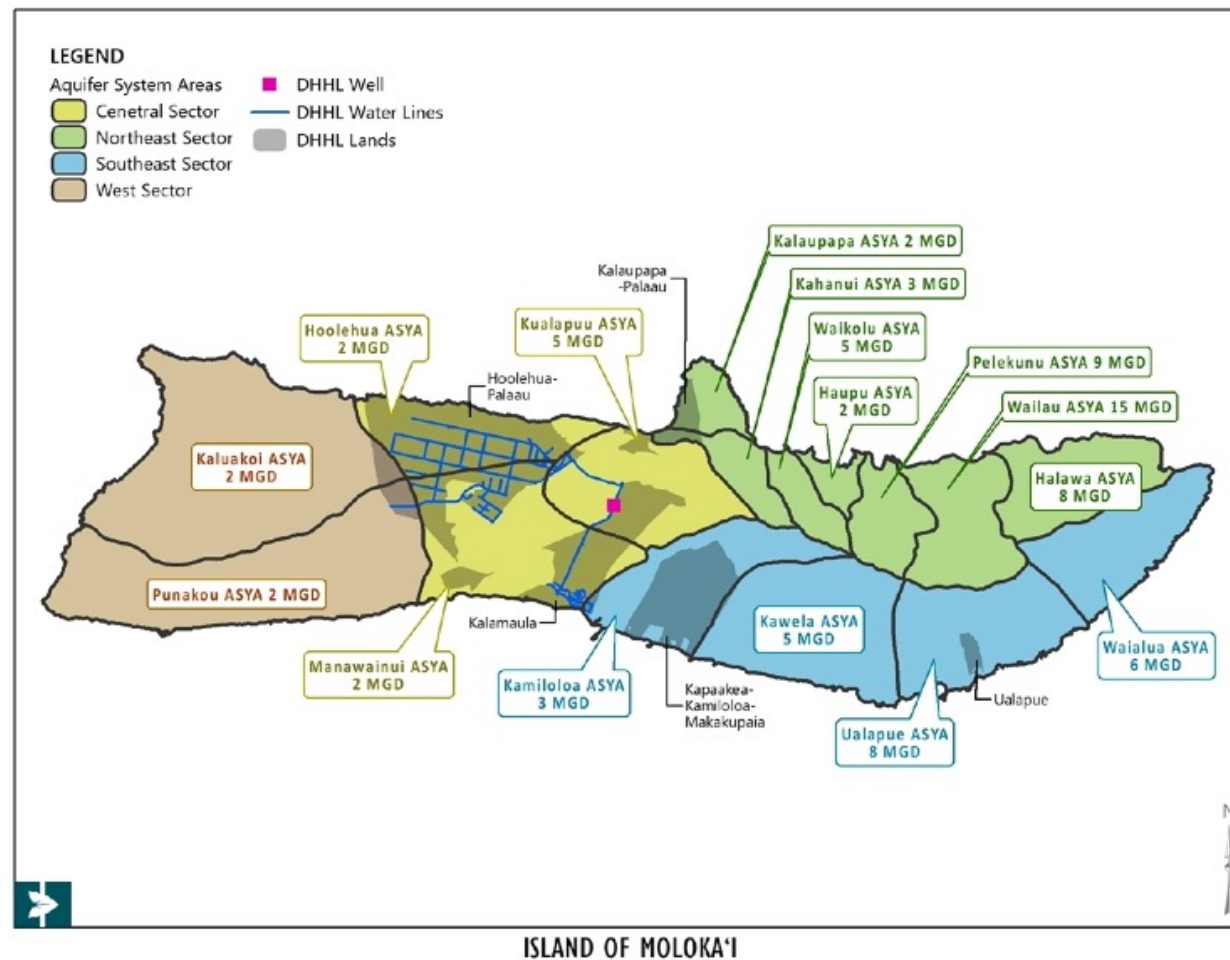


HHC Water Policy Plan Priority Goal #1

Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.



Moloka'i





Agenda

- I. Overview of the Submittal**
- II. Water Meters for the Ho'olehua Water System**
- III. Securing Additional Groundwater Reservations by Rule**
- IV. The Commission on Water Resource Management's Practitioner Seat**
- V. Water Law Training**



I. Overview of the Submittal



Submittal Overview

- i. DHHL Water Demands and Reservations**
- ii. Issuing New Water Meters for the DHHL Ho'olehua Water System**
- iii. Update on the Department of Agriculture's Proposed Water Rates Increase Amendment of the Moloka'i Irrigation System**
- iv. Securing Additional Groundwater Reservations by Rule**
- v. Leadership Changes at the Commission on Water Resource Management**
- vi. Changes in the State's Permitting Process for Well Construction Pump Installation Permits**
- vii. Related work with Beneficiaries and capacity building to secure water resources and address water issues**



Submittal Overview

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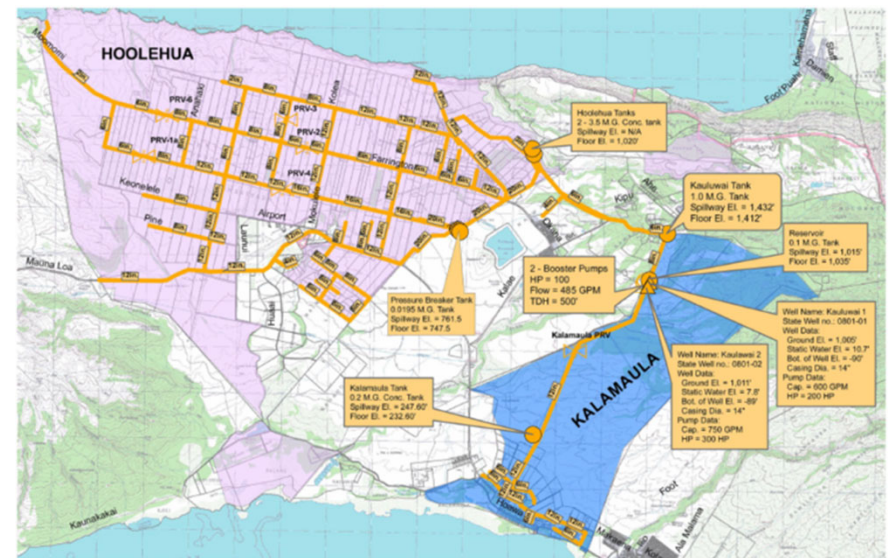
II. Water Meters for the Ho'olehua Water System



Water Meters for the Ho'olehua Water System

- **Water Use Permit granted by CWRM in 2021 for 0.595 mgd**
- **Improvement from the 1990 Water Use Permit that was only 0.367 mgd, BUT**
- **Based off updated data, there is only enough water for 136 meters**
- **One meter = one new homestead lot**
- **Need 211 meters for full buildout of planned projects; 75 meters short**

Map of Ho'olehua Water System
Public Water System 230





Water Meters for the Ho'olehua Water System

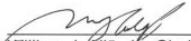
- In 2024, received two requests for agriculture water rates
- Agriculture water rates require a separate meter to separate billing rates & for health purposes
- Can't do first come first serve
- Water Credits Procedure developed in 2022 to fulfill our Trust duties

DEPARTMENT OF HAWAIIAN HOME LANDS



**Processes for
the Allocation of Water Credits and
Water Meters on Water Systems
Serving DHHL Lands**

Procedure Number
001-2022


William J. Ailā, Jr., Chairman
Hawaiian Homes Commission

September 19, 2022
Date



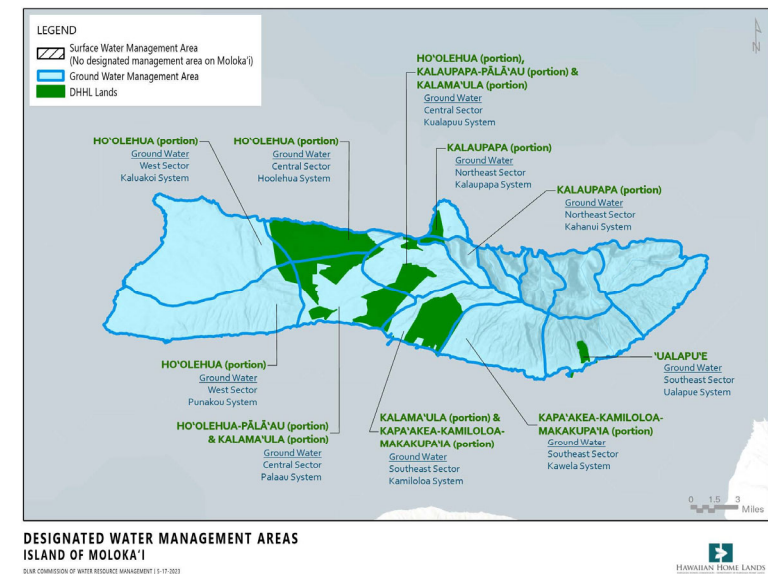
III. Securing Additional Groundwater Reservations by Rule



Securing Additional Groundwater Reservations by Rule

- Triggered by Maui County's since withdrawn Ground Water Use Permit Application
- In designated water management areas, CWRM shall set water reservations by rulemaking
- CWRM inquired if DHHL had additional requests for reservations of water to combine public hearings on rulemaking
- CWRM staff met with DHHL regarding reservations for Kamiloloa, Kawela, and Pālā'au
- Deferral for 'Ualapu'e for further community consultation
- CWRM will let DHHL know next steps

Map of Moloka'i's Designated Water Management Areas





IV. The Commission on Water Resource Management's Practitioner Seat



CWRM's Practitioner Seat

- At least one of the seven seats on CWRM are required by law to be filled by someone with *“substantial experience of expertise in traditional Hawaiian water resource management techniques and in traditional Hawaiian riparian usage”*
- “The Loea Seat”
- After significant disputes over a year, Governor Green announced the nomination of Hannah Springer on March 27
- On April 11, the Committee on Water and Land unanimously adopted the measure
- Timing for a floor vote by the Senate for her confirmation is still unknown

Hannah Springer at the
Committee on Water and Land
Hearing; April 11, 2025



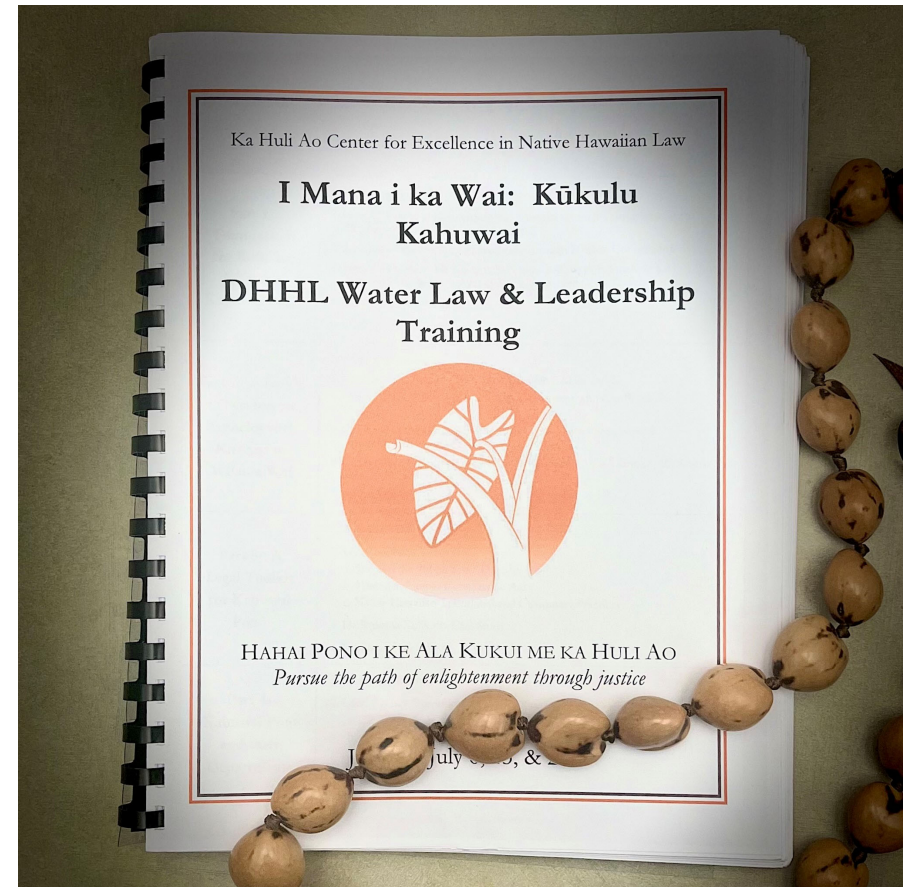


V. Water Law Training



Water Law Training

- Proposed by DHHL's beneficiaries
- In collaboration with Ka Huli Ao
- Participants from across the Pae `Āina
- Five cohorts completed
- Next cohort will be in the Fall 2025
- Ka Huli Ao's mailing list for updates & future educational opportunities





Mahalo

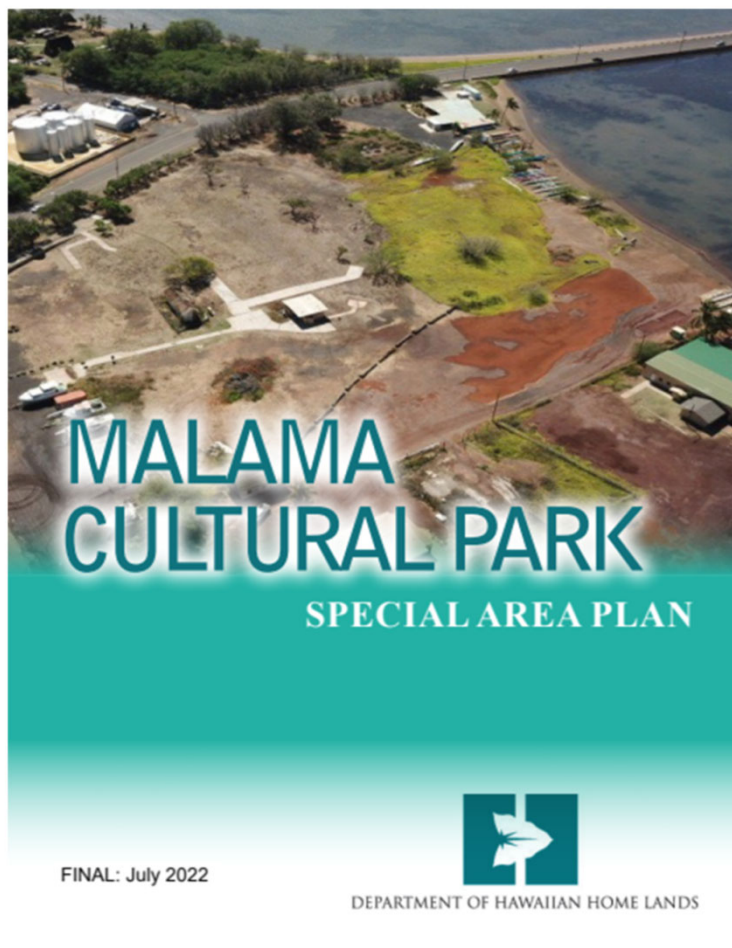


DEPARTMENT OF HAWAIIAN HOME LANDS

Nīnau?



Malama Park Special Area Plan



Plan Implementation Status:

- Hui Ho'okahua Moloka'i submitted a land use application to DHHL in November 2023 to manage Malama Park.
- DHHL held a beneficiary consultation on April 4, 2024 on Hui Ho'okahua Molokai's land use request and conducted a 30-day comment period.
- The HHC accepted the beneficiary consultation report for the land use application at its May 2024 meeting and also approved the ROE for Hui Ho'okahua o Molokai to conduct due diligence studies prior to issuance of a long-term disposition.
- DHHL will continue to work with stakeholders to develop a park management structure that meets the needs of all beneficiaries and the greater Molokai community.



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Kalaupapa Update



Background

- **Hawaiian Homes Commissioners and beneficiaries have expressed a desire for more transparency by government agencies, greater input into the management of Kalaupapa, and regular updates to the HHC on planning efforts underway for Kalaupapa.**
- **The Kalaupapa Beneficiary Working Group (KBWG) engagement process has included four virtual meetings held from September 2021 to January 2022, facilitated by HACBED and the DHHL PLO.**
- **DHHL staff met with beneficiaries who live and work in Kalaupapa in Dec. 2022 and Aug. 2023 in order to offer them more opportunities for consultation. Another trip to Kalaupapa with KBWG members is being planned for May 2025.**



Existing Plans

DHHL Molokai Island Plan (2005)

- Planning Area of 1,468 acres includes Pālā'au (Apana 3), currently under license to DLNR as a State Park
- Land Use Designations (LUD's) are Special District, Community Use, Conservation and Commercial (in Pālā'au)

Molokai Regional Plan (2010 & updated in 2019): Kalaupapa was discussed but no Priority Projects were identified.

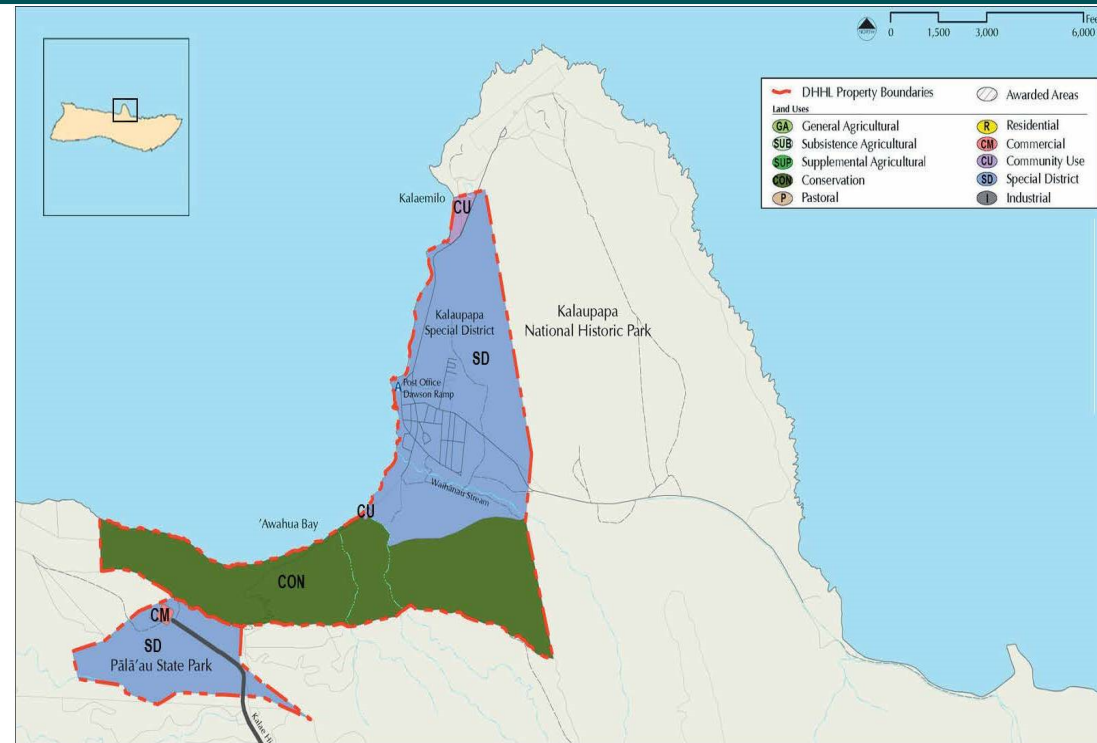


Figure 6.2 - Kalaupapa-Pālā'au Preferred Land Use Plan

NPS General Management Plan was started in 2008 and finalized in 2020



Agencies with Kuleana in Kalaupapa

Agency	Kalaupapa Kuleana
DHHL	Manage long-term General Lease No. 231 (LMD); update & implement Molokai Island Plan for Kalaupapa-Pālāʻau (PO); participate in interagency coordination & transition planning (LMD, LDD, PO, OCH); coordinate beneficiary outreach & consultation on NPS GMP (PO)
DOH	Manage buildings, programs such as visitors and tours, & resources under DOH control; provide healthcare, meals, interior home repair, yardwork & other supportive services to patient-residents, administration & recordkeeping; administer applicable laws in Kalawao County
NPS	Maintain & operate water & fuel distribution, electrical & waste management systems; maintain roads; preserve & restore historic structures, cemeteries & cultural sites; maintain public grounds & landscaping; maintain interpretive signage at Pālāʻau Lookout; assist DOH in enforcement of regulations; fire suppression; first aid and rescue operations for visitors; major/exterior repairs to patient-resident homes.
DOT	Manage airport operations; maintain & enhance buildings, runway, lighting & fuel systems; provide safety & fire protection services at airport.
DLNR	Manage conservation & Forest Reserve areas; control invasive species & animals in coordination w/NPS; environmental & natural resource management in Puʻu Aliʻi Natural Area Reserve.
Maui County	Provide Emergency Response via a Mutual Aid Agreement – tsunami, wildfire, hurricane etc.



Interagency Coordination

- **April 2016: Kalaupapa Interagency Working Group formed**
- **Agencies: DOH, DHHL, NPS, State DOT-Airports, DLNR, Maui County, DOI-ONHR.**
- **Oct. 2024: DOH held an informational update meeting in Kaunakakai with agency heads presenting updates to the community**
- **Purpose of interagency coordination is to**
 - **Encourage government agencies to work together and communicate better prior to DOH transitioning out of administrator role**
 - **Leverage resources and coordinate efforts among agencies**
 - **Determine how to best communicate issues being discussed with agency administrators, stakeholders and the broader public**
- **DHHL is advocating for a community outreach strategy that will meet the needs of DHHL beneficiaries as key stakeholders.**



Kalaupapa Consultation – Next Steps

- Continue to work with HACBED on refining and framing the issues and improving how DHHL engages with beneficiaries.
- Continue to engage with beneficiaries living and working in Kalaupapa as well as those living Topside Molokai, with the goal of bringing small groups of beneficiary stakeholders to Kalaupapa over the summer to engage in productive dialogue with Kalaupapa beneficiaries about the reality of life in the Settlement and visioning for the future of Hawaiian Home Lands in Kalaupapa.
- Prepare for the next round of wider community discussions, to tentatively start in Fall 2025. These meetings will include more beneficiary participants with ties to Kalaupapa based on the criteria previously approved by the HHC.
- Continue to participate in transition planning meetings and help develop a community outreach strategy that will meet the needs of DHHL beneficiaries as key stakeholders.



HHC Criteria for Participation

- Beneficiaries of the HHL who are on the Molokai Island wait list.
- Beneficiaries of the HHL who have family members buried in Kalaupapa.
- Lineal descendants of Native Hawaiian 'ohana who were displaced from Kalaupapa in 1865.
- DHHL beneficiaries who have participated consistently in the NPS General Management Plan and Section 106 Consultation processes.
- A beneficiary representative of Ka 'Ohana O Kalaupapa.



A series of three Community Meetings will be scheduled on Molokai starting in Fall 2025
(tentative)



HAWAIIAN HOME LANDS

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Community Resiliency & Hazard Mitigation

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



HAWAIIAN HOME LANDS

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**Molokai Coastal Homesteads
Community Resiliency Plan (MCH-CRP)
Update by G70**

DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



Community Resiliency Plan

- ❖ This project is funded through the **National Fish and Wildlife Foundation (NFWF) National Coastal Resilience Fund (NCRF)**.
- ❖ This stage funds a **Resiliency Plan** with nature-based solutions that provide **Community Resilience** and **Fish and Wildlife** benefits.
- ❖ On completion of the **MCH-CRP**, **DHHL** could apply for more funding for future phases



Phase 1
Community Capacity
Building & Planning

Phase 2
Site Assessment &
Preliminary Design

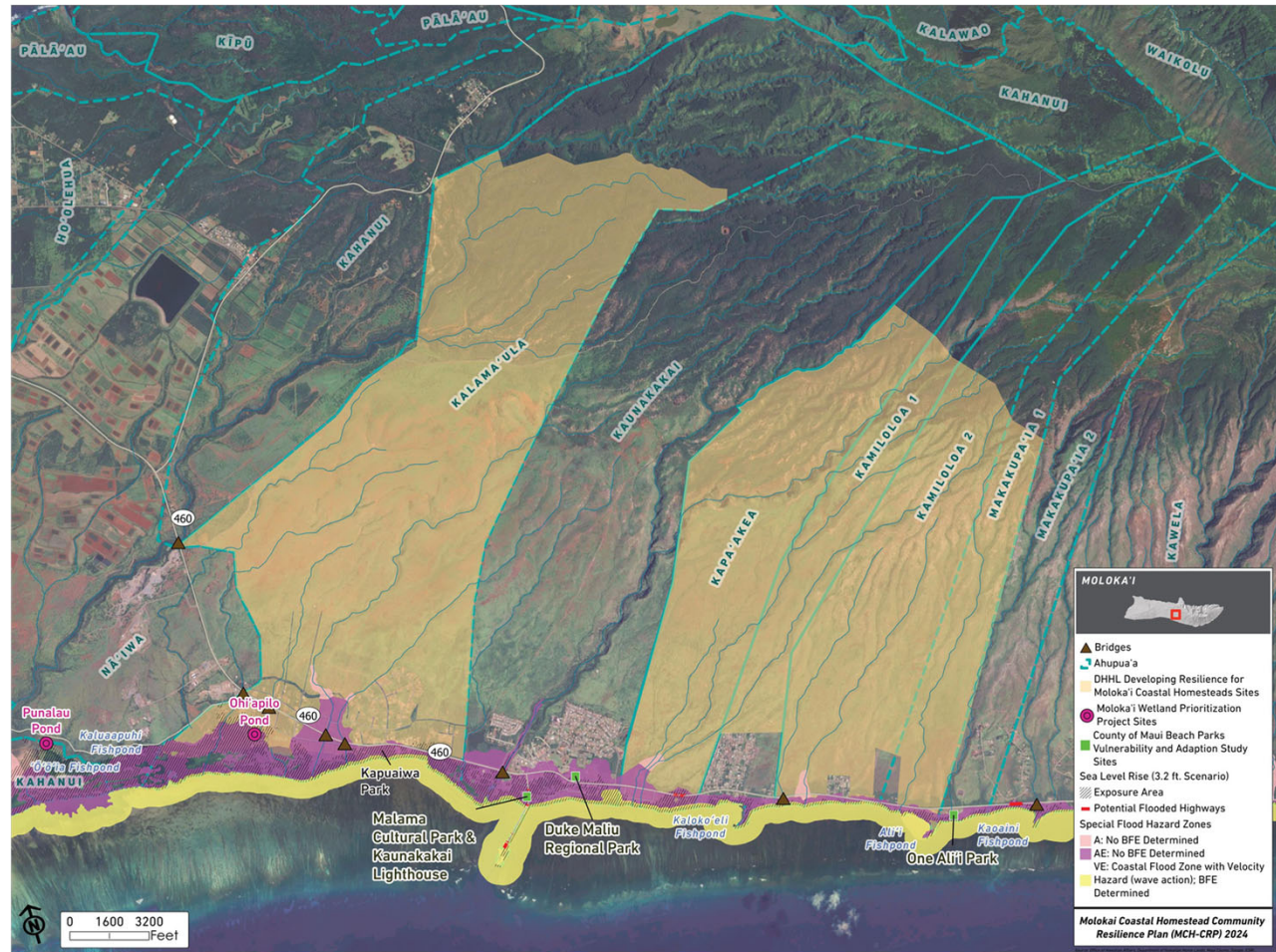
Phase 3
Final Design
& Permitting

Phase 4
Restoration
Implementation



Planning Process

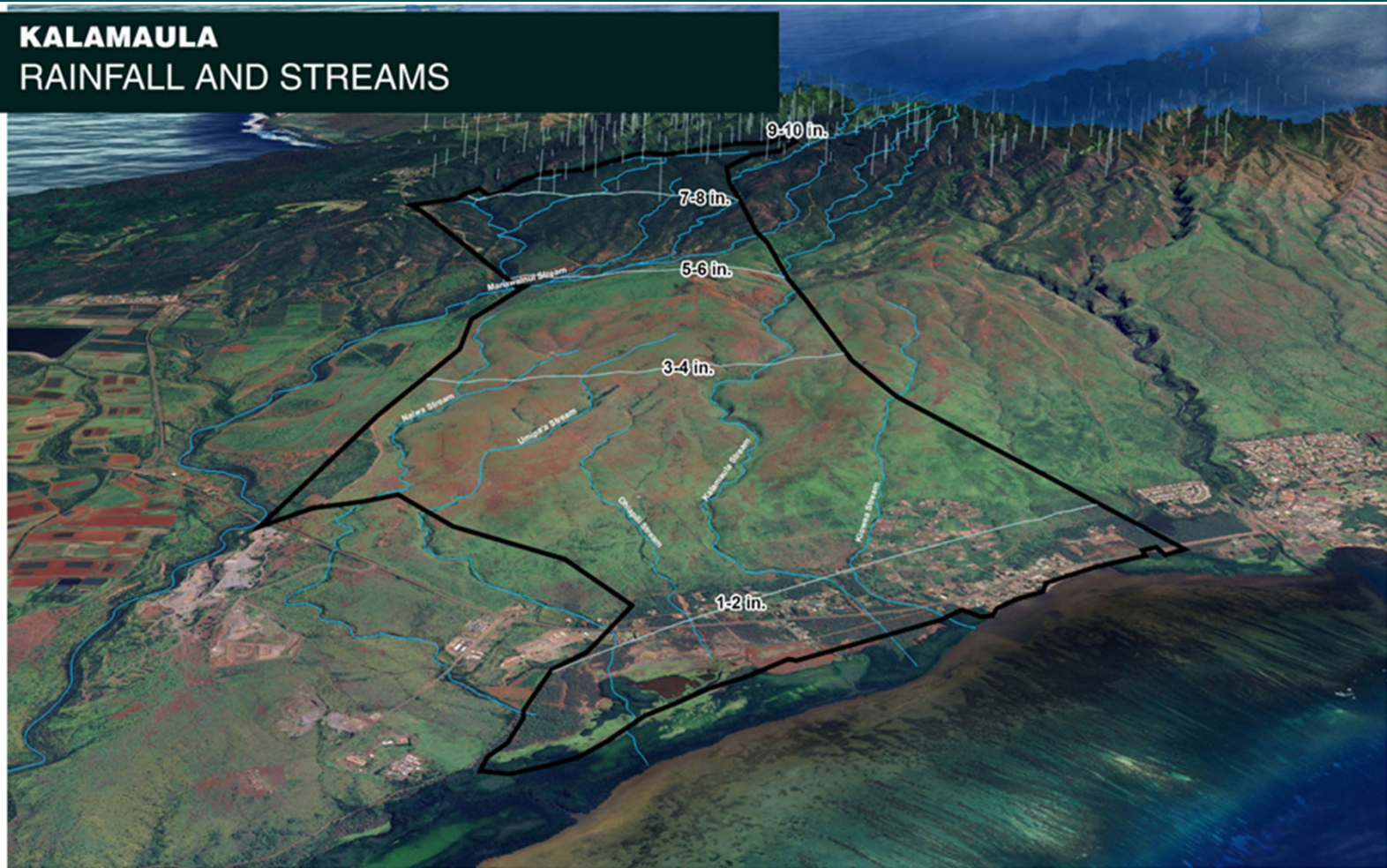
- ❖ Build on prior efforts like the 2022 South Moloka‘i Shoreline Erosion Management Plan and the 2015 Coastal Resilience for DHHL Communities Practicum Report
- ❖ Technical analysis of homestead assets, hazards, and vulnerabilities
- ❖ Multiple meetings and workshops held with beneficiaries to discuss issues and explore mitigation options
- ❖ Consultation with technical experts
- ❖ Huaka‘i with beneficiaries
- ❖ Five Priority Projects identified per Homestead to build resilience





Technical Analysis

KALAMAU RAINFALL AND STREAMS



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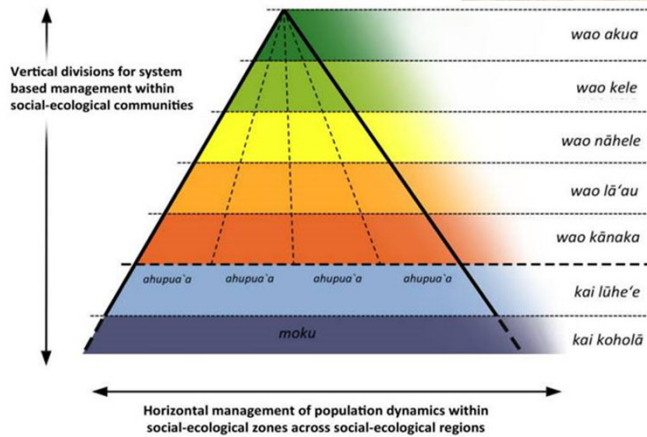
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Incorporating TEK

KALAMAULA HAWAIIAN SOCIO-ECOLOGICAL ZONES

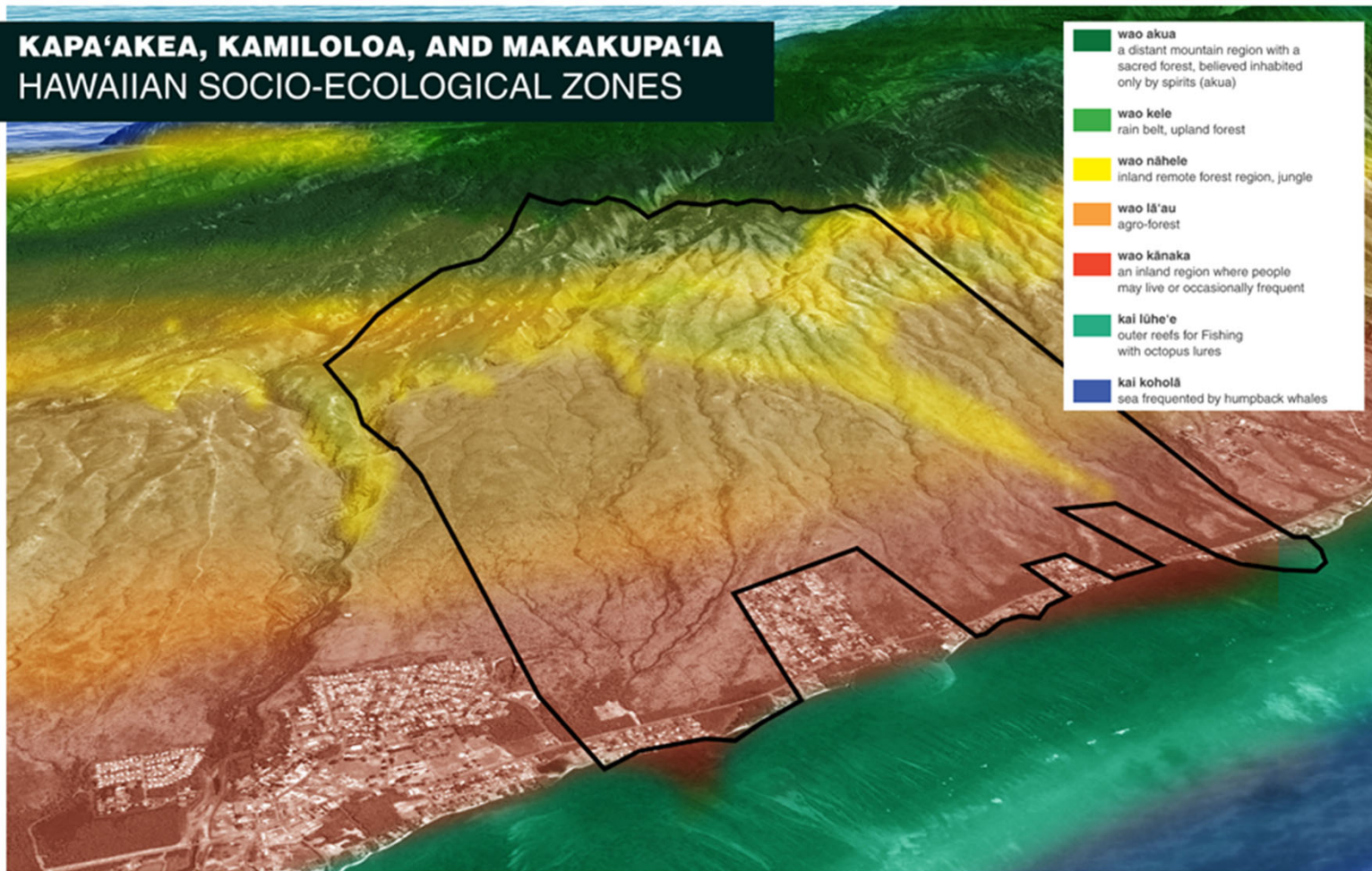
- wao akua**
a distant mountain region with a sacred forest, believed inhabited only by spirits (akua)
- wao kele**
rain belt, upland forest
- wao nāhele**
inland remote forest region, jungle
- wao lā'au**
agro-forest
- wao kānaka**
an inland region where people may live or occasionally frequent
- kai lūhe'e**
outer reefs for Fishing with octopus lures
- kai koholā**
sea frequented by humpback whales





Incorporating TEK

KAPA'AKEA, KAMILOLOA, AND MAKAKUPA'IA HAWAIIAN SOCIO-ECOLOGICAL ZONES



DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE

Outreach Summary

3.25.24 Initial meeting with Kalama‘ula, Kapa‘akea,

and Kamiloloa One Ali‘i Association p
and representatives to introduce the MC

4.22.24 DHHL HHC Meeting to Introdu

4.25.24 1 on 1 interview/talk story sessi
with Kapa‘akea Oceanside resident

4.25.24 Planning Hui Meeting #1 (Plan
representatives from all three ahupua‘a

4.26.24 1 on 1 interview/talk story sessi
Kapa‘akea Oceanside resident

5.08.24 Planning Hui Meeting #2

5.13.24 Beneficiary Meeting #1: Introduction to MCH-CRP

6.12.24 Kapa‘akea Homestead Assoc. Meeting

6.17.24 MCH-CRP Planning Hui Meeting #3

6.18.24 Kalama‘ula Homestead Assoc. Meeting

6.20.24 Beneficiary Meeting #2: What are the





Outreach Summary Cont.

- 7.20.24 Planning Hui Meeting #4
- 8.08.24 Kalama‘ula & Kamiloloa Hua
- 8.08.24 Beneficiary Meeting #3:**
Explore resilience building options
- 8.26.24 Large Landowners & ROE/L
- 8.27.24 Molokai DHHL Staff
- 9.26.24 Expert Technical Advisor Me
- 10.19.24 Kalama‘ula & Kamiloloa Hua
- 11.13.24 Expert Meeting with DOT
- 12.02.24 Expert Meeting (Debra Kelly
- 12.05.24 ‘Ohi‘apilo Wetland Huaka‘i v
- 12.11.24 Expert Meeting (TNC)
- 12.18.24 Expert Meeting (DLNR Lance DeSilva)
- 01.14.25 Attend/Present at Kalama‘ula Homestead
Association Meeting
- 02.14.25 Huaka‘i Mauka & Makai Kalama‘ula





Huaka'i



DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



Huaka'i



DEPARTMENT OF HAWAIIAN HOME LANDS – PLANNING OFFICE



Huaka'i



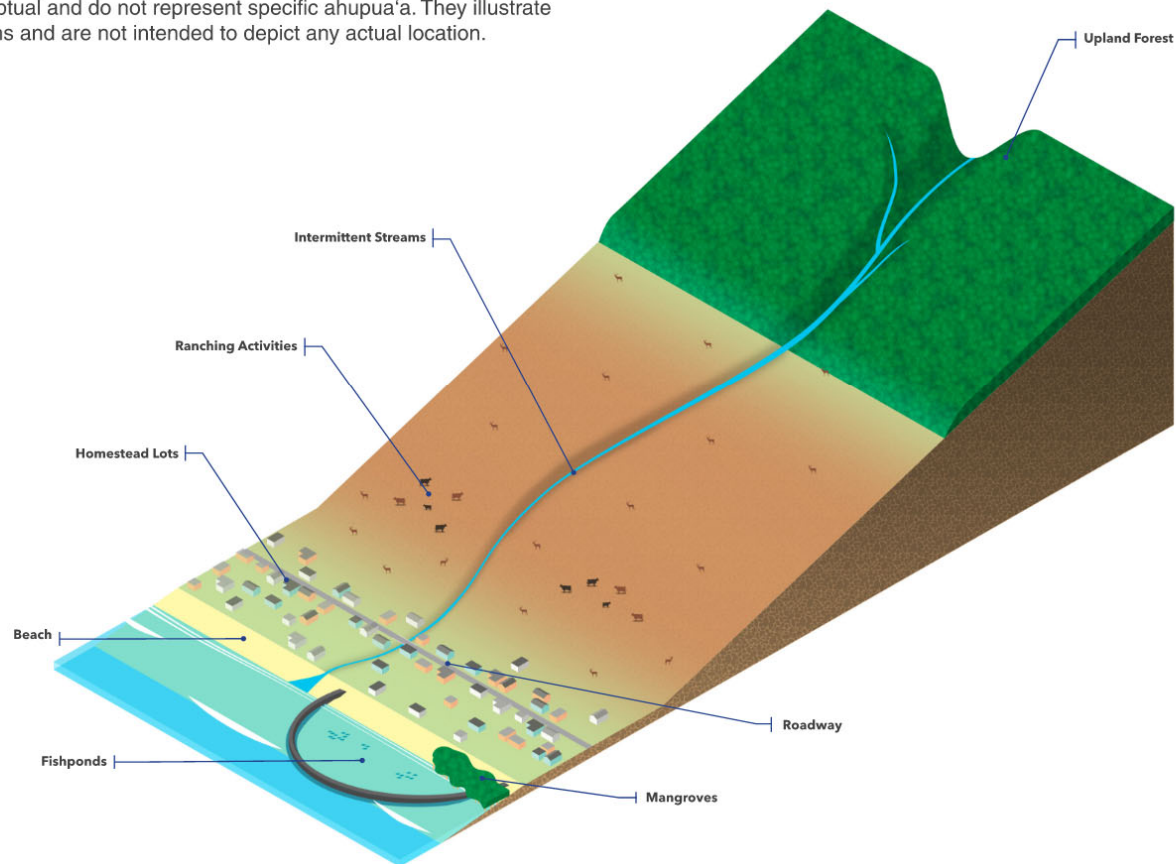
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Conceptual Renderings

EXISTING CONDITIONS

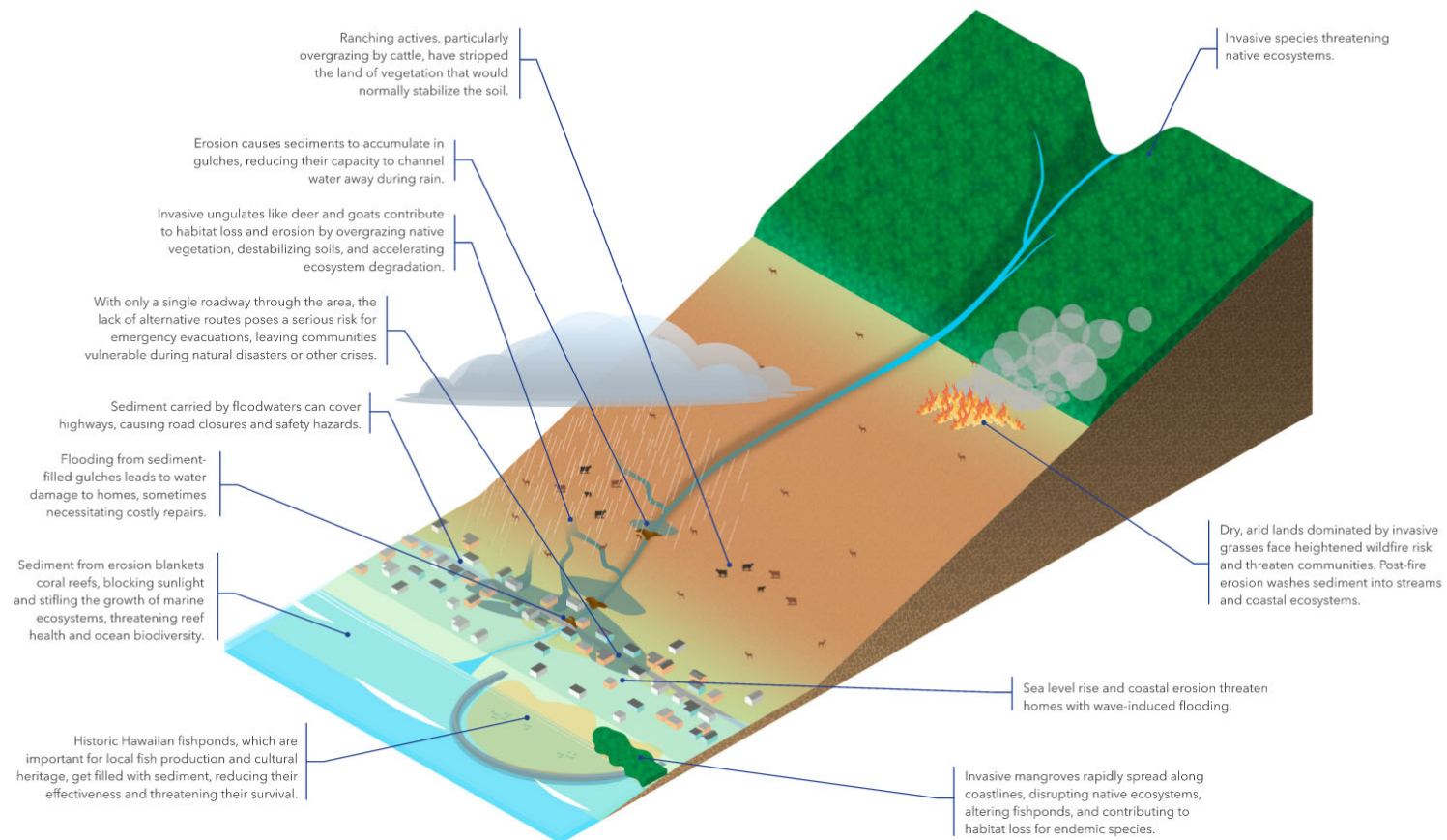
All figures are conceptual and do not represent specific ahupua'a. They illustrate generalized conditions and are not intended to depict any actual location.





Conceptual Renderings

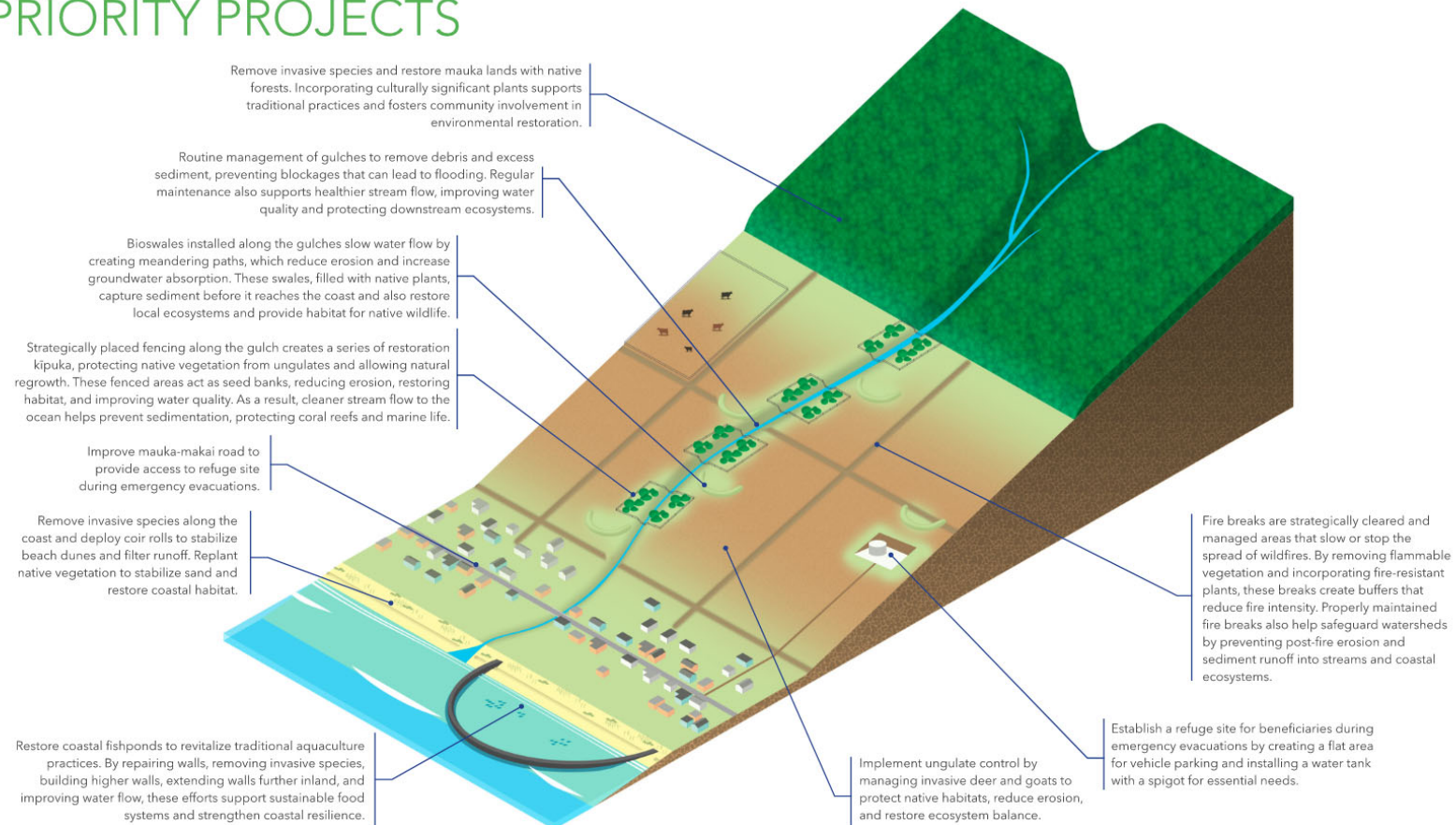
CHALLENGES





Conceptual - Priority Projects

EXAMPLES OF POTENTIAL PRIORITY PROJECTS





Next Steps

- ❖ Incorporate Workshop #4 feedback and produce Draft MCH-CRP (May/June)
- ❖ Beneficiary Review of Draft and 30-day comment period (Summer 2025)
 - In Person – Workshops Round #5
 - Online
 - Hard Copies at District Office
- ❖ Produce Final MCH-CRP (Summer 2025)
- ❖ Seek HHC Approval of Final MCH-CRP (Summer 2025)





Next Steps – Community Resilience

- Incorporate SM-SEMP recommendations into the two-year Molokai Coastal Homesteads Community Resilience Plan project (MCH-CRP) underway now.
- Investigate options & alternatives for direct DHHL administration of coastal zone management (CZM) for Hawaiian Home Lands lessees living along coastlines, via the NOAA Project of Special Merit (PSM).
- Work with shoreline lessees to adapt to rising sea levels & increased shoreline erosion by using best management practices that are not harmful to the coastal environment.
- Continue to engage with Molokai beneficiary organizations & nonprofits to increase community resilience & implement nature-based solutions such as shoreline, wetland & fishpond restoration & enhancement.
- Continue to seek technical assistance & funding from county, state & federal agencies to address acute coastal hazards & mitigate impacts from sea level rise & other climate change-related hazards along Molokai's southern coast & prioritize assistance to convert cesspools to more effective wastewater treatment methods.



Mahalo

