

HAWAIIAN HOMES COMMISSION
Minutes of Monday, November 17, 2025, at 9:30 a.m.
Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, Oahu, 96707,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT Kali Watson, Chairperson
 Walter Kaneakua, O'ahu Commissioner
 Makai Freitas, West Hawai'i Commissioner
 Lawrence Lasua, Moloka'i Commissioner
 Michael L. Kaleikini, East Hawai'i Commissioner
 Shaylyn Ornellas, Kauai Commissioner
 Pauline N. Namu'o, O'ahu Commissioner (ICT)

EXCUSED Archie Kalepa, Maui Commissioner
 Sanoe Marfil, O'ahu Commissioner

COUNSEL Hokulei Lindsey, Deputy Attorney General

STAFF Katie Lambert, Deputy to the Chairman
 Richard Hoke, Executive Assistant to the Chairperson
 Leah Burrows-Nuuanu, Secretary to the Commission
 Juan Garcia, Homestead Services Division Administrator
 Kalani Fronda, Land Development Division Acting Administrator
 Elijah Davidson, Land Development Division Project Manager
 David Hoke, Enforcement Administrator
 Kahana Albinio, Land Management Income Property Manager
 Shelly Carriera, Land Management Land Agent
 Lilliane Makaila, Planning Office Acting Administrator
 Julie Cachola, Planning Office Planner

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 9:44 am by Chairperson Kali Watson. Seven (7) members were present in person, one (1) on Zoom, and two (2) excused, establishing a quorum.

APPROVAL OF AGENDA

Chair Watson noted that Item F9 would be addressed first and that Item F6 would be moved to the end of the F section, preceded by Item G3. The Commissioners would convene an executive session at noon for lunch, and no community meeting was scheduled.

MOTION/ACTION

Commissioner Lasua moved, Commissioner Freitas seconded, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES

The October 20–21, 2025, meeting minutes were called for edits or comments; none were offered.

MOTION/ACTION

Moved by Commissioner Kaneakua, seconded by Commissioner Lasua, to approve the November 2025 HHC minutes. Motion carried unanimously.

PUBLIC TESTIMONY ON AGENDIZED ITEMS

PT-1 Kenna Stormogipson – Waipouli Courtyards –

K. Stormogipson testified about the Waipouli relocation plan; for nearly two years, she requested that residents receive information about their relocation, but no one had been informed. A resident recently discovered online that a relocation plan, prepared by InterWest Group on behalf of the Department of Hawaiian Homelands, was published on October 15, 2025. It had not been shared with any Waipouli Courtyards residents. The plan, 65 pages long, outlined the next steps, including individual interviews and household data updates once a closing date was confirmed, which occurred two weeks after publication. However, only two units listed in the plan were available, both in Kekaha, leaving residents without viable relocation options. She also highlighted residents' frustration at being kept uninformed for two years, prompting a petition demanding clarity on the relocation plan, move-out timeline, rental assistance calculations, fair communication, and temporary housing options.

II. ITEMS FOR DECISION MAKING

A. 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 Applications for the month of October 2025
- D-5 Commission Designation of Successors to Application Rights – Public Notice 2024
- 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)
- D-9 Commission Designation of Successor CAROLINE P. BICOY Agriculture Lease No. 5801, Lot No. 172-A-2, Hoolehua, Molokai

RECOMMENDED MOTION/ACTION

HSD Administrator Juan Garcia presented 8 items (D2-D9) for approval.

MOTION/ACTION

Moved by Commissioner Lasua, seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE(YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua	X		X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

ITEMS FOR INFORMATION/DISCUSSION

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-1 Approval of the 2026 Hawaiian Homes Commission Meeting Schedule

RECOMMENDED MOTION/ACTION

HHC Secretary Leah Burrows-Nuuanu presented the following:

L. Burrows-Nuuanu presented the proposed 2026 Hawaiian Homes Commission meeting schedule, noting that meetings would continue on the third Monday and Tuesday of each month, with community meetings on Monday evenings, maintaining consistency and accommodating travel and workloads. She explained that, unlike past even-numbered years when the Commission traditionally visited Hana, 2026 would align any Hana meetings with departmental events to maximize availability and reduce travel and costs. Once the exact Hana dates were confirmed, the schedule would be updated.

MOTION/ACTION

Moved by Commissioner Ornellas, seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	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 Ornellas	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: [X] UNANIMOUS [] PASSED [] DEFERRED [] FAILED						
Motion passed unanimously, Seven (7) Yes votes						

LAND DEVELOPMENT DIVISION

ITEM E-1 Approval of Lease Award – Honokōwai Subdivision - Agricultural Project Lease - Lahaina, Maui (see exhibit)

RECOMMENDED MOTION/ACTION

Acting Administrator Kalani Fronda and Housing Project Branch Manager Michelle Hitzeman presented the following:

Motion that the Hawaiian Homes Commission to the Approval of Lease Award – Honokōwai Subdivision – Agricultural Project Lease - Lahaina, Maui.

M. Hitzman presented Item E1, recommending approval of 99-year Department of Hawaiian Homelands lot leases for 11 applicants in the Honokōwai Subdivision Agricultural Project.

MOTION/ACTION

Moved by Commissioner Ornellas, seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	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 Ornellas	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously, Seven (7) Yes votes						

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

RECOMMENDED MOTION/ACTION

Housing Project Branch Manager Michelle Hitzeman presented the following:

Motion that the Hawaiian Homes Commission to the Approval of Lease Award - Pi'ilani Mai Ke Kai Subdivision Phase II Residential Vacant Lots – Anahola, Kauai

M. Hitzman presented Item E2, recommending approval of a 99-year Department of Hawaiian Homelands lot lease for the applicant in the Pi'ilani Mai Ke Kai Subdivision Phase 2 Residential Vacant Lots.

MOTION/ACTION

Moved by Commissioner Lasua, seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua	X		X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously, Seven (7) Yes votes						

ITEM E-3 Approval of Lease Award - Kaumana Subdivision Residential 2 Vacant Lots – Hilo, Hawai‘i (see exhibit)

RECOMMENDED MOTION/ACTION

Housing Project Branch Manager Michelle Hitzeman presented the following:
Motion that the Hawaiian Homes Commission to the Approval of Lease Award - Kaumana Subdivision Residential 2 Vacant Lots – Hilo, Hawai‘i.

M. Hitzman presented Item E3, recommending approval of a 99-year Department of Hawaiian Homelands lot lease for the applicant in the Kaumana Subdivision Residential Vacant Lots.

MOTION/ACTION

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

ITEM E-4 Approval of Lease Award - Lāna‘i Subdivision – Residential Project Lease Lāna‘i City, Lāna‘i (see exhibit)

RECOMMENDED MOTION/ACTION

Housing Project Branch Manager Michelle Hitzeman presented the following:
Motion that the Hawaiian Homes Commission to the Approval of Lease Award - Lāna‘i Subdivision – Residential Project Lease Lāna‘i City, Lāna‘i.

M. Hitzman presented Item E3, recommending approval of a 99-year Department of Hawaiian Homelands lot lease for the applicant in the Kaumana Subdivision Residential Vacant Lots.

DISCUSSION

Chair Watson explained that 37 applicants were progressing through orientation and selection for the Lāna‘i Subdivision Residential Project, with plans to expand to about 75 lots. He noted that some adult children of current or anticipated recipients might also participate and receive awards. Due to challenges on the island, the Department was collaborating with the county developer of an adjacent project to share amenities and reduce costs. The goal was to eventually eliminate the waitlist on the island, acknowledging that some applicants were non-responsive, which is typical.

MOTION/ACTION

Moved by Commissioner Lasua, seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua	X		X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

ITEM E-5 Approval of Lease Award - Pu'u'hona Subdivision Residential Offering Waikapū, Maui (see exhibit)

RECOMMENDED MOTION/ACTION

Housing Project Branch Manager Michelle Hitzeman presented the following:

Motion that the Hawaiian Homes Commission to the Approval of Lease Award - Pu'u'hona Subdivision Residential Offering Waikapū, Maui.

M. Hitzman presented Item E5, recommending approval of 99-year Department of Hawaiian Homelands lot leases for two applicants in the Pu'u'hona Subdivision Residential Turn Key, contingent upon their purchase of existing lot improvements via loan or cash.

DISCUSSION

K. Fronda reported that all items had been awarded and that construction was progressing rapidly, with about two houses completed weekly. Phase one was underway, and phase two was expected to finish by September of the following year. Chair Watson also noted that Pu'u'hona had 161 awardees and highlighted that Act 279 funding of \$600 million was being used. He explained that collaboration with an experienced developer enabled the acquisition of new land independent of existing inventory, improving on past programs that had marginal lands and providing homesteads in desirable locations. He added that the funding would support 28 projects, marking an active period for the program.

K. Fronda added that affordable housing credits had been monetized to assist property acquisition instead of using cash. He explained that the third phase, originally planned for Habitat for Humanity or self-help housing, was being converted into a rent-with-option-to-purchase LIHTC (Low-Income Housing Tax Credit) project to meet the needs of pre-qualifying residents from phases one and two, and that the developer had prior experience successfully implementing such projects. Chair Watson emphasized that the developer, Everett Dowling, was involved in three other projects and that 430 awards had recently been made out of 1,100 total planned for Maui. He highlighted the program's activity on the island and the opportunity to secure homesteads in excellent new locations. The motion to proceed carried unanimously.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

ITEM E-6 Approval to Amend FY2026 Land Development Division Budget to Reflect Act 279 Fund Corrections

RECOMMENDED MOTION/ACTION

Housing Project Branch Manager Michelle Hitzeman presented the following:

Motion that the Hawaiian Homes Commission to the Approval to Amend FY2026 Land Development Division Budget to Reflect Act 279 Fund Corrections.

M. Hitzman presented Item E6, recommending that the Commission approve a Fiscal Year 2026 Land Development Division budget amendment to correct erroneous Act 279 funding allocations. She explained that a February 2024 project restructuring had caused some unapproved projects and incorrect entries, which did not affect the 28 Act 279 projects. The amendment confirmed secured funding for Waiehu Mauka and corrected the allocation of Hanapepe residential lots from \$63 million to \$17.8 million, ensuring accurate budget reconciliation and proper reflection of Act 279 fund allocations.

DISCUSSION

Commissioner Ornellas questioned the large difference in the allocation of Hanapepe residential lots, asking whether the initial entry had been an error. K. Fronda confirmed that it was, explaining that the correct amount of \$17.8 million had been approved in the Act 279 budget and during prior adjustments by the permitted interaction group.

MOTION/ACTION

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

LAND MANAGEMENT DIVISION**ITEM F-9 Approval to Terminate License No. 372, Waimana Enterprises, Inc., Statewide****RECOMMENDED MOTION/ACTION**

LMD Income Property Manager Kahana Albinio and Land Agent I Andrew Sante presented the following: Motion that the Hawaiian Homes Commission Approve to Terminate License No. 372, Waimana Enterprises, Inc., Statewide.

A. Sante presented the recommendation to terminate License 372 held by Waimana Enterprises and its assignees due to persistent breaches. Deputy Attorney General Rachel Moriyama, DHHL independent counsel Kevin Herring, Tower Consultant Eric Schatz, and Broadband Coordinator Jaren Tengan joined him. The motion included approving the termination under Section 19, implementing the LMD broadband continuity plan for site access, security, emergency maintenance, and interim administration, conditionally issuing short-term carrier-specific interim licenses to maintain uninterrupted service, authorizing necessary record corrections under FAA and FCC regulations, and authorizing the Chair to issue the termination notice.

License 372 was issued in 1995 for telecommunications on Hawaiian homelands, with partial assignments to Sandwich Isles Communications and Pa Makani. Still, over the past decade, the licensee and affiliates had repeatedly failed to meet their obligations, culminating in a public discontinuance of service in 2024 and prompting federal and state orders. A notice of breach had been issued on August 13, 2025, citing unpaid license fees exceeding \$953,194, non-cooperation with the Hawaii PUC, violations of federal and state regulations, failure to maintain infrastructure safely, and indicators of service abandonment. The 60-day cure period expired on November 1, 2025. He also detailed that sites remained operational, including FirstNet facilities, but fees were improperly remitted to Waimana. Significant structural concerns were noted, including corrosion at the Keaukaha Self-Support Tower.

Upon Commission approval, DHHL planned to terminate the license, take immediate control of the sites, secure the premises, oversee inspections, and manage the licensee's property removal. Access requests, escorted schedules, and coordinated site management would ensure safety and continuity. Interim carrier agreements would maintain service, redirect fees to DHHL, standardize site security, and involve

engineering support for inventory and structural assessments. Record corrections in accordance with FAA and FCC regulations would also be processed.

Chair Watson noted that public testimony from Al Hee would follow and that the Commission would likely enter executive session afterward to discuss legal matters.

DISCUSSION

Commissioner Freitas asked about the status of communications and internet service in remote areas of his district, emphasizing that connectivity was a necessity for health and safety, not a luxury. Broadband Coordinator Jaren Tengan responded that in Pu‘ukapu, disconnected residents were being reconnected, with the project expected to be completed in about three months. He added that other rural communities had service through different providers and that health and safety needs were being addressed. When Commissioner Freitas asked how many beneficiaries were affected by the three-month reconnection period, J. Tengan clarified that no one was currently without service. However, some were awaiting upgrades while still maintaining limited access.

Public Testimony – Al Hee – Raised procedural concerns regarding License 372, noting that neither he, the licensees, nor the beneficiaries received notice of the agenda item proposing termination, leaving them unprepared to respond legally and without their attorney present. He highlighted an outstanding contested case hearing requested a year earlier that had not been addressed, and a notice of default that had been answered within 60 days with no response from the Commission. He emphasized that the license was beneficiary-owned, creating a fiduciary duty to keep them informed, and criticized the Department for proceeding without proper communication. Addressing service allegations, he cited recent failures in Kahikinui during a Maui fire, noting that homesteaders lacked access despite claims of universal service, and explained that Starlink was not a viable alternative due to lack of electricity. He detailed that License 372 was established as a “carrier of last resort” to ensure all homesteaders received telecommunications service. He recounted that under Chair Ho‘āliku Drake, he personally invested \$2.5 million of his own funds to build infrastructure in Pu‘ukapu without any department funding, providing service at no cost to DHHL, and referenced court rulings limiting independent agency authority in telecommunications.

NOTE: Indiscernible around 2:09:26 time – NO AUDIO

Al Hee continued his testimony, expressing that the situation regarding License 372 was unfortunate and acknowledging faults on both sides. He criticized the Department for relying on past FCC actions against him, which he noted had been ruled incorrect by the Supreme Court and other courts over the past nearly 10 years. Regarding the alleged \$900,000 in fees, he stated that the initial default notice under Chairman Aila had been answered and approved, yet no documentation was provided to substantiate the amount. He emphasized that the funds had been used to build infrastructure on Hawaiian Home Lands, unlike profits earned by Hawaiian Intel and Spectrum, which went to offshore parents. He also argued that the Commission lacked authority to act due to a lack of notice to him and the homestead community, and that community meetings, resolution of contested case requests, and responses to certified letters were required before any action. He further criticized the Department's data collection, noting that it focused only on complaints about the Sandwich Isles and ignored those regarding Hawaiian Tel or Spectrum, and concluded by urging the Commission not to take action.

MOTION/ACTION

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

EXECUTIVE SESSION IN**11:45 AM**

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

1. Item F-9 - Approval to Terminate License No. 372, Waimana Enterprises, Inc., Statewide

EXECUTIVE SESSION OUT**12:06 PM**

The Commission reconvened from its executive session and reported that it met with its counsel to discuss issues related to its powers, duties, privileges, immunities, and liabilities concerning lease number 372.

NOTE: Commissioners Ornellas and Freitas abstained from voting on Item F-9

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Kaleikini to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X				X	
Commissioner Kaleikini		X	X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas					X	
Chairman Watson			X			
TOTAL VOTE COUNT			5		2	2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed with Five (5) Yes votes. There were two (2) abstentions and two (2) excused.						

ITEM F-1 Approval to Amend General Lease No. 276 on Restructuring of the Annual Ground Lease Rent, General Lease No. 276, Kapolei Hawaii Property Company (KHPC), East Kapolei, Oahu Island, TMK No. (1)9-1-016:142

RECOMMENDED MOTION/ACTION

Acting Administrator Linda Chinn presented the following:

Motion that the Hawaiian Homes Commission Approve to Amend General Lease No. 276 on the Restructuring of the Annual Ground Lease Rent, General Lease No. 276, Kapolei, Hawaii Property Company (KHPC), East Kapolei, Oahu Island.

L. Chin presented agenda item F1, requesting Commission approval to amend General Lease No. 276 to restructure the annual ground lease rent for Kapolei Hawaii Property Company, the developer of Kamakana Ali'i Shopping Center. She introduced the development team partners, Drew Burkett from DiBartolo Development and Andy Elcock from OP Trust, as well as financial advisor Terence Lee.

She requested approval to restructure the ground lease rent under General Lease 276 for Kapolei Hawaii Property Company. She outlined that the existing base rent for the mall phase would be amended for a 15-

year reduced rent period from December 1, 2024 to November 30, 2039, during which KHPC would pay \$2,844,696 annually—covering both the base rent (starting at \$2,098,782 with 3% annual increases) and repayment of \$9.1 million in deferred rent plus interest (\$745,914 annually). This reduced rent would apply retroactively to the start of the lease year 11. She further explained that beginning with calendar year 2025, KHPC would pay DHHL 20% of annual distributable cash flow in place of percentage rent. Upon sale or period end, KHPC would pay DHHL 20% of net profit, or if no sale occurred after the reduced rent period, a deemed profit based on a third-party appraisal. She amended the motion to clarify that rent for lease year 26 and beyond would reset to fair market value, but not fall below \$5,394,567. She added that the 4% community benefit payment would continue to be calculated based on the original rent schedule rather than the restructured rent. She also noted several conditions, including KHPC providing annual cash-flow statements, allowing DHHL audit rights, supplying final annual budgets, seeking DHHL consent for expenditures exceeding budget by over 10% (with emergencies exempt but requiring notice), and ensuring all amendments receive Attorney General review. She concluded that all other terms of the lease remained unchanged and that the expansion-phase discussion would occur separately before turning the floor over to the development partners to explain the reasons for the restructuring request.

Chair Watson clarified with L. Chinn that the corrected end date for the lease period was November 30, 2039, while the start date of December 1, 2024, remained correct. She read the revised language for paragraph two, stating that after the reduced rent period (lease years 11–24 or 25), rent would reset to fair market value but not fall below \$5,394,567, a figure taken from the contract-based rent shown in the submittal as the amount due in lease year 25. She added that rent for years 26–45 would be based on appraisal, but could not go lower than that amount.

DISCUSSION

L. Chinn explained that the revised language in item two was needed because DHHL could not accept a base rent lower than that required by the contract. Commissioner Ornellas confirmed that the new language addressed this issue, and L. Chinn acknowledged the oversight, explaining that it was an unintended omission during drafting.

Commissioner Kaleikini asked why the rent was being reduced to \$2.8 million and whether the 20% profit share would compensate for the difference. L. Chinn explained that the comparison table showed the proposed payments and projected distributable cash flow, totaling about \$73.657 million under the proposal versus \$74 million under the current contract with participation rent. She noted that the cash flow and participation estimates were not guaranteed, but the firm's 20% profit share at the end of lease year 25, based on appraisal, would offset the reduced rent. Commissioner Kaleikini confirmed that the 20% profit share could potentially be higher, which L. Chinn affirmed.

Andy Elcock from OP Trust explained that the reduced rent would be replaced by DHHL receiving cashflow participation and the profit share at the end, with DHHL paid before the owners. He noted that Kamakana Ali'i had been open for nine years without the owners taking any distributions and that the property was still on its original construction loan at a floating rate of 8–9%, rather than converting to lower-cost term financing. He explained that amending the ground lease was necessary to secure term financing at under 6%, which would allow the owners to invest additional capital into the property and attract new tenants, as bringing in retailers required significant inducements and expenses.

Drew Barkat from DeBartolo Development, who has been responsible for daily operations at Kamakana Ali'i since 2018, explained that the property had been built for its time and maintained in anticipation of residential growth, which was now occurring. He noted that COVID-19 in 2020 accelerated challenges similar to those at Pearlridge, making retail difficult, but highlighted the advantage of their open-air shopping center. Barkat emphasized the center's community focus, with 50% of retailers being local, which outperformed national tenants and catered well to the Hawaiian community's needs. He stated that after two solid years of growth and sales, the team was now negotiating with unique tenants to attract customers from farther away. He credited Andy, Linda, and the team for diligently providing a financial cushion and believed the project would bring long-term benefits for DHHL and the community.

Commissioner Ornellas asked about the current vacancy rate at Kamakana Ali‘i. D. Barkat explained that occupancy was at 97%. However, much of that included creative deals and incentives to attract the right tenants, with some arrangements starting as “gross deals” that could convert to base rent if certain performance levels were met. He noted that about 50% of tenants had entered through this approach, providing local businesses with a safer environment in which to operate.

A. Elcock clarified that permanent leases accounted for approximately 84% of occupancy, with the remainder being temporary month-to-month agreements, typically lasting one to three years with conversion options. Commissioner Ornellas also inquired whether the lease restructuring considered future or immediate facility improvements. D. Barkat confirmed that improvements were planned, including shading, common area enhancements, and tenant inducements. He highlighted a \$6 million renovation to the on-site hotel, which supported retail activity and allowed the property to achieve suitable volumes. He explained that the project, now ten years old, required upgrades to common areas to attract and retain tenants, with ongoing negotiations tied to these planned improvements.

Commissioner Kaneakua asked for a simple explanation of the \$9.1 million deferred rent. L. Chinn explained that the deferred rent originated in the original contract from year four and was to be repaid from lease years 11 to 25, with interest increasing the total to \$11 million, and that it was repaid annually. She clarified that this repayment was separate from the ground lease restructuring.

A. Elcock explained that the original deferred rent structure allowed time for the property to stabilize. Commissioner Kaleikini asked about the construction loan, and A. Elcock confirmed that the retail portion had a \$149 million construction loan, separate from the hotel, which was stabilized. He added that with the lease amendment, they could refinance this loan at a lower interest rate, potentially saving millions annually, without seeking additional funds beyond the current amount. L. Chinn clarified that the 4% community benefit was based on the original contract rent for the mall phase, currently providing over \$13,000 monthly, and would remain at that amount under the restructuring to ensure the community did not receive less. Andy confirmed that the developers were maintaining the same level of community benefit, not increasing it, and had coordinated with the community and relevant councils to ensure continuity.

Public Testimony – Iwalani McBrayer – Supported Item F-1, noting that the DiBartolo developers had met with the four Kapolei homesteads and KCDC, and emphasized that the community benefits agreement would remain unchanged despite any rent adjustments, providing stability for programs and capacity-building.

She also raised procedural concerns about Item C-1. She supports the schedule, but beneficiaries have insufficient notice and time to review the large packets. She recommended that, for 2026, high-impact items be provided 14–21 days in advance and standard items 10 days in advance, with a clear agenda flow, consistent parliamentary procedures, and attorney oversight. These steps would enhance procedural fairness, comply with HRS 91, and advance DHHL’s priorities in housing, stewardship, culture, and economic empowerment while strengthening engagement with developers and homestead benefit agreements.

Public Testimony - Kamaehu Keone -Testified in support of Item F-1. He is the President of Ahahui O Ka’uluokaha’i and expressed concern that, without support, Ka Makana Ali‘i could decline, like other malls, due to economic pressures and changing shopping habits, negatively impacting beneficiaries and the broader community who use the center. He emphasized the mall’s importance for local activities and noted that failing to support it could lead to abandonment and disuse. He reminded the Commission that the community supported the development nine years ago and urged them to continue supporting it now for the benefit of beneficiaries and the wider lāhui.

Public Testimony – Shirley Swinney - Former president of Malu‘ōhai, and co-founder of KCDC, testified in strong support of the Ka Makana Ali‘i project, detailing her long-term involvement since 2008, including participating in the lease approval, groundbreaking, and opening. She highlighted the project’s positive impact on the community by providing local employment opportunities and supporting the concept of living, learning, playing, and working within Kapolei. She emphasized the importance of the 4% community benefit, which funded services at the adjacent community center and supported homesteaders. She noted that the developers fulfilled commitments, including contributing \$500,000 in lieu of a delayed community park. She also praised the developers’ respect for Hawaiian cultural heritage, citing annual events honoring Prince Kuhio, collaboration with the Hawaiian Civic Clubs, and the integration of cultural protocols in their celebrations. She also underscored that the developers had consistently supported the community beyond financial contributions and expressed unwavering support for approving the current recommendation, citing their character, reliability, and long-standing contributions to the community.

MOTION

Moved by Commissioner Freitas, seconded by Commissioner Lasua to approve the motion as stated in the submittal

MOTION TO AMEND/ACTION

Moved by Commissioner Kaleikini, seconded by Commissioner Lasua, to approve an amendment to No. 2. to read: Rent after the Reduced Rent Period (Lease Year 26 or beyond) shall be reset to fair market rent but not less than the scheduled contract lease rent of \$5,394,567.00. Motion to amend was carried unanimously.

ACTION on MAIN MOTION AS AMENDED

Moved by Commissioner Freitas, seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A’OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas	X		X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu’o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

Chair Watson acknowledged the developers’ contributions to the community and expressed appreciation for their efforts. He proposed an amendment to paragraph two of the lease, specifying that rent after the reduced rent period, beginning with lease year 26 or beyond, would be reset to fair market rent but not less than the scheduled contract lease rent of \$5,394,567.

RECESS

12:27 PM

RECONVENE

1:26 PM

ITEM F-8**Approval to Issuance of a Revocable Permit to Kauai Sports Unlimited, Camp Faith, Anahola Bay, Anahola, Kauai Island, TMK No. (4)4-8-007:020****RECOMMENDED MOTION/ACTION**

Income Property Manager Kahana Albinio and Land Agent Kaipo Duncan presented the following: Motion that the Hawaiian Homes Commission to the Approval to Issuance of a Revocable Permit to Kauai Sports Unlimited, Camp Faith, Anahola Bay, Anahola, Kauai Island.

K. Albino explained that they were seeking approval to issue a revocable permit to Kauai Sports Unlimited and Camp Faith for use of the Anahola Bay site on Kauai, with the TMK detailed in the submission.

K. Duncan introduced Ryan McKeague of Kauai Sports Unlimited, who explained intended to use it as a sports training facility for adults and primarily youth, including basketball and volleyball courts and a 50-yard football field. R McKeague played a video and shared a slide presentation about the positive impact sports have on the youth and the community.

NOTE: VIDEO PRESENTATION

R. McKeague introduced his friends Sean Aguano, who had been an intern head coach, Assistant Coach at Arizona State for many years, and currently serving as a Director of Kauai Sports Unlimited while living in Arizona, and KSU's other Director, Mike Tressler.

S. Aguano, who also collaborated with Kamehameha Schools at Arizona State, spoke about his deep connection to Kauai, where he was born and raised and attended Kapaa High School, growing up in the Anahola homesteads, playing in the cane-field dirt roads due to a lack of parks. He emphasized his belief that athletics and participation in sports programs serve as a vital classroom for youth, teaching teamwork, collaboration, adversity management, and positive affirmation, and expressed strong support for the proposed youth programs, hoping they would benefit the community and help keiki grow, prosper beyond the islands, and return as responsible, contributing citizens.

M. Tressler explained that he and others started Kauai Sports Unlimited to help Kauai youth develop leadership through sports, noting how sports had positively impacted his own life, including playing at the University of Hawaii, and expressed gratitude for the opportunity to give back and be heard.

R. McKeague is very proud of the many athletes from Anahola, expressed strong support for Hawaiian youth, praised the community's spirit, and stressed the importance of having a dedicated facility at the former Camp Faith as a home for training and engagement.

DISCUSSION

Commissioner Ornellas commented that the organization's membership, as listed in the submittal, was impressive, comprising mostly beneficiaries or waitlist members and including long-time teachers, coaches, law enforcement officers, and medical professionals. She highlighted Maka'alu as an example of the program's impact, noting that he went through Kauai Sports Unlimited, earned a college degree, and returned to teach and coach at Kapa'a High School, mentoring the next generation. Ornellas emphasized that providing KSU a dedicated facility in Anahola Village, near the ocean for training, would support their mission and expressed gratification that the founders, shaped by Anahola, were now giving back to their community.

Commissioner Kaneakua noted that the benefits of such programs extend beyond Anahola and Kauai, serving as shining examples of legacy, and praised the presenters for providing an exceptional model of how to use land to build and enrich communities.

Commissioner Freitas complimented the presenters on their work and shared a personal anecdote, recalling coaching at Hawai'i Prep Academy during a 2022 state tournament against their team, and reminiscing

about knowing Coach Tressler and watching him and Dave Mayava at UH with his father and friend Kaylee Aguilar. He praised their efforts, emphasizing that athletics serves as a vehicle for higher learning and helps youth stay focused and disciplined, particularly in environments with potential distractions.

K. Albino added that he grew up with Sean Aguano in Waimanalo and noted that S. Aguano was also his classmate at Linfield, where they played together. He praised S. Aguano and M. Tressler, whom he played with at UH, as great athletes, men, and students, highlighting their character and achievements.

Chair Watson noted that, since the applicants were from the community, they would likely have connections to local youth facing challenges, but emphasized that their request for permanent, long-term use of the property would involve environmental reviews and funding considerations. He acknowledged that, as nonprofit, they had advantages in securing funding and suggested their network might provide good access for developing the proposed athletic facilities, including a 50-yard football field and volleyball and basketball courts. R. McKeague responded that most of the work and maintenance would be handled by the community-based board and volunteers, with some organization for security, and emphasized that they would do their best to maintain the facility in-house while recognizing they could not be present 24 hours a day.

Chair Watson informed the group that other organizations were also interested in the site, but noted that their focus on public service distinguished them from commercial applicants. He explained that the board would make the long-term decision after a process including beneficiary consultations and anticipated strong community support for the applicants. The meeting concluded with a motion to grant the revocable permit, which passed.

MOTION/ACTION

Moved by Commissioner Ornellas, seconded by Commissioner Freitas to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas		X	X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua			X			
Commissioner Lasua			X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

ITEM F-2 Approval to Issuance of a General Lease to Waianae District Comprehensive Health & Hospital Board, Inc., dba Waianae Coast Comprehensive Health Center, Oahu Island, TMK Nos. (1)8-6-001:012(p); 024-028

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio presented the following:

Motion the Hawaiian Homes Commission for Approval to Issuance of a General Lease to Waianae District Comprehensive Health & Hospital Board, Inc., dba Waianae Coast Comprehensive Health Center, Oahu Island.

K. Albino presented Item F-2, seeking approval for a 65-year general lease to the Wai‘anae District Comprehensive Health and Hospital Board, doing business as Wai‘anae Coast Comprehensive Health Center (WCCHC), covering 25 acres of Hawaiian homelands in Wai‘anae, O‘ahu, to support health, human services, and cultural programs for Native Hawaiian and other residents, with final approval subject to the submittal’s terms and conditions.

DISCUSSION

Chair Watson introduced representatives Keith Lee and John Grego from WCCHC and summarized their presentation, noting that since 1972, the center had served the leeward coast, focusing on physical and mental health care. During the COVID-19 pandemic, WCCHC expanded services with large-scale food distribution and social service coordination. On April 19, 2022, they requested approximately 25 acres of Hawaiian home lands to develop the ‘Elepaio Food Campus, which aims to promote health, wellness, and economic growth for Native Hawaiians and the broader Wai‘anae Coast community.

A beneficiary consultation occurred on November 14, 2022, and a report was submitted to the Hawaiian Homes Commission on December 20, 2022. The Commission had approved a right-of-entry permit for planning and environmental studies, including a draft environmental assessment under HRS Chapter 343, which received a finding of no significant impact and was approved on October 21, 2025. Chair Watson noted that details of the planned components were included in the agenda submittal and invited WCCHC representatives to answer any questions.

John Grego, the project architect for WCCHC explained that he had been working on the project for over four years, designing nearly 30,000 square feet for the site, completing engineering and environmental assessments, and going through multiple property and community reviews. He noted that the project was currently in the Environmental Program Review (EPR), set to be completed on December 8, and that they were coordinating with DHHL on historical and cultural services. Grego stated that permitting would begin early in the new year and expressed excitement to move forward with construction.

Keith Lee, corporate counsel for WCCHC, added that their working relationship with DHHL staff had been excellent and expressed gratitude for the support received. Chair Watson acknowledged the organization’s long-standing positive impact on the community, particularly through holistic programs like food distribution and satellite clinics, and praised their track record. He inquired about the project’s funding given its scale.

J. Grego explained that they had raised approximately \$5.4 million to launch the project and had financial committee support for the remaining balance. He described a phased approach over seven years, beginning with infrastructure and the food warehouse, and indicated they had sufficient funds to start construction in January. Chair Watson asked about coordination with the adjacent Lunalilo Homes kupuna housing project, and J. Grego confirmed discussions with their designer and plans to integrate kupuna gardens adjacent to the site to complement the humanitarian goals of both projects.

MOTION/ACTION

Moved by Commissioner Kaneakua, seconded by Commissioner Lasua to approve the motion as stated in the submittal						
Commissioner	1	2	AYE (YES)	A'OLE(NO)	KANALUA	EXCUSED
Commissioner Freitas			X			
Commissioner Kaleikini			X			
Commissioner Kalepa						X
Commissioner Kaneakua	X		X			
Commissioner Lasua		X	X			
Commissioner Marfil						X
Commissioner Namu'o			X			
Commissioner Ornellas			X			
Chairman Watson			X			
TOTAL VOTE COUNT			7			2
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED						
Motion passed unanimously, Seven (7) Yes votes						

ITEM F-3 Approval to Third Amendment to the Memorandum of Agreement between the East Hawaii Homestead Community Association and the Department of Hawaiian Home Lands relating to the Community Benefit Agreement, under General Lease No. 245, Hilo Powers Partners, LLC, Waiakea, Hawaii Island, Tax Map Key No. (3) 2-2-047:070 & 074

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio presented the following:

Motion the Hawaiian Homes Commission for Approval to Issue a License Easement, Kevin & Deborah Robell Trust, Waiohuli-Kēōkea, Kula, Maui Island.

K. Albinio sought approval for the third amendment to the memorandum of agreement (MOA) between East Hawaii Island Hawaiian Homes Community and the Commission regarding the community benefit agreement under general lease number 245, subject to specific conditions. The first condition updated the secondary recipient list, with proposed revisions highlighted in bold on page two, changing items two and three to the appropriate associations. The second condition amended section 3.2B of the MOA, simplifying verification requirements for each association to confirm annual good standing with the Department of Commerce and Consumer Affairs, maintain 501(c)(3) or domestic nonprofit status, and ensure no pending tax, lease, or similar legal actions. Associations were also required to submit board election minutes, results, and resolutions to DHHL for confirmation before allocated funds would be distributed. The third condition stated that all other terms and conditions of the MOA would remain in full force and effect.

DISCUSSION

Commissioner Kaleikini thanked Chair Watson, K. Albinio, L. Chinn, and staff for their hard work in preparing the proposed amendments and noted that six of the seven associations supported them. K. Albinio clarified that at the September 30 meeting, six associations were present, and Maku'u, though absent, had submitted their support.

Commissioner Kaleikini asked about verifying good standing with DCCA, and K. Albino explained that the amendment would require associations to submit meeting information to confirm proper officers, ensuring legitimacy even if names were previously misfiled. Commissioner Kaleikini praised the effort to maintain compliance and good governance, emphasizing the importance of monitoring associations to prevent issues and acknowledged the thorough work required to ensure accountability.

Commissioner Freitas acknowledged the lengthy process, noting the importance of the Commission's oversight to ensure checks and balances and that funds were spent in the beneficiaries' best interest, and expressed appreciation for the work done.

Chair Watson asked whether the amended approach would allow funds to be distributed directly to the associations rather than through intermediary entities. K. Albino confirmed that distribution would continue annually, with each association submitting verification of officers, past fiscal year budgets, and upcoming budget estimates before funds were released. K. Albino explained that associations were required to complete an annual report sheet detailing fund usage, ensuring both accountability and transparency.

MOTION/ACTION

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

ITEM F-4 Approval to Issuance of a New Revocable Permit to Native Hawaiian General Services, Kāma'oā-Pū'ueo, Ka'ū, Hawai'i Island, TMK No. (3)9-3-001:002

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio and Land Agent Cheyenne Kapua presented the following: Motion the Hawaiian Homes Commission for Approval to Issue a License Agreement to Approval to Issuance of a New Revocable Permit to Native Hawaiian General Services, Kāma'oā-Pū'ueo Ka'u, Hawaii Island.

K. Albinio sought the Hawaiian Homes Commission's approval to issue a revocable permit to Native Hawaiian General Services to use approximately 5,000 acres of Hawaiian homelands in Kāma'oā-Pū'ueo, South Point, Hawai'i Island (TMK 9300102) for cattle pasturing, with conditions as listed, and introduced C. Kapua to testify in support of the recommendation.

C. Kapua explained that the 5,000 acres for Native Hawaiian General Services had been subdivided and allocated to 12 Ka'ū families on the waitlist through sub-lease agreements, with maps and names detailed on pages 9 through 11. K. Albino added that this had been an ongoing issue, noting that approval of the previous right-of-entry had been delayed due to disputes involving members of Native Hawaiian General Services and concerns with its president, Mr. Kaluau. Over time, those issues had been resolved, and the group had returned to request a new revocable permit.

Chair Watson questioned whether the people using the land were from the waitlist and emphasized that the current revocable permit was only a temporary, month-to-month arrangement. He expressed a preference

for converting the temporary use into a long-term lease, such as a homestead or pastoral lease, to provide recipients with security, investment opportunities, and succession benefits. He also highlighted that having beneficiaries graze the land also helped reduce fire risk and suggested prioritizing local applicants from Hawai'i over those from other islands when transitioning to permanent leases. He instructed staff to begin exploring the conversion to long-term arrangements to provide greater stability for the beneficiaries.

DISCUSSION

Commissioner Freitas commented on the resolution, noting that a friend of his was one of the sublease holders on Jackie's lot. He explained the significance to local cattle families, emphasizing that processing is the most challenging part, and that many need to send cattle to the mainland due to limited local facilities. The ability to access nearby processing was critical for their survival and livelihood. He also highlighted that these families were from the area and familiar with the environment, and he expressed support for converting the temporary arrangement into a long-term lease as a positive step forward.

Commissioner Kaleikini fully supported exploring a long-term disposition of the land currently under a revocable permit with Hawaiian General Services, which had been in effect for over 10 years. K. Albinio explained that infrastructure limitations, including water supply, had previously prevented long-term leasing, though new water tanks might partially support additional users.

Chair Watson noted the land's proximity to Kamehameha Schools property and highlighted ongoing collaboration with the governor, mayor, Parker Ranch, and other stakeholders to improve water systems and coordinate pastoral development, integrating adjacent landowners and considering cattle management and marketing at the statewide and national levels. He emphasized that the initiative was part of a broader master plan, including potential use of DLNR and Department of Agriculture lands, while focusing on permanent, viable solutions for beneficiaries, especially local lineal descendants.

K. Albinio noted that over 10,000 acres in the area were arid and not ideal for pastoral use, prompting discussion of geothermal and renewable energy projects to support water availability. Commissioners agreed that moving toward permanent long-term dispositions was necessary.

MOTION/ACTION

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

ITEM F-5 Approval to Issuance of a Right-of-Entry Permit to Kaumana Hawaiian Homes Community Association, Ka‘ūmana, Hawaii Island, TMK Nos. (3)2-5-044:025 & (3)2-5-045:001(p)

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio presented the following:

Motion the Hawaiian Homes Commission for Approval to Issuance of a Right-of-Entry Permit to Ka‘ūmana Hawaiian Homes Community Association, Ka‘ūmana, Hawaii Island.

K. Albinio explained that the purpose of the permit was to conduct due diligence, including preparing a project master plan, business plan, and ensuring compliance with Chapter 343 HRS and Chapter 6E HRS requirements. The proposed use also included preliminary planning and development for a future community learning center to promote land stewardship and education within the Ka‘ūmana and Pi‘ihonua communities. Approval of the permit was to be subject to the conditions listed in the submittal.

DISCUSSION

Commissioner Kaleikini expressed support for the Ka‘ūmana Hawaiian Homes Community Association’s proposal, noting he had attended their community meeting and endorsed their plans.

MOTION/ACTION

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

ITEM F-7 Approval to Issuance a First Amendment to License Agreement No. 861, Ka Ohana O Kahikinui, Inc., Kahikinui, Maui Island, TMK No. (2)1-9-001:003(p)

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio and Land Agent IV Carlyle Handley presented the following:

Motion the Hawaiian Homes Commission for Approval to Issuance a First Amendment to License Agreement No. 861, Ka Ohana O Kahikinui, Inc., Kahikinui, Maui Island.

K. Albinio recommended that the Hawaiian Homes Commission approve the First Amendment to License Number 861 for Ka Ohana O Kahikinui Incorporated, adding 8.75 acres of Hawaiian homelands for the expansion of the Ka Ohana O Kahikinui system, subject to the terms and conditions listed in the submittal.

C. Hanley noted that the First Amendment to License Agreement Number 861 expanded the licensed area from the current half-acre used for retention tanks to an additional 8.7 acres. He explained that this

expansion was part of the Kahikinui Fog Drip Project, identified as a regional priority under the Punawai Project of Water Infrastructure Improvements. He also noted that the existing half-acre contained retention tanks near the community center, and the expanded area would allow completion of the system designed to collect moisture from the atmosphere and condense it into water for non-potable use at the community center. He referenced Exhibit A for the system location and components, Exhibit B for the regional priority designation, and Exhibit C for the request for the additional space.

E. Farm expressed excitement about the fog drip project and reported that they had secured over \$200,000 in grants for construction and implementation, having already purchased 90% of the materials. He stated that the project aimed to establish an independent water source for the community. Chair Watson inquired about progress on using funds efficiently, without overpaying consultants or subcontractors for road improvements, and confirmed that discussions with K. Fronda had been held and that work was moving forward.

NOTE: Slide Presentation

MOTION/ACTION

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

ITEMS FOR INFORMATION/DISCUSSION

REGULAR ITEMS

PLANNING OFFICE

ITEM G-3 For Information Only – Presentation on Formerly Used Defense Sites (FUDS), Various locations, Maui, Hawai'i.

RECOMMENDED MOTION/ACTION

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

J. Cachola introduced Item G-3 as an informational presentation regarding formerly used defense sites (FUDS) in Maui, specifically in the Kihei area. She noted that the item was coordinated with the Land Management Division's Item F-6, which would follow. Representatives from the Army Corps of Engineers were participating online: Richard Tanaka, FUDS program chief at the Honolulu District, and Edwina Brooks, project manager at the Honolulu District, who would be presenting on the FUDS program.

R. Tanaka introduced an informational presentation on former defense sites (FUDS) in Maui, specifically the Kīhei artillery range. He explained that FUDS includes properties previously used by the Department of War or the Department of Defense, for which the federal government held a real estate interest and returned the land prior to October 17, 1986. He clarified that eligibility for FUDS required verification of historical federal use and documented real estate interest. He also emphasized that not all properties with past federal involvement automatically proceed through the full CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) process, particularly if there is no evidence of contamination or if the property was reacquired after 1986.

He further provided background on the Kīhei artillery range, noting that it covers approximately 70,505 acres on Maui. Investigations confirmed historical federal interest and military training activities, including artillery and maneuver exercises. The site was subdivided into designated areas: Area 2, a foreign maneuver area; Area 12, an impact area where artillery was fired; and Area 13, a maneuver and fortified area. These findings established the site as eligible for further review under the FUDS program, particularly through the Military Munitions Response Program to address potential contamination from past military activities.

He detailed the ongoing CERCLA process for the site, highlighting completed and upcoming phases. The Preliminary Assessment Report has been completed, and the Inventory Property Report is in progress. Projects were being developed to secure funding and move forward with Site Inspections and Remedial Investigations. The Site Inspection aimed to identify any contamination, while the Remedial Investigation focused on determining the nature, extent, and types of contaminants present. Specific plans for Area 2 were being coordinated with DHHL due to potential development and included a Work Plan Add and contract procurement for inspection and assessment. Timelines for these efforts spanned from 2006 to 2029.

The impact area (Area 12), reports of munitions prompted further evaluation to determine contamination risks, with timelines from 2026 to 2029. He described Time-Critical removal actions (TCRA) to address immediate hazards, particularly related to ongoing or planned construction projects, such as waterline installations. Additionally, the Army Corps planned to provide "three R's" training—Recognize, Retreat, and Report—for personnel who might encounter potential munitions on-site, ensuring safety during construction and maintenance activities.

J. Cachola clarified that the map on the last slide had been amended by her office to reflect a corrected transmission line alignment, noting that the transmission line started outside the boxed area shown on the presentation slide. She emphasized that the white-boxed area, which contained the red marking, included the We Do project, and that the updated alignment differed slightly from what was shown in the presentation. Cachola highlighted that FUDS was a significant issue and mentioned that the Kīhei FUDS area would remain an ongoing concern, as it encompassed lands in lower Makai, Waiōhuli, Kēōkea, and Kamalani.

DISCUSSION

Chair Watson asked whether the FUDS cleanup process, which employed a risk management approach to protect human health, safety, and the environment, considered the intended use of the land by landowners. R. Tanaka confirmed that their process relied heavily on cooperation and partnership with all stakeholders, including landowners, to evaluate contamination in the context of land use. He noted that, in coordination with DHHL, they addressed upcoming projects such as a waterline planned within the next three years and emphasized ongoing collaboration to determine appropriate timing and support for cleanup activities while ensuring safety. Chair Watson then inquired whether the funding for the cleanup would be covered under the \$10 billion allocated for such projects.

R. Tanaka explained that funding for FUDS cleanup came from a separate national budget, which was limited and competed for nationwide. He emphasized that strong cooperation and partnership with stakeholders, including obtaining rights of entry, were critical for securing funding to conduct investigations and implement projects. Chair Watson acknowledged the high costs involved in cleanup efforts and highlighted the importance of engaging with military decision-makers to ensure the timely availability of

funds, noting the immediate need for land such as Lālāmilo, which had over 29,000 people on the waitlist for homestead use.

R. Tanaka described how cost estimates for cleanup were developed iteratively, starting with software-based projections based on limited site information and refining estimates as field investigations revealed the density, depth, and nature of munitions or contaminants present. Chair Watson inquired whether preliminary investigations had been conducted to produce accurate cost estimates, noting that \$10 billion might not be sufficient to cover all cleanup efforts. R. Tanaka clarified that funding for these specific sites was separate from the larger \$10 billion program and that ongoing investigations were conducted in areas such as Waikoloa, Lālāmilo, and Pu‘ukapu, where some sites were found to have no contamination and were cleared. He also noted that FUDS projects were ongoing across Hawai‘i, Guam, American Samoa, and the Northern Mariana Islands, including O‘ahu, with sites such as Kahana Valley, Waiōhuli, Waikane, and He‘eia under evaluation.

Chair Watson asked how cleanup methods and depths were determined, and R. Tanaka explained that decisions were based on the nature and extent of contamination and anticipated future land use. Chair Watson also raised concerns about reviewing and commenting on the preliminary assessment, and R. Tanaka indicated that while the final draft had been submitted to the Department of Health, they were open to ongoing discussions about future land uses, including housing developments and infrastructure such as waterlines.

Chair Watson emphasized that for DHHL lands, future planning should assume development of residential, agricultural, and pastoral homesteads. R. Tanaka agreed, noting the importance of long-term collaboration with DHHL to integrate land-use planning into the cleanup and risk-management process.

Public Testimony – Jojo Tanimoto – Addressed the FUDS program, highlighting concerns about unexploded ordnance (UXO) and ongoing erosion issues near Kawaihae Harbor. She recalled past approvals for the Army Corps of Engineers to survey lands for harbor expansion. She questioned the communication process, noting that local community members had not been informed. She explained the historical context, referencing military bombing in Makahuna Gulch that contributed to erosion and flooding, which had worsened over time and now affects the highway and limits access to Waimea, Kona, and the airport. She then emphasized that recent military activity had further stressed the area. She criticized the current right-of-entry permittee, Pali Koki Ranch, for not addressing the erosion problem, while the department had failed to communicate effectively with the community. Finally, she urged the Commissioners to pay attention to these impacts, as the erosion threatened infrastructure, fire safety, and access to essential resources. She requested guidance on improving communication and implementing remediation measures to address the erosion.

ITEMS FOR DECISION-MAKING

LAND MANAGEMENT DIVISION

**ITEM F-6 Approval of Amendments to Right-of-Entry No. 717, State of Hawaii,
Department of Land and Natural Resources, Waiohuli, Maui Island, TMK No.
(2)2-2-002:014**

RECOMMENDED MOTION/ACTION

Income Property Manager Kahana Albinio, Land Agent Shelly Carreira and Planning Office Planner Julie Cachola presented the following:

Motion the Hawaiian Homes Commission for Approval of Amendments to Right-of-Entry No. 717, State of Hawaii, Department of Land and Natural Resources, Waiohuli, Maui Island.

K. Albinio recommended that the Hawaiian Homes Commission approve amendments to Right of Entry 717 to adjust the boundary on Exhibit A to reflect the FUDS area, include a release of liability with program

registration, and extend the term by 12 months to continue population control activities on Hawaiian homelands in Waiōhuli, Maui, with conditions as listed in the submittal, and noted that S. Carrera was present to justify the recommendation.

S. Carreira explained that Right of Entry 717 had previously been approved for DLNR to conduct a control-hunting program to reduce axis deer on Hawaiian homelands, with registration available to Maui lessees and wait listers. She stated that the proposed amendments replaced Exhibit A to reflect the FUDS area, indicated hatch marks across the TMK portion, and included a release of liability as Exhibit B to be administered with program registration. The amendment also adjusted the boundary to exclude the area under General Lease 311 to the Waiōhuli Hawaiian Homestead Association. She noted that DLNR and DOFA staff were available for questions, and after discussion, the commissioners moved, seconded, and unanimously approved the motion.

MOTION/ACTION

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

ITEMS FOR INFORMATION/DISCUSSION

OFFICE OF THE CHAIRMAN

ITEM C-2 For Information Only – Status Report of DHHL Enforcement Unit Efforts and Statistics (October 14, 2025 – November 10, 2025)

RECOMMENDED MOTION/ACTION

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

D. Hoke provided an informational update on DHHL enforcement for the period of October 13 through November 9. During this time, the unit received 40 official requests for enforcement, bringing the calendar year total to 174, submitted 34 reports for a yearly total of 390, and sent 18 official correspondences to beneficiaries related to investigations, with acknowledgment of legal assistant Casey Corpuz for handling the correspondence. He also reported on beneficiary engagement, noting meetings with KCDC, Keaukaha Pana'ewa Farmers Association, and the Pana'ewa Residential NSW group, held quarterly to address concerns and provide feedback for collaboration.

DISCUSSION

Commissioner Ornellas asked how they've been impacted by modernization, particularly regarding complaints. D. Hoke explained that as more staff transitioned to the online system, processes became much faster, though not all staff had licenses yet. The unit held ongoing monthly meetings with Salesforce to provide updates, implement changes, and improve efficiency, particularly for issuing notices of violations.

D. Hoke described that complaints could now be submitted online and routed electronically to the appropriate division, replacing the old paper-based system, which was slower and cumbersome. Commissioner Ornellas asked whether complainants received follow-up through Salesforce, and D. Hoke confirmed they only received an automatic receipt; detailed outcomes were not shared, particularly for residential issues, though follow-up might be possible for homeless or trespassing complaints. The modernization was intended to streamline operations despite limited staffing.

HOMESTEAD SERVICES DIVISION

ITEM D-1 HSD Status Reports

RECOMMENDED MOTION/ACTION

None or Information Only. Homestead Services Division Administrator Juan Garcia presents the following:

- A. Homestead Lease Totals & Monthly Activity Reports
- B. Delinquency Report

J. Garcia provided an informational update on the division's activities, including the applications branch, district operations, and loan services branch. As of November 1, 2025, there were 47,254 applications statewide, though the number of individual applicants was not yet available; the vendor committed to providing those numbers at the next commission meeting, along with lease activity counts. He also reported on loan delinquencies, noting a total of \$224,000 statewide, with \$156,000 in direct loans and \$68,000 in NAHASDA accounts.

He highlighted a slight improvement in delinquency rates, decreasing from 24.2% in July to 23.1%. Staff were evaluating delinquencies and proposing cases for contested case hearings, while also reviewing existing cases under decision orders where breaches had occurred, noting some hesitancy to bring cases forward due to potential future payments. He also planned to bring additional cases to the commission by January 2026 for consideration and to invite questions from commissioners.

DISCUSSION

Commissioner Lasua raised concerns about the 180-day delinquent loans, which accounted for 152 of the total 224 delinquent accounts, noting that the current repayment approach might be disadvantageous, particularly given the department's limited staffing compared to larger operations like those in Washington.

J. Garcia explained that the department was recruiting an additional collection officer and was closely evaluating accounts, including those under a decision and order. He described a potential strategy that would allow borrowers who had made six consecutive months of payments to request refinancing before the usual 12-month requirement, provided they meet income and financial compliance standards. He also addressed options for charge-offs, which occur after lease cancellations. He highlighted existing assistance programs, such as Ho'omana and Catholic Charities, that allocate funds to delinquent loans and other financial obligations, such as property taxes and utilities. Additionally, he noted plans to explore outsourcing collection efforts to Hawai'i Community Lending to further support staff in managing delinquent accounts.

Chair Watson noted that the Department currently had only four staff assigned to collections, far fewer than needed, and emphasized the need for external support. He explained that the Department had a contract with Hawai'i Community Lending and Helen Wai, which could be expanded to include collections, and

highlighted plans to upgrade software with Salesforce to create digital folders for guidance and mandatory use by third-party entities. He praised the benefit of having staff and partners on the outer islands, including homesteaders and waitlist members, who could engage beneficiaries more directly. Chair Watson also discussed leveraging a \$30,000 program to help reduce delinquencies and stressed a “rehabilitation mentality” approach toward engaging long-term delinquent accounts, along with bringing on additional hearings officers to address issues and find solutions.

Commissioner Lasua expressed concern that prolonged delinquency resulted in beneficiaries paying more interest than principal, worsening their financial situation, and supported Watson’s approach as beneficial to both the department and beneficiaries. J. Garcia clarified that three staff were currently handling collections, with recruitment underway for an additional collection officer and a vacant loan services manager position. Chair Watson further addressed concerns about mainland lenders, specifically Cardinal Financial, noting that large loans from out-of-state companies often accrued delinquency without timely notification, creating difficult situations for the department. He emphasized a preference for local lenders who were invested in the homesteaders and committed to working with them, aiming to monitor and minimize reliance on mainland lenders for large loans.

Commissioner Ornellas raised concerns about the high delinquency rate, noting that 67–68% of loans were over 180 days delinquent. She inquired about staffing challenges and whether VA loans, like traditional mortgages, were sold on the secondary market. Juan Garcia explained that FHA and VA loans were issued by lenders in and outside Hawaii and serviced by those lenders. When loans became seriously delinquent, HUD would assume them through insurance claims and then assign them to the department, which contributed to the high delinquency rates. He further noted that working with beneficiaries to establish repayment plans was a slow process and proposed reducing the 12-month repayment requirement to six months to remove accounts from the 180-day delinquency category.

Beneficiaries often do not know when mortgages were sold, continuing payments to the original lender, and suggested examining how loan servicers’ practices contributed to delinquencies. Garcia agreed, explaining that under the FHA program, delinquent loans assigned to the department should have their leases canceled immediately. Still, they worked with borrowers to avoid displacement, which sometimes required using trust funds to replenish insurance accounts. She asked if the Homestead Services Division could meet with Salesforce monthly, and J. Garcia confirmed they could, noting the main delay was ensuring accurate financial migration between the old and new systems. He also confirmed that pre-populated notices to beneficiaries had been integrated into Salesforce.

LAND DEVELOPMENT DIVISION

ITEM E-7 For Information Only: Modular Construction in Hawai‘i

RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Administrator Kalani Fronda and Project Manager Elijah Davidson presented the following:

E. Davidson highlighted the housing affordability crisis in Hawaii and its impact on Department of Hawaiian Homelands (DHHL) beneficiaries. He explained that even with land and infrastructure provided by DHHL, many beneficiaries could not afford homes, citing Ka’uluokaha’i 2C, where a three-bedroom, two-bathroom home costs around \$600,000. He noted that over 50% of Hawaiians lived on the continent and 28% of Hawaii’s homeless population were Native Hawaiians, emphasizing the urgency to provide affordable housing for over 29,000 people on DHHL’s waitlist. He also described exploring alternative construction methods, including 3D printing, onsite fabrication, structurally insulated panels, and modular systems, with modular construction showing the most promise for reducing costs, shortening build times, supporting local labor, and improving quality and sustainability.

He compared costs, showing traditional construction at \$550 per square foot versus modular at \$273 per square foot for a larger home, and highlighted Fading West as a viable modular provider due to its efficient production, technology integration, and support for local workers. Modular homes retained traditional stick-built designs with expandable interiors, appealing aesthetics, and long-term durability. They discussed the potential economic benefits of establishing a local modular factory to create jobs, accelerate home production, and enhance community growth. He concluded by introducing Fading West CEO Charlie Chupp and Chief Development Officer Eric Schaefer for further discussion.

C. Chupp explained that the company was founded 10 years ago to provide affordable housing, initially in the Rocky Mountains and later expanding across the Western United States and Hawaii. He described the company's focus on bringing manufacturing efficiencies into construction to eliminate waste and deliver high-quality homes, noting that Fading West had built over 1,000 homes and that the partnership with DHHL aligned with their mission. Eric Schaefer, Chief Development Officer, shared his personal experience volunteering in Hawaii from 2002 to 2018, including work on Molokai, and emphasized that affordable housing challenges existed nationwide. He further explained that their factory spanned 110,000 square feet, capable of producing up to 40,000 square feet of housing per month, and that on-site assembly took four to eight weeks, with collaboration from local contractors ensuring quality.

C. Chupp contrasted traditional construction, which is sequential and slow, with offsite modular construction, which allows simultaneous site and factory work, reducing build times by 40–50%. E. Schaefer described a FEMA project in Maui where 109 homes were built within months, demonstrating both speed and quality, and emphasized that the DHHL homes would be designed differently but with the same principle of livable, high-quality housing. C. Chupp reiterated that the partnership with DHHL was fully aligned with Fading West's mission to reduce costs and deliver efficient, quality homes. E. Davidson concluded by announcing a pilot project on DHHL scattered lots across Hawaii, with 20 homes—15 in collaboration with Habitat for Humanity and five directly by DHHL—showcasing proof of concept for modular stick-built homes constructed in a controlled factory setting, offering superior quality and design compared to traditional methods.

Chair Watson asked whether the homes would be delivered as white-boxed. E. Davidson explained that the homes for the pilot project would indeed be shipped as white boxes, similar to the shipment used for the 100 homes sent to Maui, which had arrived without damage. He described the factory in Buena Vista, Colorado, and noted the long-term plan to establish a factory in Hawaii to empower the local workforce. The 20 homes for the pilot project would be shipped in the same white box format, providing a proof of concept for this modular approach.

Chair Watson inquired about other organizations involved in related projects. E. Davidson noted ongoing discussions with public housing representatives, the governor's office through the Kauhale initiative, HomeAid's Ka La'i Ola project, and E. Schaefer added that Joe Campos was also engaged in disaster relief efforts in Maui. Regarding post-pilot plans, E. Davidson explained the cost considerations for building a full factory in Hawaii, estimating \$100 million due to local costs, and proposed a temporary alternative using sprung structures, large durable tents, which would cost approximately \$2.5 million to start a temporary factory.

Chair Watson emphasized the need for innovative solutions and higher-density housing, citing sites near golf courses and previous modular multi-unit projects. He stressed that modular stacking approaches could help address the over 11,000 names on the waitlist and highlighted that this approach would work in collaboration with unions. C. Chupp explained that Fading West was approved to build both single-family homes and multifamily buildings, including three-story walk-up apartments and other flexible unit configurations, with roughly half of their output in each category.

Chair Watson reiterated the importance of increasing housing density due to limited available land on the island and confirmed ongoing discussions with unions to support site work and modular construction. E. Schaefer concluded by noting that the factory could complete one house from start to finish in about seven

days, demonstrating the speed and efficiency required to address affordability. The discussion emphasized the pilot project as a proof of concept for modular construction, potential temporary factory solutions, and collaboration with unions and other organizations to meet the state's housing needs.

DISCUSSION

Commissioner Ornellas asked two questions regarding the pilot project: first, the timing, and second, the cultural and community sensitivity of the designs. E. Davidson responded that the pilot project was targeted for completion in the summer or late 2026, noting that the pace was ambitious but feasible given that Fading West had built 100 FEMA homes in four months. Regarding cultural sensitivity, he explained that they had developed a standard model specifically for the Department of Hawaiian Homelands, designed to be pre-permitted and adaptable for expansion across the state. He also emphasized that the designs were informed by existing local models, including those from Gentry, Mark Development, and Everett Dowling, and that Fading West provided flexibility with regular stick construction to reflect Hawaiian aesthetics and lifestyle. The designs incorporated elements such as garages, passive cooling systems, and attention to multi-generational living and ADA compliance, ensuring that the homes would meet both practical and cultural needs.

E. Schaefer explained that the team worked closely with Bowers and Kubota, who designed the models, relying on their local experience and understanding of Hawaiian needs. C. Chupp added that the process had been a 10-month collaborative partnership focused on creating layouts that supported ADA requirements, aging in place, and multi-generational living, while also ensuring the homes could adapt as families grew. Chair Watson emphasized that the models were intentionally expandable, allowing residents to begin with a smaller, affordable unit and later add rooms, additional modules, or even a second story. He noted that accessory dwelling units (ADUs) could also be attached or detached, giving flexibility to meet the diverse needs and financial situations of the wait-list beneficiaries.

ITEM E-8 For Information Only: Review of FY2026 Budget & YTD Status of LDD Projects

RECOMMENDED MOTION/ACTION

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

K. Fronda explained that Item E-7 supported a new approach to building homes based on beneficiary affordability with room for future expansion, and that Item E-8 served as an informational supplement to submittal E-6. He reviewed slides detailing lot development projects on O'ahu, Maui, Hawai'i Island, and Kaua'i, noting corrections to funding allocations and confirming major encumbrances such as the \$93 million for Waiehu Mauka and the removal of erroneous allocations in other areas. He reported that 100% of Act 279 funds and about half of trust funds were expected to be encumbered by December 31, 2025, and that approximately \$120 million had already been spent statewide.

He further summarized repair and maintenance priorities, including office renovations, infrastructure upgrades, and preparations for future county jurisdictional transfers. He then highlighted current developers and key initiatives, including the use of the emergency proclamation to contract Ikaika Ohana for the Lanai project, as well as innovative practices by Dowling Companies, such as QR code-based Salesforce reporting for warranty issues. He emphasized the importance of sewer upgrades ahead of 2050 compliance requirements and ongoing work to secure funding and partner with organizations like Hawai'i Community Lending to support cesspool conversions and home rehabilitation. He concluded by noting that more detailed budget information would be provided at future commission meetings.

PLANNING OFFICE

ITEM G-1 For Information Only – Draft Environmental Assessment (EA) and Anticipated Finding of No Significant Impact for the North Kona Wells Project – Keauhou Well Site & Kahalu‘u Water Storage Tanks, TMKs: portions of [3] 7-8-004:013, 014, and 015; & portions of [3] 7-8-009:014, 032, 054 and 077, Kona, Hawai‘i.

RECOMMENDED MOTION/ACTION

None. For Information Only. Acting Planning Program Manager Lillianne Makaila presented the following:

L. Makaila presented a 500-page draft environmental assessment (EA) for lands in Kona that DHHL planned to acquire and develop for water source expansion. She stated that no commission action was required yet, as the EA would be published in the November 23 Environmental Notice and undergo a 30-day public comment period before returning to the commission in January. She reviewed the project background, noting that DHHL held about 1,400 acres in Kona and would exhaust its water credits after Village 4. An advanced water credit agreement with the County of Hawai‘i depended on DHHL’s commitment to increase water capacity and infrastructure. Because groundwater development near Kaloko-Honokōhau could affect sensitive coastal ecosystems and anchialine ponds, DHHL was directed to explore water sources outside the high-risk area, leading to the acquisition of the Waiaha (formerly Gianulias) parcel and negotiations for the KS well site.

She detailed that the proposed action included acquiring land with an existing but incomplete well, constructing new transmission lines, developing backup wells, and upgrading the Kahalu tank site in partnership with the County Department of Water Supply and Kamehameha Schools. She emphasized that the EA evaluated environmental, cultural, and hydrological impacts and included mitigation measures addressing erosion control, waterway protection, and other resource concerns. She also described the inclusion of archaeological and historic properties located near, but not necessarily on, the project parcels, explaining that the assessment took a broad approach to understanding regional impacts. The EA incorporated a Kapa‘akai Framework analysis to identify traditional and customary practices, potential impacts from water extraction and inter-ahupua‘a transmission, and culturally informed guidelines to prevent long-term harm. She also highlighted that many Native Hawaiian cultural practitioners and lineal descendants from Keauhou to Kaloko participated and provided guidance.

She reported that the Kapa‘akai Framework remained in draft form but would be finalized and published. The EA would be open for public comment through December and based on similar work earlier in the year for the Waiaha parcel, she anticipated manageable feedback and timely completion. DHHL is expected to return to the commission in January with a revised EA for a determination. Meanwhile, the department continued work on the land acquisition process, including a letter of intent and a purchase and sale agreement. It aimed to better align environmental compliance with acquisition timelines. She noted that many steps remained beyond acquisition, including design, permitting, construction, and securing funding for full water-source development, which was critical to meeting the needs of thousands of planned homesteads in the region.

DISCUSSION

Commissioner Ornellas asked whether any preliminary water-quality testing had been done on the existing well, and L. Makaila explained that the well had been tested years earlier as part of a group of wells constructed by Kamehameha Schools and that the results had been very good with no concerns raised. She noted that although the well had not been used because KS had more wells than needed, DHHL hoped it would become a useful resource once acquired. She added that additional testing still needed to be completed and that the primary work so far had focused on a hydraulic study to determine how to move the water efficiently and what infrastructure—such as booster stations—might be required. L. Makaila also stated that the Department of Water Supply and DHHL’s consultants were currently reviewing the hydraulic study, and once that phase progressed, they would continue with the remaining testing needed.

ITEM G-2**For Information Only – Draft Moloka‘i Coastal Homesteads Community Resilience Plan, Various locations, Moloka‘i, Hawai‘i.****RECOMMENDED MOTION/ACTION**

None. For Information Only. Acting Planning Program Manager Lillianne Makaila and Planner Nancy McPherson presented the following:

N. McPherson explained that the Moloka‘i Coastal Homestead resiliency project had been a long-standing effort and had reached the stage of a review draft for the Hawaiian Homes Commission before returning to beneficiaries for consultation, with a workshop planned for early January to finalize the plan, fund, and implement priority projects. She reviewed the project’s focus on nature-based solutions, community and wildfire resilience, ecosystem benefits, and future phases supported by programs such as NFWF and Act 96 green fees. She noted that this was the Department’s first plan of its kind but was grounded in existing policies and earlier work, including the South Moloka‘i shoreline erosion plan, a special area plan for Malama Park, and a UH practicum, all of which would feed into the upcoming Moloka‘i Island Plan and a future disaster and climate risk reduction plan. She described how lessees from multiple homestead communities had requested assistance for coastal impacts, leading to updated technical analyses, numerous meetings, workshops, on-the-ground site visits, and consultations with agency experts and local landowners; these activities helped integrate scientific data with generational knowledge, cultural history, and observations of changes across families spanning several generations. Through this process, the team identified key community assets, documented hazards and vulnerabilities, gathered stories of lived resilience, developed five major resiliency goals with 37 implementation strategies, and framed resilience through Moloka‘i concepts such as holu, ho‘oma‘o, and kūpa‘a. She concluded by introducing Cody Winchester of Group 70, who would present the technical analysis and mapping developed for the project.

C. Winchester explained that, from the initial beneficiary consultations, it was clear the community wanted a resilience plan that addressed the entire ahupua‘a, not just the shoreline, so the coastal resilience plan was developed to cover issues from mauka to makai. He highlighted flooding as a critical concern, noting that rainfall from the mountaintops collects in gullies and drainage ways, potentially overflowing and threatening homestead lots if debris accumulates. He described the technical analysis process, which included building on previous studies, conducting a detailed GIS analysis, and integrating input from subject matter experts and beneficiary experiences, identifying hazards such as sea level rise, coastal erosion, tsunamis, heavy rainfall, flooding, drought, and wildfire. He emphasized incorporating traditional ecological knowledge and historical land management practices, and adapting Kawika Winters’ socio-ecological zones study to understand past land use and guide nature-based stewardship solutions. He then illustrated these concepts with maps of Kalama‘ula, Kapa‘akea, and Kamiloloa homestead areas, showing rainfall patterns, drainage, and socio-ecological zones, and then handed the presentation back to Nancy.

N. McPherson summarized the extensive outreach conducted over several years with Moloka‘i beneficiaries, including large workshops, small-group sessions, one-on-one interviews, and planning hui with homestead association leaders, emphasizing an adaptive, iterative process informed by feedback. She also engaged technical advisors, county officials, and agencies such as DLNR and NRCS, and conducted a huaka‘i at Ōhi‘opilo Wetland to study stormwater management and restoration of wetlands, fish ponds, and agricultural features to slow runoff and protect soil and reefs. She highlighted the condition of roads, noting that degraded areas channeled stormwater and caused gullies, and identified road repairs as a key mitigation measure to allow access for restoration projects. She also assessed existing water tanks for potential evacuation sites and identified Mauka areas with scenic views and flat terrain suitable for future homesteading, while observing ongoing fish pond restoration, before handing the presentation back to C. Winchester to discuss conceptual drawings.

C. Winchester explained that the plan aimed to be user-friendly and included figures summarizing existing conditions, identifying hazards, homestead areas, and potential resilience projects conceptually. He noted that 14 key challenges threatened the homesteads, including compromised evacuation routes, flooding, invasive species from mangroves to deer, wildfire risks, and sediment impacting coral and fish ponds,

emphasizing that these hazards often compounded to worsen impacts. He then outlined conceptual resiliency strategies, such as maintaining fire breaks, developing evacuation areas and roadways to mauka regions, creating potential resilience hubs or safe houses, restoring mauka areas, improving stream flow, and enhancing shoreline conditions. He further highlighted that the plan identified five main resilience goals—emergency evacuation and public safety, mauka restoration, improving waterways and drainage, retrofitting or relocating residential hale, and makai restoration—each with multiple strategies color-coded and mapped for the Kalama‘ula, Kapa‘akea, and Kamiloloa areas, correlating with the overall project matrix developed with beneficiaries, before handing the presentation back to Nancy.

N. McPherson explained that the planning office had completed a detailed matrix of resilience strategies, identifying responsible entities, timelines, funding options, and co-benefits, with workforce development and Act 96 green fees supporting homesteaders’ participation. She outlined the next steps, including producing the draft community resilience plan, conducting beneficiary workshops in early January, incorporating feedback, and presenting the final plan to the commission by February 2026. She emphasized seeking funding from NFWF, green fees, and DLNR partnerships, joining the East Molokai Watershed Partnership, and addressing urgent community concerns like flooding in Kapa‘akea, noting recent drainage improvements and ongoing work by the Kalama‘ula Homestead Association, while stressing the need to move from planning to active implementation to prevent worsening conditions.

ANNOUNCEMENTS AND RECESS

Chair Watson thanked everyone for their patience and participation, announced the end of the day’s agenda, noted that tomorrow’s session would begin at 9:30 a.m. with Commissioner Kaneakua facilitating in his absence, and formally recessed the meeting

RECESS

4:40 PM

HAWAIIAN HOMES COMMISSION

Minutes of Tuesday, November 18, at 9:30 a.m.
Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, Oahu, 96707,
and Interactive Conferencing Technology (ICT) Zoom

PRESENT Walter Kaneakua, O'ahu Commissioner (Chair Pro Tem)
Makai Freitas, West Hawai'i Commissioner
Lawrence Lasua, Moloka'i Commissioner
Michael L. Kaleikini, East Hawai'i Commissioner (ICT)
Shaylyn Ornellas, Kauai Commissioner
Pauline N. Namu'o, O'ahu Commissioner (ICT)

EXCUSED Archie Kalepa, Maui Commissioner
Sanoe Marfil, O'ahu Commissioner
Kali Watson, Chairperson

COUNSEL 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
Gigi Cairel, Planning Grants Specialist
Kalani Fronda, Land Development Division Acting Administrator
Ruby Nuesca, Office Assistant to the Commission

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 9:40 am by Commissioner Kaneakua serving as Chair pro tem. Five (5) members were present in person, one (1) on Zoom, and three (3) excused, establishing a quorum.

Commissioner Kaneakua announced that the meeting would begin with public testimony, followed by the J Agenda, with a lunch recess at 12:30 and reconvening at 1:30 to continue the agenda, while instructing speakers to limit testimony to 10 minutes. He noted that any further discussions should occur offline. He then stated that no one had signed up for public testimony on an agenda item, so the commission proceeded with the J Agenda.

REQUEST TO ADDRESS THE COMMISSION

J-1 Homelani Schaedel – Malu'ohai DHHL Outstanding Projects

H. Schaedel testified before the commission on the safety and well-being of residents, emphasizing the urgent need for traffic-calming measures in their neighborhood. She presented a packet documenting known accidents on Kaiu Avenue and Malu'ohai Street, noting that most crashes were caused by speed, distraction, or inattentiveness, while acknowledging that other unreported accidents likely occurred. She highlighted a missing pole at a dangerous intersection. She referenced a Traffic Calming Plan presented by DHHL staff and consultants in September 2023, for which the community had provided feedback but had yet to receive an updated version, despite over two years having passed. She stressed the potential catastrophic consequences if a vehicle were to crash into a home, underscoring her longstanding advocacy since 2009 and her 20 years of service as Malu'ohai Board president. She introduced a resident to testify about a recent accident and warned the commission that she would fully support any affected lessee or family, urging them

to consider the daily risks faced by residents living just feet from the street, and concluded her testimony by emphasizing the importance of immediate action to protect the community.

J-2 Caroline Ekau – Maluōhai Traffic Calming

C. Ekau testified about a recent accident behind her home on October 18, 2025, when a moped rider crashed into their back fence and fled, causing a \$1,000 insurance deductible expense. She detailed that this incident was part of a series of accidents in the area, including ones on October 24, 2021, and June 19, 2021, totaling 11 significant accidents on Kaiāu Avenue over the past few years, as documented by H. Schaedel. She also emphasized the extreme proximity of her home—only 83 inches from the back fence—to the street, placing her family at risk of future crashes. She urged the Commission to proactively review and implement traffic calming measures to protect residents, homes, and the community, and to provide photographic evidence of the accidents and the vulnerable position of her home.

Commissioner Ornellas thanked H. Schaedel for sharing her mana‘o and expressed concern about the fear residents experience daily from traffic hazards. She asked for clarification on the ownership of the road and whether it had been turned over to the City and County of Honolulu. H. Schaedel explained that the Department of Hawaiian Homelands owned the road and had been upgrading it to meet City and County standards, with maintenance turnover expected in 2030, a process that had been ongoing since residents moved in 2001. Commissioner Ornellas asked whether the association had submitted suggestions for traffic calming measures and whether a traffic study had been conducted to collect vehicle count and peak travel time data. She noted that traffic calming could include signage, speed bumps, rumble strips, or raised crosswalks.

H. Schaedel confirmed that Austin Tsutsumi and Associates had conducted a traffic study, provided initial recommendations, and that the board had responded with suggestions. She described a community meeting held in a board member’s front yard to demonstrate the issues and engage residents visually. She also noted that the Malu‘ōhai board had proactively implemented measures using HCBA funds, spending over \$7,000 on signs, while acknowledging funding limitations for additional measures.

Commissioner Kaneakua pledged to follow up personally on the matter. H. Schaedel concluded by acknowledging the staff’s heavy workload with Act 279 projects and emphasized her ongoing commitment to continue advocating until the traffic plan was completed and implemented, stating that her efforts would persist even as she stepped down from the board.

J-3 Lori Buchanan – Waianae Homestead Association Lease

L. Buchanan testified about general lease 302 in Waianae, TMK 86001022, regarding the West O‘ahu Funeral Service building. She explained that the site, with three garages and one residential structure, had damaged pipes and uncertain utilities due to missing old plans, and that the land, owned by the department but long leased to the City and County, had been largely unused. Citing a recent 24-inch water main break on Molokai, she emphasized caution. She requested the department’s help in assessing the site and coordinating with the City and County to safely provide water and power to Building 3, enabling construction to proceed. She noted that the project had already cost over half a million dollars and asked the department to locate any old plans and assist in the assessment.

Public Testimony – Jan Makepa Waianae Valley Homestead Community Association

J. Makepa testified about utility issues at the West O‘ahu Funeral Service site, emphasizing the need for any available plans, even old ones, to locate utility tie-ins. She explained that broken and removed fixtures made it uncertain what would happen if the Board of Water Supply turned on the water, including whether the Mauka building even had connections. She requested the department’s help in clarifying infrastructure responsibility and conducting an assessment to determine the scope of work and enable budgeting. She

confirmed that during their due diligence, they had been working with Kahana from LMD, and the commission acknowledged their request and expressed intent to assist.

J-4 Jeff Gilbreath – Hawaii Community Lending Updates

J. Gilbreath partnered with DHHL over the past several years to help beneficiaries secure financing, technical assistance, and counseling to build or purchase homes. Many families held vacant land leases but lacked affordable financing or the capacity to manage the developer role. HCL stepped in with construction loans, technical assistance, and HUD counseling. Since entering a guarantee agreement with DHHL, HCL had completed 19 construction loans totaling \$6 million and grown its fund to \$11 million, producing homes such as a 1,900-square-foot house in Kula built for \$420,000 that later appraised at over \$620,000. He reported that HCL also became a direct mortgage lender, originating about \$1 million in mortgages at rates under 5% with grant funding and DHHL guarantees.

He announced new products, such as an acquisition-rehab loan to address hundreds of vacant homes statewide, and noted successful access to Native American Housing Initiative grants that provided families \$25,000 each. He described work with 13 Nā‘iwa lessee families on Molokai, helping them complete agricultural plans and preparing for home construction expected to start in 2027. He also outlined opportunities to adjust guarantee limits under the FHA–DHHL MOU to help families afford turnkey homes, as current loan caps fell short of rising prices. He highlighted the success of the vacant-land owner-builder model, praised DHHL staff, and described HCL’s contracted role in foreclosure prevention through the Homeowner Assistance Program, offering up to \$30,000 for low-income lessees to prevent lease cancellations. He concluded by urging expansion of assistance to all lessees through workout options like temporary rate reductions or loan recasting, noting ongoing financial strain from inflation and reduced federal funding.

Commissioner Ornellas echoed praise for HCL’s strong presence and community trust but asked whether HCL currently offered, or soon would offer, rehab or repair loan products to help long-time Kauai lessees whose homes had severely deteriorated—some lacking roofs, having major structural issues, or not being ADA compliant for kūpuna or special-needs residents—so she could connect these families with appropriate assistance.

J. Gilbreath explained that HCL already had renovation and repair loan products designed for aging homestead properties and offered technical assistance to assess each family’s needs, build trust, and connect them with the right financing, whether through HCL or other programs. The product was created because many older homesteads across the state faced similar issues and had few market options. He encouraged the commissioner to refer families to HCL and noted that updates to the MOU would be needed to scale the program after lessons learned from the first loan.

J-6 Joshua Kea – Reliant Trucking

J. Kea, Brandon Corbett and Owner Bernard, introduced Reliant Trucking Incorporated to the commission and explained that their company, operating since 2011 on Oahu and Hilo, had expanded from trucking into land clearing and erosion control biosocks about five to six years ago. He emphasized their goal of building a relationship with DHHL to support land development on the Big Island, particularly to create affordable housing and opportunities for Hawaiians to return to the land. He described the company’s capabilities, including heavy-duty mobile grinders, trucks, and full-service operations that efficiently clear land, mulch trees, reduce hauling costs, and produce erosion control biosocks to protect waterways. He stressed that their team was local, familiar with DHHL procedures, and committed to sustainable development, keeping work local and reasonably priced. He highlighted their desire to become a vendor for DHHL, provide services for future subdivisions, and support the native Hawaiian community, noting that he and his father were Native Hawaiian and personally invested in the mission. He concluded by introducing his operations lead as the point of contact for scheduling and project management.

Commissioner Freitas asked for more details about Reliant Trucking’s erosion control work, specifically the biosocks. B. Corbett explained that the biosocks kept soil contained while allowing water to pass through, preventing sediment from contaminating surrounding areas. J. Kea added that their work complied with the Hawaii Clean Water Act to protect native Hawaiian waterways, noting that they manufactured the biosocks and supplied them to local general contractors for use on job sites such as road repairs or new home construction.

Commissioner Ornellas expressed appreciation for J. Kea and Reliant Trucking, calling their presentation refreshing and praising their efforts as a “living, breathing example” of rehabilitating the race. She commended the company for being Hawaiian-owned, promoting their own business, and seeking to build strong relationships with DHHL to support beneficiaries. She noted that she wished she could immediately award a contract and stated that she would review their presentation in depth, expressing hope that future opportunities would arise, and thanked them for attending and sharing their work.

J-7 Maxine Akee – Rules for Waitlist Island Transfers

M. Akee, speaking from Washington State, expressed gratitude for their courageous and holistic leadership, noting that their decisions impacted all beneficiaries, including those living on the continent who sometimes felt overlooked. She shared that her family had been on the waitlist for over 20 years and was eager to return to Hawaii, willing to live on any island, and highlighted concerns about changing needs and priorities as beneficiaries aged. She also specifically requested reconsideration of Hawaii Administrative Rule HAR 10-3-6B to allow transferred applicants to retain their original application date, praised the commission’s holistic approach, acknowledged their voluntary service, and thanked DHHL staff while encouraging potential adjustments to better serve long-waitlist beneficiaries.

Commissioner Kaneakua thanked M. Akee for visiting from the continent and sharing her perspective as a member of the Hawaiian diaspora seeking to return home. He acknowledged the commission’s ongoing efforts to move beneficiaries off the waitlists and into homes as quickly and thoroughly as possible, noted that he would review the rule she referenced.

J-8 Patty Kahanamoku Teruya – Various Concerns

P. Kahanamoku Teruya testified regarding the FY 2026 budget, emphasizing the critical need for funding of rehabilitation programs that support existing homestead communities. She highlighted that many homesteaders lacked access to community benefit packages or developer support, and noted that while the 2025 legislature appropriated \$10 million in general funds for rehabilitation projects, and an additional \$10 million was included in the Native Hawaiian Development Program plan, the FY 2026 budget listed a zero allocation for the Native Hawaiian Rehabilitation Fund (NERF). She stressed that these funds were essential, not optional, to provide technical assistance, support DHHL grants to homestead communities and organizations, strengthen community capacity, and ensure program implementation aligned with beneficiaries’ needs. She also urged the commission to restore NERF funding to maintain continuity of services, fulfill DHHL’s trust obligations, and advance economic self-sufficiency for beneficiaries. Additionally, she advocated for the revival of the Kūlia I Ka Nu‘u program, which promotes planning, implementation, and capacity-building projects to improve living standards, foster economic development, and enhance homestead management. She emphasized the program’s role in training volunteers and leaders, building nonprofit and community development skills, and recommended that the commission request further information from the planning department to fully understand its value to beneficiaries and homestead communities.

J-9 Germaine Meyers – Various Concerns

G. Meyers testified against the proposed land donation from Patty Tancayo and Kalanianaʻole Development LLC (KDL), expressing serious concerns about its negative impact and precedent. She explained that KDL

planned to purchase a 19.354-acre Ewa parcel, encumber it with a ground lease to an affiliate, and donate it to DHHL, which would make DHHL the fee owner while allowing the developer to continue development under a general lease. She argued this would allow the developer to bypass county zoning, permitting, and environmental regulations, setting a permanent precedent that could force DHHL to grant identical treatment to future developers, divert resources from homestead development, undermine public trust, and compromise DHHL’s role in serving beneficiaries. She highlighted that presidents of three Kapolei Homestead nonprofits endorsed the developer only after being promised \$120,000 annually for 65 years, constituting financial influence rather than genuine community support, and stated she had filed an IRS complaint requesting investigation of potential private benefit violations and breaches of nonprofit duties. She also urged DHHL to protect beneficiaries, maintain integrity, and not accept testimony or proposals that prioritize developers over Hawaiian homesteaders, emphasizing that the transaction would fundamentally alter DHHL’s established role in land governance.

Public Testimony - Robert Branco – Testified about his observations and experiences regarding land use, contamination, and the NAHASDA funding process in Hawaii. He described visiting sites such as HCGB, Kalaeloa, Monterey Way, and Enterprise Way, noting environmental hazards including diesel spills and improper vehicle handling, often conducted in the open by workers—many of whom were on expired visas. Branco recounted conversations with workers who claimed protection under Hawaiian heritage and demonstrated evasion of authorities like ICE. He also shared his personal experience with NAHASDA applications: about five years prior, he applied with assistance from relatives but was denied (marked E-R-R), and a later application by his mother received the same result. Branco conducted surveys in Nanakuli and Waimanalo, finding similar outcomes with 17 of 19 applications in Nanakuli and 21 of 22 in Waimanalo denied, raising concerns about consistency and access to federal funding. He concluded by noting the recent opening of Yorktown and the initial \$4.1 million funding, suggesting potential administrative or systemic issues in processing applications and serving local communities.

J-10 Kapua Keliikoa-Kamai – Various Concerns

K. Keliikoa-Kamai honored Councilmember Tasha Kama for her advocacy for housing and the Maui community. She expressed discomfort with being referred to as a “testifier” and requested that commissioners instead recognize speakers as beneficiaries, emphasizing the importance of knowing the source and depth of shared information. Kamai acknowledged the insights of previous speakers, particularly Germaine Meyers and Patty Kahanamoku-Teruya, and highlighted the value of the Kūlia I Ka Nu‘u program under Director Micah Kane, which provided leadership, education, and community engagement for beneficiaries beyond immediate communities. She urged the commissioners to allocate funds from Act 279 and other sources to support leadership development in Waianae Valley and praised community members like Jan Makepa for their dedication. Kamai questioned whether commissioners’ decisions truly served the long-term interests of beneficiaries or catered to other influences, stressing the importance of prioritizing the needs of Hawaiians seven generations into the future while recognizing the professional skills and connections of the commission members.

RECESS

11:10 AM

RECONVENE

11:15 AM

J-11 Sherilyn Wahinekapu – Update on Request for Information

S. Wahinekapu testified regarding corrections to the September 2025 Hilo meeting minutes, noting the misspelling of her late grandfather James Akeona Sr.’s name and clarifying historical lease details involving a non-Hawaiian lessee who refused to pay fencing costs. She shared her personal background, including her marriage to a disabled Vietnam veteran and her family’s ongoing connection to the land and their kupuna. She addressed her own brother’s pastoral leases in Honokaia, explaining that she had timely submitted all successorship documents in December 2025, but the West Hawaii District Office erroneously date-stamped them and had not issued the promised decision letter despite informing her in April 2025 that it would arrive

within two weeks. She also highlighted that two contested case requests had frozen progress, preventing her from legally using the lease for projects, and that the matter had not appeared on any 2025 agenda. She requested the commission provide the April decision letter or an explanation in writing and urged that the contested case investigation be completed for inclusion on a December or January agenda so she could move forward with kuleana and honor her kupuna.

Commissioner Freitas acknowledged S. Wahinekapu for attending the meeting and expressed understanding of her situation, noting prior phone conversations with her and referencing an ongoing email chain involving the parties. He confirmed that HSD District Operations Manager Jim DuPont was responsible for handling the questions. S. Wahinekapu raised, and indicated that a contested case hearing had been filed by Erica Costales. She expressed frustration with J. DuPont's ability to manage and produce necessary documentation, citing her extensive prior experience with him and asserting she would not rely on him. Commissioner Kaneakua clarified that S. Wahinekapu had requested a discussion, which could occur afterward, and noted that HSD Administrator Juan Garcia was present specifically to meet with her. The commissioners agreed to conclude the current testimonies and allow the requested discussion to take place afterward.

J-13 Alohalani Smith – Pilina Based Rule Amendments

A. Smith testified regarding the Pilina-based priority waitlist and the Kamalani project, emphasizing the importance of awarding homestead leases to Native Hawaiian beneficiaries with a connection, or Pilina, to the land, citing the benefits of familial and community ties for successful homestead management. She expressed concern that the Pilina-based administrative rules would not be completed before 96 agricultural leases in East Maui were awarded, urging urgent action to finalize the rules. Regarding the Kamalani project, she raised serious health and safety concerns about contaminated soil and airborne toxins from historical industrial activity, citing past commission meetings and lawsuits that documented birth defects and health impacts in the area. She criticized the lack of consultation with beneficiaries and called for DNA or blood testing as health markers for future residents, stressing that consultation, studies, and disclosure of toxin levels were necessary before any homes were installed. She also highlighted the urgency of protecting beneficiaries' safety, emphasized community involvement in decision-making, and concluded by urging commissioners to act responsibly to safeguard her lāhui and future residents.

J-14 De Mont Manaole – Various Concerns

D. Manaole testified about the urgent need to address housing for Hawaiians who are 30% or below the Area Median Income (AMI), emphasizing that this population suffers immediate hardship and cannot afford mortgages or basic necessities. He highlighted the failures of the Department of Hawaiian Homelands (DHHL) and the Hawaiian Homes Commission to fulfill their Section 101 obligations from 35 years ago, noting that low-income beneficiaries are effectively excluded by current mortgage and qualification rules. He described the desperation of houseless beneficiaries, recounting beach sweeps during government shutdowns that destroyed personal property and worsened their conditions. He explained that, in response, some beneficiaries had begun reclaiming vacant, unmanaged DHHL lands on their own to secure safe housing, emphasizing that their actions were not confrontational but driven by necessity. He criticized the slow pace of pilot programs, beneficiary consultations, and administrative processes, which could take years, leaving the most vulnerable without land. He also urged the commissioners to work collaboratively with these beneficiaries to provide safe access to the 'āina, stressing that the priority should be to protect and house trust beneficiaries, including kupuna, on available lands, even if they were previously considered undesirable, and he warned against police or punitive actions against beneficiaries reclaiming their own homelands.

Public Testimony – Aiko Manaole –Testified about the misconceptions surrounding homelessness, emphasizing that most homeless individuals are not chronic drug users, criminals, or lazy, but rather people who have fallen on hard times, including those who lost homes to fires. She explained that shelters often do not meet the needs of beneficiaries, as many have restrictions on pets or only offer single-person beds, leaving families without options. She also highlighted that beneficiaries living on the beach strive to care

for the ‘āina, with their top request being rubbish bags to properly dispose of waste, reflecting their commitment to maintain the land despite their circumstances. She urged a shift in perception to recognize the dignity, efforts, and intentions of homeless beneficiaries.

Commissioner Kaneakua expressed appreciation for his advocacy for underserved beneficiaries. He recognized that D. Manaole actively offered solutions rather than just presenting problems and noted his leadership in addressing the needs of indigent participants in the pilot project.

Commissioner Ornellas reflected on her study of the Hawaiian Homes Commission Act, noting that the explicit language supported Manaole’s points about qualifications and the exclusion of certain beneficiaries. She acknowledged the need for a deeper examination of the issue, recognized the resources allocated to development, and addressed the exclusion of qualifying beneficiaries.

D. Manaole emphasized the strong leadership in Wai‘anae, highlighting community members like Nani Peterson and Dana Newman who were actively working to help the less fortunate. He criticized the excessive bureaucracy within Hawaiian systems and urged the department and commissioners to address homelessness among trust beneficiaries, noting that no Native Hawaiian beneficiary should be sleeping on the beach.

J-12 Jojo Tanimoto – Kawaihae Concerns

J. Tanimoto testified about several critical issues affecting the Kawaihae and Kailapa communities. She raised concerns about the FireWise project expanding road alignments without a chapter 343 environmental assessment or archaeological study, questioning how it bypassed required procedures. She also addressed the Hawaiian Homes legislative bill transferring historic preservation authority, noting the lack of conservation land designations for historic and burial sites, including church sites and areas tied to Isaac Davis, and stressed the community’s interest in proper registration and protection. She also inquired about the opening of Lālāmilo Subdivision Road to relieve traffic congestion and highlighted ongoing erosion, flooding, and UXO hazards in Makahuna Gulch, which affected harbor operations and public safety. She noted that sediment from the gulch flowed into the ocean, impacting fishing areas, and emphasized the need for coordinated community communication and follow-up. She concluded by acknowledging the department’s efforts, particularly K. Fronda, in facilitating meetings for community input and urged continued commissioner support to ensure community voices were included in resolving these issues.

J-5 Mele Mary Ann Kohana – Pilina Based Rule Amendments

M. Kohana testified regarding the Pilina-based program in Hana, Maui. She explained that the program had not yet been officially approved by DHHL and expressed concern over potential delays, noting that its success had inspired a broader statewide initiative modeled after Hana. She requested that the upcoming WACU awards be paused until the Pilina-based program was formally implemented, emphasizing that Hana beneficiaries had already submitted requests and project plans based on the promise of the program. She stressed that formal approval was essential to honor beneficiaries’ planning expectations and trust responsibilities. Commissioner Kaneakua acknowledged her testimony and highlighted the program’s expansion beyond Hana.

J-15 Kekoa Enomoto – Pa‘upena Community Development Corporation

She testified about three main topics: acknowledging Wayne Wong for his leadership and Ko’i Award recognition, honoring the late Tasha Kama for her decades of service as a homelands leader and community advocate, and advocating for the development of 5,000 acres below Waiohuli Kēōkea. She recounted his longstanding collaboration with T. Kama in forming the original Kēōkea Farm Lots Association, applying for DHHL community capacity grants, and successfully advocating for the preservation of a 40-acre archaeological corridor, which led to a new DHHL policy on pre-plot archaeological surveys. She also described their work organizing the Waiohuli Undivided Interest Lessees

Association, resulting in infrastructure and lot awards. Building on T. Kama's legacy, K. Enomoto planned to establish a new Waiohuli Kēōkea Homelands Advocacy Group to develop the 5,000 acres for 1,200 agricultural lessees, emphasizing community advocacy, homesteader organization, and long-term planning for beneficiary access to land.

ANNOUNCEMENTS AND ADJOURNMENT

Comm. Kaneakua concluded the meeting by thanking all participants for their advocacy and engagement, noting that the current month's agenda had been completed. He announced that the next regular Hawaiian Homes Commission meeting would be held on December 15th and 16th at Hale Pono'i, 915420 Kapolei Parkway, Kapolei, O'ahu, and that the Department of Hawaiian Homelands community meeting in December would take place at Kalaniho'okaha Community Learning Center in Nanakuli, 89-102 Farrington Highway, 96792. He emphasized that the dates would be properly published, expressed appreciation for everyone's participation and energy, and adjourned the meeting, wishing all a Happy Thanksgiving.

ADJOURNMENT

12:15 PM

Respectfully submitted:



Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission

Attachments:

1. Public Testimony Sheets
2. Public Testimony Kekoa Enomoto Item F-6
3. Public Testimony Robin Danner Item F-8
4. Public Testimony Kiana Schwab Item F-2
5. Public Testimony Al Hee Item F-9
6. J Agenda Testimony Homelani Schaedel Item J-1
7. J Agenda Testimony Reliant Trucking Item J-6
8. J Agenda Testimony Patty Teruya Item J-8
9. J Agenda Testimony Germaine Meyers Item J-9
10. J Agenda Testimony Robert Branco Item J-9
11. J Agenda Testimony Sherilyn Wahinekapu Item J-11
12. J Agenda Testimony De Mont Manaole Item J-14
13. Slide Presentation Item G-1
14. Slide Presentation Item G-2
15. Slide Presentation Item G-3



PUBLIC TESTIMONY on AGENDIZED ITEMS

INSTRUCTIONS TO ADDRESS THE COMMISSION:

- **Testimony on Agendized Items Only**
- Please limit comments to **3 MINUTES**
- *NEW* Testimony can be given at the start of the meeting OR when the item is called.

AGENDA ITEM(s) D-1

Please check one:

Start of Meeting:

☒

When ITEM is addressed:

☐

Kenna Stormogipson 11-17-25
NAME (Please PRINT Clearly) DATE

Hawaii Housing Policy Foundation ED
ORGANIZATION TITLE

EMAIL ADDRESS

Check here if you have written testimony for distribution

☐

COMMENTS:



PUBLIC TESTIMONY on AGENDIZED ITEMS

INSTRUCTIONS TO ADDRESS THE COMMISSION:

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- Please limit comments to **3 MINUTES**
- *NEW* Testimony can be given at the start of the meeting OR when the item is called.

AGENDA ITEM(s) C-1, F-1

Please check one:

Start of Meeting:

☐

When ITEM is addressed:

☒

Iwalei Haydon-McBrayde
NAME (Please PRINT Clearly)

11/17/25
DATE

Kaupea Homestead Ass.
ORGANIZATION

President
TITLE

EMAIL ADDRESS

Check here if you have written testimony for distribution

☐

COMMENTS:



PUBLIC TESTIMONY on AGENDIZED ITEMS

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- *NEW* Testimony can be given at the start of the meeting OR when the item is called.

AGENDA ITEM(s) F-1

Please check one:

Start of Meeting:

☐

When ITEM is addressed:

☒

KAMA KEONE
NAME (Please PRINT Clearly)

11/17/25
DATE

AOK Anahulu Kauluokahai PRESIDENT
ORGANIZATION TITLE

K KEONE @ yahoo.com
EMAIL ADDRESS

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COMMENTS:



PUBLIC TESTIMONY on AGENDIZED ITEMS

INSTRUCTIONS TO ADDRESS THE COMMISSION:

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AGENDA ITEM(s) RI

Please check one:

Start of Meeting:

☐

When ITEM is addressed:

☒

Shirley Swinney
NAME (Please PRINT Clearly)

11.17.25
DATE

Kapolei homesteader
ORGANIZATION

TITLE

EMAIL ADDRESS

Check here if you have written testimony for distribution

☐

COMMENTS:



PUBLIC TESTIMONY on AGENDIZED ITEMS

INSTRUCTIONS TO ADDRESS THE COMMISSION:

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- Please limit comments to **3 MINUTES**
- *NEW* Testimony can be given at the start of the meeting OR when the item is called.

AGENDA ITEM(s) F7

Please check one:

Start of Meeting:

☐

When ITEM is addressed:

☒

Elama Farm
NAME (Please PRINT Clearly)

11/17/25
DATE

Ku Ohana O Kahikinui
ORGANIZATION

President
TITLE

na4000@gmail.com
EMAIL ADDRESS

Check here if you have written testimony for distribution

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COMMENTS:



PUBLIC TESTIMONY on AGENDIZED ITEMS

INSTRUCTIONS TO ADDRESS THE COMMISSION:

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- *NEW* Testimony can be given at the start of the meeting OR when the item is called.

AGENDA ITEM(S) LICENCE 312

Please check one:

Start of Meeting:

☐

When ITEM is addressed:

☒

AL HEE

11/17/2025

NAME (Please PRINT Clearly)

DATE

SANDWICH ISLES

PRESIDENT

ORGANIZATION

TITLE

ALHEE@SANDWICHISE.COM

EMAIL ADDRESS

Check here if you have written testimony for distribution

☐

COMMENTS:

SANDWICH ISLES WAS NOT
GIVEN NOTICE OF THIS AGENDA ITEM
I HAVE WRITTEN TESTIMONY BUT CANNOT STAY

Kiana Schwab
ks267@hawaii.edu
November 15, 2025

Dear Members of the Hawaiian Homes Commission Board,

My name is Kiana Schwab and I am currently a student at William S. Richardson School of Law at the University of Hawaii. I have a professional background in social work and seek to make comments for my support on agenda item No. F-2 which, if granted, will have a broad community impact.

Community Impact

In 2022, the Waianae District Comprehensive Health & Hospital Board, Inc. received a Right of Entry Permit to begin plans and conduct an Environmental Assessment to develop the 'Elepaio Food Campus. The non-profit received a finding of No Significant Impact, in compliance with HRS Chapter 343 and now requests the Hawaiian Homes Commission grant its approval of a sixty-five year eleemosynary lease for about 25 acres. Hawaii Revised Statute §171-43.1 authorizes the commission to lease public land to an eleemosynary organization which benefits Native Hawaiians. I support the request because the lease allows the organization to continue its efforts to address food insecurity and foster cultural development through food sovereignty.

Maslow's hierarchy of needs made clear that food security is the first tier of basic needs which must be met for an individual to later thrive. Individuals on the Waianae Coast region of Hawaii, like other communities in Hawaii, face a high cost of living, unemployment, food insecurity and resulting health issues. Access to native food enhances physical health and well-being, and positively impacts cultural development and resiliency.

The 'Elepaio Food Campus accomplishes this goal by providing access to food pantries, creating opportunities for enhanced food sovereignty and informing community members of available government assistance like the Mana Ku Produce Prescription Program. Granting the lease allows the 'Elepaio Food Campus Program from Waianae District Comprehensive Health & Hospital Board, Inc. to continue to serve the community by supporting Native Hawaiians on the Waianae Coast to thrive personally and as a community.

Conclusion

By granting the general lease, the Hawaiian Homes Commission Board is aligned with the purpose of the Hawaiian Homes Commission Act of 1920 to administer public lands for the benefit of Native Hawaiians. I support the Waianae District Comprehensive Health & Hospital Board, Inc. request for approval of a sixty-five year eleemosynary general lease.

Aloha mai kākou,

Regarding agenda item F-6, I promote development of the 4,780-acre Waiohuli-Kēōkea homelands tract, per a nonhomesteading land-use application submitted nine years ago by Pā‘upena Community Development Inc. (CDC) to DHHL Land Management Division. The latter 12/23/16 land-use request proposed 1,200 two-acre agricultural lots, as seen in the attached PowerPoint slide presented by Pā‘upena representatives at a 11/21/16 Hawaiian Homes Commission meeting.

As I stated during last Thursday night’s Maui/Lana‘i/O‘ahu Moku Puni Council monthly Zoom session, I support a Pā‘upena CDC/DHHL collaboration to actuate this 4,780-acre Waiohuli-Kēōkea ag/ranching homestead community. Next steps may involve the G70 design/architecture firm; incorporation of a Waiohuli-Kēōkea homelands advocacy group aka homestead association; an ROE extended to the latter entity for hikes, in order for ag-waitlist beneficiaries to bond with this ‘āina kapu, and 1,200 project leases awarded 6/30/26.

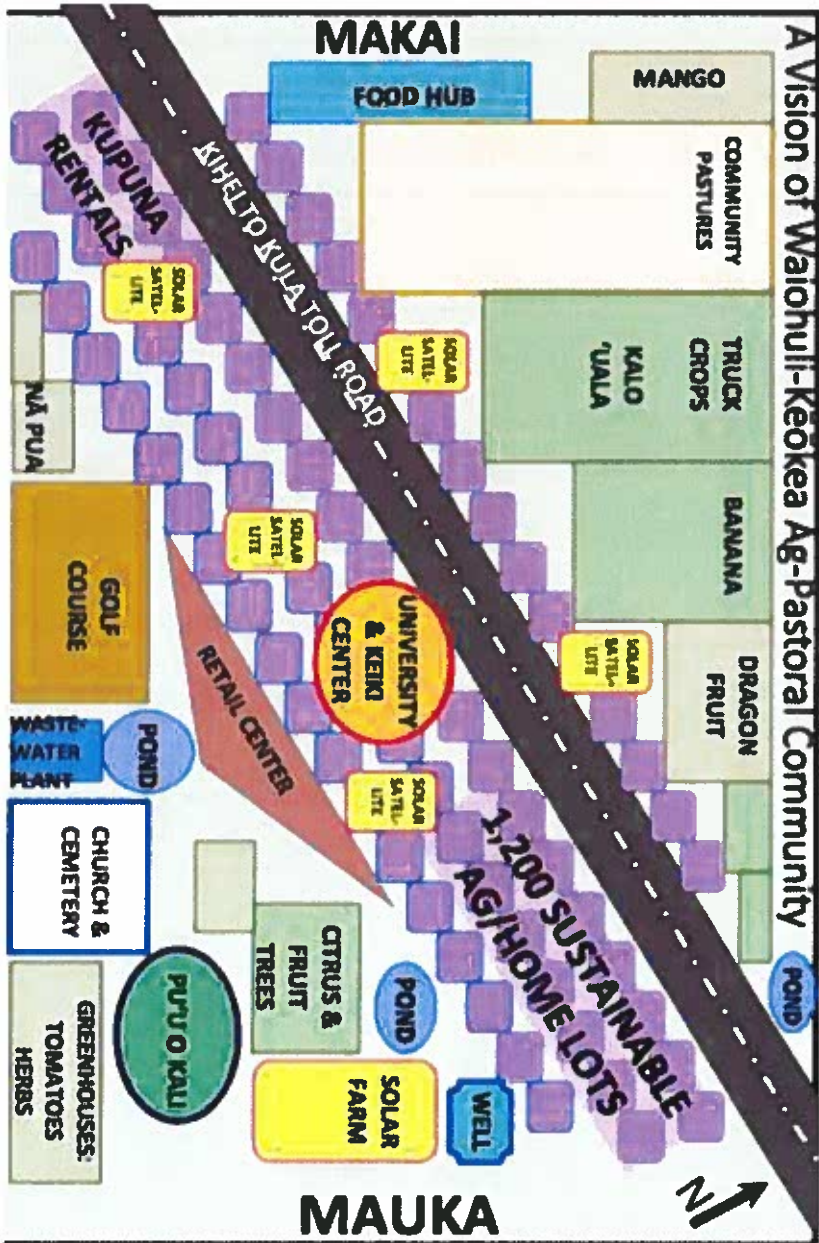
I ho‘omahalo Kalani Fronda, as DHHL Land Development Division interim administrator, for attending the aforementioned Maui/Lana‘i/O‘ahu Moku Puni Council as well as last month’s convening. We homelands leaders representing two counties are grateful for your engagement and communication at these meetings.

Me ke aloha nō,

-‘Anakē Kekoa Enomoto 11/17/25

From: [Kekoa Enomoto](#)
To: [Burrows-Nuuanu, Leatrice W](#)
Subject: [EXTERNAL] Attachment to written public testimony for agendized item F-6; mahalo piha
Date: Sunday, November 16, 2025 4:35:45 PM

A Vision of Waiohuli-Kēōkea Ag-Pastoral Community



Kekoa Enomoto
Chairwoman of the board,

From: robin@hawaiianhomesteads.org
To: [Burrows-Nuuanu, Leatrice W](#)
Cc: [Hoke, Richard](#); [Duncan, Kaipo](#); [Chinn, Linda](#); [Kipukai Kualii](#); [Watson, Kali](#)
Subject: [EXTERNAL] Camp Faith Testimony for the Record
Date: Monday, November 17, 2025 9:00:07 AM

Aloha Leah, Richard, Linda and Kaipo,

I am in Oklahoma supporting my 95-year old dad and am unable to sign on to zoom today.

Please make a part of the record my testimony herein on the land disposition for Camp Faith on Kauai on the HHC Agenda.

After speaking to AHHA President and SCHHA Chairman, KipuKai Kualii over the weekend, he asked that I remind the State DHHL Leadership that the Camp Faith parcel was committed by the DHHL Chairman's office over a year ago, to engage in a Mercantile land disposition under Section 207 of the HHCA, wherein administrative rules were promulgated in the 90's under the first term of Kali Watson.

The Mercantile section enables HHCA beneficiaries as individuals, or business owners and HHCA beneficiary governed and missioned organizations, such as homestead associations, to bid on parcels of land, resulting in 2 significant accomplishments:

1. Produces revenue from the bid, payable to our land trust at DHHL;
2. Ensures a disposition of our trust lands is issued to the very heart and purpose of the HHCA, to eligible HHCA beneficiaries and/or HHCA beneficiary orgs.

Chair Kualii asked that I submit this reminder, that since June of 2024, we were informed by the Chairman's office, that LMD was working to implement the Mercantile Process under the State DHHL Administrative rules, which have the force of law, specifically for the Camp Faith parcel. The AHHA homestead association and its nonprofit corporation arm, has been patiently awaiting that process, and setting aside resources over the last year.

AHHA president Kualii, recommends the land disposition action item today on Camp Faith, be deferred, and instead, LMD issue Limited Right of Entries (which do not require Commission action) to any individual or organization interested in conducting due diligence in preparation to bid on the parcel under the Mercantile Section 207 of the HHCA, as committed to be done in 2024.

Mahalo nui. We support LMD, and its efforts to reduce crime in the area through presence, and believe the original solution shared in 2024 by the Chairman's office is the ethical approach, to bid use of the parcel under the Mercantile program in the HHCA and at DHHL.

Mahalo for your assistance in including this email testimony in the HHC record today.

Robin Puanani Danner, Senior Advisor & Policy Director
808-652-0140

Sovereign Council of Hawaiian Homestead Associations

Burrows-Nuuanu, Leatrice W

From: robin@hawaiianhomesteads.org
Sent: Monday, November 17, 2025 9:00 AM
To: Burrows-Nuuanu, Leatrice W
Cc: Hoke, Richard; Duncan, Kaipo; Chinn, Linda; Kipukai Kualii; Watson, Kali
Subject: [EXTERNAL] Camp Faith Testimony for the Record

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2. Ensures a disposition of our trust lands is issued to the very heart and purpose of the HHCA, to eligible HHCA beneficiaries and/or HHCA beneficiary orgs.

Chair Kualii asked that I submit this reminder, that since June of 2024, we were informed by the Chairman's office, that LMD was working to implement the Mercantile Process under the State DHHL Administrative rules, which have the force of law, specifically for the Camp Faith parcel. The AHHA homestead association and its nonprofit corporation arm, has been patiently awaiting that process, and setting aside resources over the last year.

AHHA president Kualii, recommends the land disposition action item today on Camp Faith, be deferred, and instead, LMD issue Limited Right of Entries (which do not require Commission action) to any individual or organization interested in conducting due diligence in preparation to bid on the parcel under the Mercantile Section 207 of the HHCA, as committed to be done in 2024.

Mahalo nui. We support LMD, and its efforts to reduce crime in the area through presence, and believe the original solution shared in 2024 by the Chairman's office is the ethical approach, to bid use of the parcel under the Mercantile program in the HHCA and at DHHL.

Mahalo for your assistance in including this email testimony in the HHC record today.

Robin Puanani Danner, Senior Advisor & Policy Director
 808-652-0140

Sovereign Council of Hawaiian Homestead Associations



1



2

Our People

Ryan Mckeague (Director).

Reid Tamanaha (MD)

Michael Tresler (Director).

Monty Downs (MD)

Lani Hopton (Director).

Jon Takamura (Police)

Kapua Sugai (Board member).

Kaimi Kaneholani (Water Safety)

Mahiai Naihe (Security)

Todd Tanaka (Police)

Dustin Alfiler (Fire)

3

Our Mission

Our mission and Vision is really simple: Creating Leaders through sports & academics

4

Our Accomplishments so far

5

Plans for Camp Faith

We would like to create a safe and inspiring place for youth to come and really get better at their desired sport & if not actively involved in a sport in particular get them confident to try or become excited about sports and exercise.

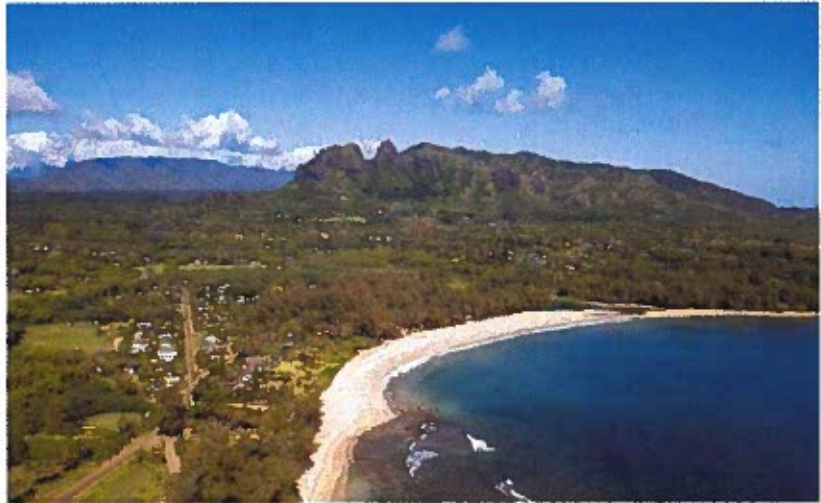


6

How does Camp Faith Benefit Anahola?

We truly believe in all that we do. Our formula making youth believe in themselves is one of kind. We will bring this positive attitude to the Beautiful neighborhood of Anahola. Youth provides Youth and the people of Anahola are very supportive of the kids around.

Halloween, Christmas, New Years, Easter, May Day, Hoolaulea...



Kiana Schwab
ks267@hawaii.edu
November 15, 2025

Dear Members of the Hawaiian Homes Commission Board,

My name is Kiana Schwab and I am currently a student at William S. Richardson School of Law at the University of Hawaii. I have a professional background in social work and seek to make comments for my support on agenda item No. F-2 which, if granted, will have a broad community impact.

Community Impact

In 2022, the Waianae District Comprehensive Health & Hospital Board, Inc. received a Right of Entry Permit to begin plans and conduct an Environmental Assessment to develop the 'Elepaio Food Campus. The non-profit received a finding of No Significant Impact, in compliance with HRS Chapter 343 and now requests the Hawaiian Homes Commission grant its approval of a sixty-five year eleemosynary lease for about 25 acres. Hawaii Revised Statute §171-43.1 authorizes the commission to lease public land to an eleemosynary organization which benefits Native Hawaiians. I support the request because the lease allows the organization to continue its efforts to address food insecurity and foster cultural development through food sovereignty.

Maslow's hierarchy of needs made clear that food security is the first tier of basic needs which must be met for an individual to later thrive. Individuals on the Waianae Coast region of Hawaii, like other communities in Hawaii, face a high cost of living, unemployment, food insecurity and resulting health issues. Access to native food enhances physical health and well-being, and positively impacts cultural development and resiliency.

The 'Elepaio Food Campus accomplishes this goal by providing access to food pantries, creating opportunities for enhanced food sovereignty and informing community members of available government assistance like the Mana Ku Produce Prescription Program. Granting the lease allows the 'Elepaio Food Campus Program from Waianae District Comprehensive Health & Hospital Board, Inc. to continue to serve the community by supporting Native Hawaiians on the Waianae Coast to thrive personally and as a community.

Conclusion

By granting the general lease, the Hawaiian Homes Commission Board is aligned with the purpose of the Hawaiian Homes Commission Act of 1920 to administer public lands for the benefit of Native Hawaiians. I support the Waianae District Comprehensive Health & Hospital Board, Inc. request for approval of a sixty-five year eleemosynary general lease.



VIA E-MAIL and CERTIFIED MAIL

November 14, 2025

Chairman Kali Watson
Hawaiian Homes Commission
P.O. Box 1879
Honolulu, Hawaii 96805

Aloha e Chairman Watson and Commissioners:

Today, two things have come to my attention: first, that DHHL personnel arranged a meeting with AT&T at the Kamehame Ridge site sometime in October/November without notice to Sandwich Isles Wireless (SIW) and made representations that have interfered with the lease AT&T has with Sandwich Isles Wireless; and second, the Commission has an agenda item for next week's meeting to cancel License 372. Waimana did not receive notice of this agenda item. Therefore, Waimana has not had an opportunity to review, prepare answers for the alleged breaches or make arrangements to appear. I do not speak for the other assignees of License 372.

On August 19, 2025, a default letter dated August 13, 2025, was handed to Mr. Albert S.N. Hee at the Commission meeting. Waimana immediately responded by letter dated August 20, 2025, via certified mail with a copy to each individual commissioner. There has been no response. At the same monthly Commission meeting, each commissioner was individually served with a complaint 1CCV-25-0001328 filed on August 8, 2025, in Hawaii's Circuit Court which addressed, in part, these alleged default breaches and alleged breaches of fiduciary duty.

The August 20th response pointed out that this latest default notice is a rehash of an earlier default notice sent several years ago by then Chairman Aila. At that time a contested case hearing was requested and denied because Chairman Aila replied twice by email on January 6, 2021, saying "License number 372 is valid and it is premature to request a contested case at this time." Both default notices center on the alleged fees owed for 372 for which DHHL has been sending invoices to Sandwich Isles Communications, Inc. (SIC). In a letter dated April 30, 2025 sent via certified mail, SIC requested, "...the contracts that obligates SIC to pay these invoices." DHHL did not respond. The responses point out that there are no fees due for 372, therefore there cannot be a default.

Subsequently, Mr. Albert S.N. Hee, as a beneficiary and agent for Waimana made two additional requests for a contested case hearing regarding 372. The first was denied by DHHL's Deputy Director Katie Ducatt [Lambert] in an email on November 9, 2023, because it was part of his



Chairman Kali Watson
Page 2
November 14, 2025

oral and written testimony before the Commission and did not meet the HAR §10-5-31 which require a signature. While we disagree, in a letter dated August 8, 2024, another contested case hearing request was made. In a letter dated August 21, 2024, Chairman Watson replied that "Pursuant to HAR §10-5-31(c), the Department shall investigate the allegations contained in your letter and shall provide the Commission with its findings and recommendations. The Commission will then decide whether to grant your request for a contested case hearing." We have not heard back regarding the latest request for a contested case hearing.

Both Waimana and Sandwich Isles Wireless are native Hawaiian corporations and therefore beneficiaries of the Hawaiian Homes Commission Act (HHCA). License 372 was issued to Waimana and partially assigned to Sandwich Isles Wireless in fulfillment of the Commission's fiduciary duties to use HHL for the benefit of its beneficiaries. The HHCA specifically addresses issuing licenses and leases to beneficiaries and beneficiary owned companies when HHL is used for business as part of the HHCA's rehabilitation purpose. On October 20, 2025, the Hawaii Intermediate Court of Appeals in Case NO. CAAP-22-0000735 confirmed that Waimana and other plaintiffs have a claim for breach of fiduciary duty against DHHL and the Commission. At this time each commissioner is only named in their official capacity. That claim is currently being pursued.

I request you take no action on License 372 before the complaint is resolved and definitely not until proper notice is given and a contested case hearing is held. If you have any questions, please contact Mr. Albert Hee. He is authorized to act on Waimana's behalf.

Mahalo,

A handwritten signature in black ink that reads "Wendy R. Hee". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Wendy R. Hee
President

Cc: Commission Secretary via email
Commissioners via Commission Secretary

November 14, 2025

Aloha e Kali and Commissioners,

I would like to provide each of you a summary of the Supreme Court Cases and subsequent Circuit Court cases which are relevant to my conviction and DHHL's use of the FCC's Notice of Apparent Liability (NAL) and Forfeiture Order (FO) in its campaign to drive Sandwich Isles Communication(SIC) and Waimana Enterprises Inc. (WEI) out of business and damage my reputation.

I was convicted of Tax Fraud involving my personal tax returns in 2015. WEI and SIC were not parties or charged. In 2018 the U.S. Supreme Court held the legal standard the IRS used to convict me was incorrect. See; ***Marinello v US***, 138 S.Ct. 1101 (2018). In other words, I could not be convicted of Tax Fraud today.

Immediately after my conviction, the FCC issued a \$27m FO against SIC and a \$50m NAL against Waimana and me. The law and FCC rules require the FCC to file a complaint with the District Court within five years (2021) or the FO and NAL are null and void. Subsequently, in 2024 the U.S. Supreme Court held that independent agencies like the FCC violate the constitution when they issue FO and NAL and use them in future orders or use them to ruin the reputations of those who the orders were issued against. See; ***SEC v Jarkesy***, 144 S. Ct. 2117 (2024). The court found that an agency cannot act as prosecutor, judge and jury. In August 2025, the D.C. Court of Appeals confirmed the FCC violates the constitution when it does not file a complaint in District Court and uses the FO and NAL. The FCC did not file a complaint against SIC, WEI and me because the allegations are baseless. Until the District Court issues a judgement, the FCC

cannot use the FO and NAL to make any decisions or ruin reputations. See; ***Sprint v. FCC***, No 24-1224, DC Cir August 15, 2025; ***AT&T v FCC***, No. 24-60223, Fifth Cir April 17, 2025. The FCC no longer publicly and voraciously criticize SIC, WEI and me. The FCC orders, including the non-exclusive order, issued after the FO and NAL are now suspect. The FCC is hoping DHHL mitigates any damages the FCC incurred by canceling 372. DHHL has repeated the FCC criticism of SIC, WEI and me numerous times to the homesteaders and in court filings. In other words, the FCC's FO and NAL were unconstitutional and DHHL has no basis to use the FCC's unconstitutional acts to take any action.

WEI, SIC and I were caught in the perfect storm of an overzealous IRS and FCC. I am providing this so each of you as individual kanaka maoli commissioners can make your decisions and fulfill your individual fiduciary duty based on the facts and law. Hawaii's Intermediate Court of Appeals has okayed a breach of fiduciary duty complaint. All of the above will be extensively briefed in the pending complaint and would have been disclosed during a contested case hearing. The citations are included so you or your attorneys can check the facts.

Mahalo,

ASN Hee
Al Hee

WHAT IS LICENSE 372?

LICENSE 372 ENSURES ALL HOMESTEADERS ON HAWAIIAN HOME LANDS HAVE TELECOMMUNICATIONS SERVICE.

1. Under the Hawaii Admission Act, the State of Hawaii is obligated to provide the necessary funds to fulfill the Hawaiian Homes Commission Act (Act). The State does not have enough money to meet its obligations to native Hawaiians under the Admissions Act. The courts therefore treated this obligation as a political question.

2. The Commission under then Chairman Hoaliku Drake wanted to reduce the wait list by issuing leases for undeveloped land but wanted those parcels to have telephone service for safety.

3. Under its Certificate of Public Convenience and Necessity (CPCN) Hawaiian Telephone had the contractual obligation to provide telephone service to everyone throughout the entire state, but the Hawaii Public Utilities Commission (PUC) never enforced that obligation on HHL. Later, the PUC released Hawaiian Telcom from that legal obligation by granting its request to cancel its CPCN and replace it with a Certificate of Authority (COA), which allows Hawaiian Telcom to choose who they serve.

4. The Commission under then Chair Hoaliku Drake devised a way to have all homesteaders receive telecommunications services without cost to DHHL through License 372. When Waimana passed the five-year demonstration period, License 372 became final and the minimum requirement, financial and otherwise, under Chapter 91 for any company wanting to use HHL for telecommunications.

5. DHHL worked with Hawaiian Telcom to purchase the Sandwich Isles facilities in the foreclosure auction in Federal District Court. DHHL agreed to give License 372 for the HHL under those Sandwich Isles facilities to Hawaiian Telcom, which came with the obligation of providing service to all homesteaders. However, DHHL also agreed to indemnify Hawaiian Telcom if anything went wrong, e.g. if Hawaiian Telcom were forced to perform under License 372 and serve all homesteaders. In other words, DHHL gave Hawaiian Telcom the right to use HHL for telecommunications services without meeting the minimum requirements in Chapter 91. That is why some homesteaders who had telecommunications service previously, lost service when Hawaiian Telcom purchased the infrastructure.

6. In *Kalima v DHHL*, the Hawaii Supreme Court held a breach of fiduciary duty under the HHCA could be monetized. The State settled for \$328 million instead of allowing the courts to determine the damages.

7. DHHL is recommending the Commission do away with License 372 which will eliminate the requirement to provide telecommunications service to all

homesteaders. Every homesteader has a right to receive telecommunications. The non-exclusive FCC order that DHHL has repeatedly cited does not change the Commission's fiduciary duty or the Chapter 91 legal bar of providing service to all homesteaders if you use HHL for telecommunications.

8. *Kanahele v State* held that under the HHCA the Commission cannot act on this before holding meetings in every homestead community because License 372 grants every homesteader the right to receive telecommunications service. As the beneficiary of the HHCA who negotiated License 372, I testified before the Commission numerous times that License 372 may result in each homesteader receiving free telecommunications service.

9. DHHL enforcing the obligations of 372 on Hawaiian Telcom and other telecommunications carriers currently using HHL could result in free telecommunications service for each homesteader today. The unknown is the agreement DHHL made with Hawaiian Telcom, what is the authority for DHHL to enter into that agreement, whether this Commission approved that agreement and what are the terms of that agreement. All of which are part of the current complaint.

10. The Commission at the time of License 372 recognized clear conflicts between the State's obligations to all residents throughout Hawaii and the Commission's fiduciary duties to native Hawaiians. The Commission therefore had its own counsel reporting directly to them separate from the AG, the State's counsel.

11. The decision to do away with the License 372 is an individual fiduciary duty for each Commissioner. The State or DHHL cannot indemnify you as an individual. Only Chairman Watson is indemnified as an individual, but he has recused himself. **Kalima** monetized this conflict.

12. As a beneficiary of the HHCA, the person who negotiated License 372 with DHHL and the current President of Sandwich Isles Communications Inc., I request you act on the existing contested case hearing request before taking any further action on License 372.

Albert SN Hee

Albert S.N. Hee

November 18, 2025

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Pending Traffic Calming Plan for Malu'ohai

Aloha Chair Watson and Commissioners:

I'm Homelani Schaedel, beneficiary and resident of Malu'ohai Residents Association. I appreciate this opportunity to come before you to address the safety and wellbeing of our residents.

Other than Commissioners' Namuō and Kaleikini, the rest of you have no context of our efforts and the urgency to secure Traffic Calming Measures in our homestead. The packet before you provide information and documentation I hope will assist you in understanding how imperative it is to implement measures that will help keep our families safe. These are the accidents we know about, because I've heard the crash, sirens, or someone called me, and I would walk out to Kaiiau Avenue to investigate. For the most part, speed, distraction, or being inattentive have been the major cause of these accidents.

We don't know how many other accidents have taken place on our streets. An example is #8 - Missing Pole at the corner of Kaiiau Ave. and Malu'ohai St., its' happened there before and on the east side of the street...that makes 10. One can only conclude that a vehicle or truck was involved.

September 14, 2023 DHHL staff and consultants, Austin Tsutsumi & Associates presented community members with a draft Traffic Calming Plan. Community members asked questions, provided information and feedback for consideration. We were told the updated plan would be provided to the department, and we requested a copy for our review. To date, we have not received the updated Traffic Calming Plan.

Since 2009, the question for me has been...what will it take? A vehicle crashing into a home, resulting in the loss of life of one of our lessees, and family members? It would be catastrophic for anyone of our families, this Commission, the Department and most importantly our Trust. My testimonies and our efforts to keep our families safe are on record...I don't think I need to elaborate.

Following me is a resident who will present her testimony on the most recent accident (11) that occurred behind her home. The question I leave with you all...what would you do to keep your community safe?

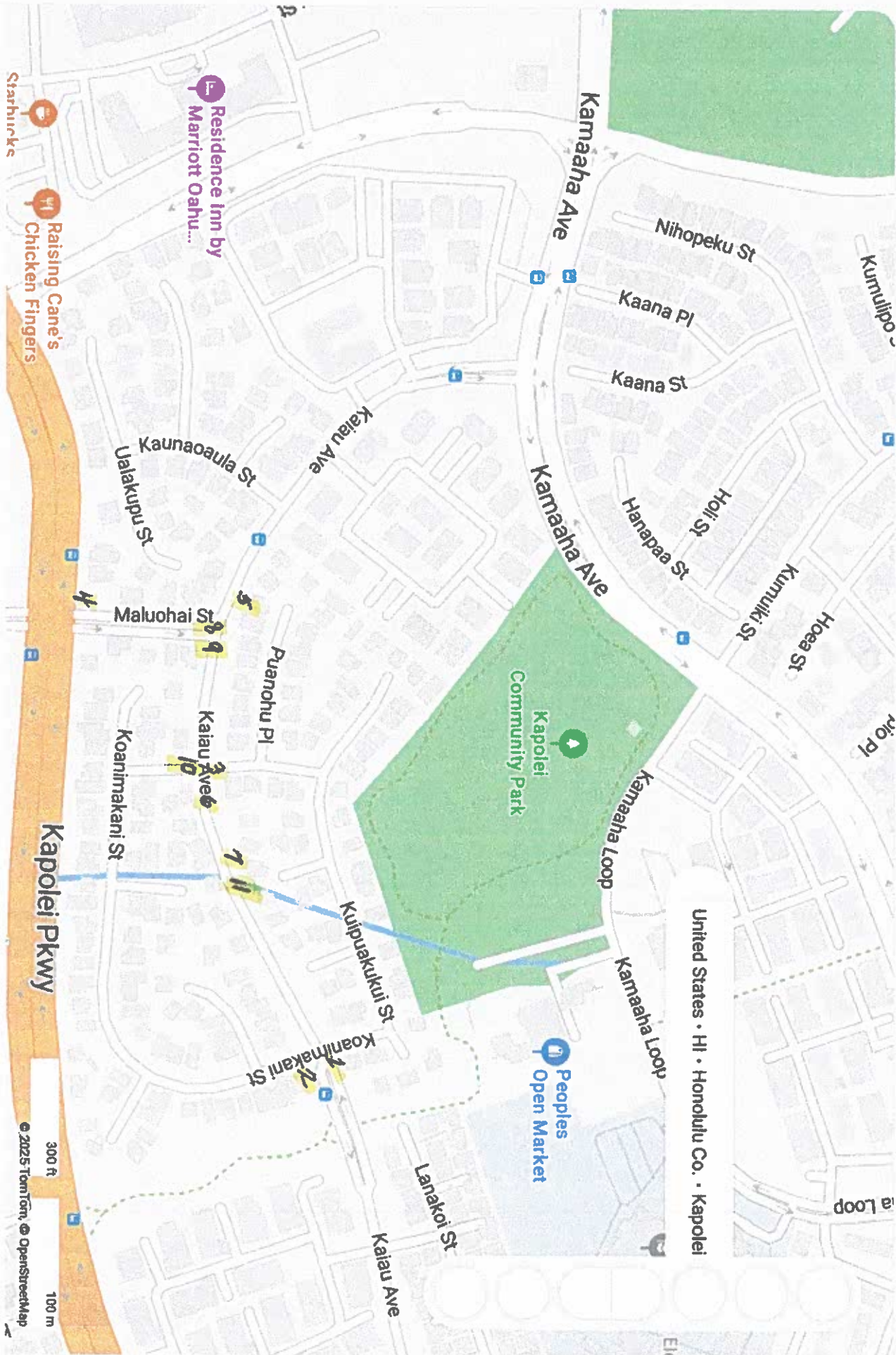
Mahalo,

cc: Malu'ohai Residents Association Board

Maps

Search Bing Maps

Directions My Places



From: "Quartero, Kehaulani A" <kehaulani.a.quartero@hawaii.gov>
To: "kawikakane@gmail.com" <kawikakane@gmail.com>, "homeschaedel@hawaii.rr.com" <homeschaedel@hawaii.rr.com>
Cc:
Bcc:
Priority: Normal
Date: Thursday September 4 2025 11:18:48AM
Missing pole on the corner of Kaiu Ave and Maluohai Street

Aloha Kawika and Aunty Home,

My street lighting vendor just sent me a picture of the base of the pole with wires sticking out but no pole on the West corner of Kaiu Ave and Maluohai Street. Do you know anything about a possible accident that may have happened that resulted in the pole being hit and removed? If there was an accident, would you know if there was a police report done? Appreciate any information you can provide.

Mahalo,

Kehaulani Quartero

Land Development Division

Desk: 808-730-0325

Cell: 808-208-9009

#8 #9



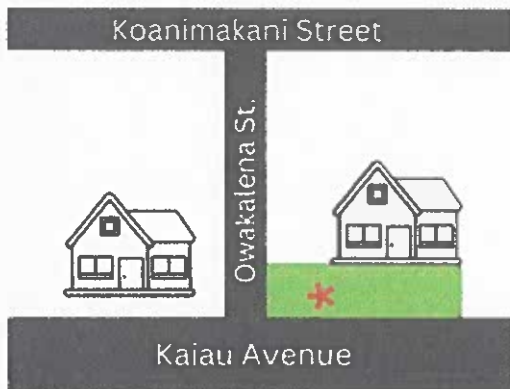


Traffic Calming in Malu'ōhai

Thursday, September 14, 2023

6:00 – 7:00pm

91-1022 Owakalena Street *



Aloha kākou,

For more than a year our board has been working with the Department of Hawaiian Homes to discuss traffic calming measures in Malu'ōhai. We invite you to a presentation by DHHL and their consultant Austin, Tsutsumi & Associates.

Please join us in our homestead

Come share your mana'o and be part of the solution

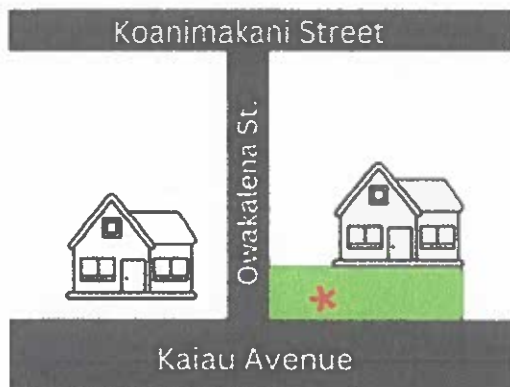


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Please join us in our homestead

Come share your mana'o and be part of the solution

June 22, 2022

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Aloha Chair Aila, and Commissioners

I'm Homelani Schaedel, President of Malu'ohai Residents Association. I appreciate the opportunity to continue the dialogue and provide you an update on issues and concerns of our beneficiaries.

I last came before you on February 23, 2022 to address:

1. Traffic Calming

Stewart Matsunaga from LMD confirmed on 3/22/22 that Austin Tsutsumi & Associates would be doing Traffic Calming Data Collection in our homestead from March 29th to April 5th. I've requested a copy of that report, to date I have not received it. Once I do, our board will review it to determine what our next steps will be.

2. Community Compliance Officers

Currently there are no vacant positions on the departments' website. On the State of Hawai'i's Career website for Civil Service there is a Homestead District Supervisor I for Kaunakakai, Moloka'i position, no position vacancies for Non Civil Service and Other Positions, which implies the department is fully staffed except for the one position on Moloka'i.

My purpose in checking these websites was to determine if the department found the "right candidates" to fill the two (2) Community Compliance Officers civil service positions. If so, how and when can we expect to receive assistance from the CCO's to address beneficiary concerns and what is the process for us to follow?

3. Easement Maintenance - Malu'ohai St. & Kaiu Ave.

Last update from Stewart was on 2/22/22: *"Consultants preparing to submit subdivision application to City. We will copy you and VOKA when submitted. We are not sure of timeframe for City review. We will let you know."*

I spoke with VOKA regarding future turnover of area for maintenance subject to VOKA requirements. VOKA was generally in favor, but needs to go to board for approval of license amendment to existing license".

We would like to know if the Consultants submitted the subdivision application to the City, to date I have not received a copy. If they have, we would like a copy, if not what is the delay?

While I understand other homesteads have more pressing needs and issues, I continue to address our concerns with you because these issues are important to our beneficiaries and their families.

We are not interested in just bringing forth our issues, but rather we are and have been willing to work with department staff in finding and working toward resolution.

Now that it appears the department is fully staffed, we hope to see improvement and progress in the process to resolve our concerns.

Mahalo for your time and making this space available for me to share our mana'o.

Homelani Schaedel, President

Malu'ohai Residents' Association

Cc: Malu'ohai Board of Directors

February 23, 2022 📧

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Traffic Calming Measures in Malu'ōhai

Aloha Chair Aila, and Commissioners

Since I last addressed you, on October 11th there has been another traffic incident in our homestead. A car hit a fire hydrant around 10 pm 2 weeks ago. I don't have details or pictures, because when a neighbor came knocking on my door, I was asleep, and my husband told them to call the police. This is the 8th incident/accident in 4 years.

On DHHL's website – Public notice:

NĀNĀKULI STREETS SURVEYED FOR TRAFFIC CALMING MEASURES

Posted on Dec 23, 2021 in Department of Hawaiian Home Lands, Public Notice, Slider

The Department of Hawaiian Home Lands, through its contractors Austin, Tsutsumi & Associates, Inc, will conduct land survey work in **Nānākuli** on Tuesday, December 28 and Wednesday, December 29, 2021, from 7:30 a.m. to 4:00 p.m., weather permitting.

TEMPORARY SPEED BUMP INSTALLATION SCHEDULED FOR KALĀWAHINE

Posted on Jan 7, 2022 in Department of Hawaiian Home Lands, Public Notice, Slider

The Department of Hawaiian Home Lands, through its contractor HI-Built, LLC, will **install two of three planned speed bumps, signs to reduce speed,** and new striping on Kapahu Street in the **Kalāwahine** Subdivision.

As I mentioned on October 11, 2021: We're aware of DHHL's intent to transfer infrastructure responsibilities to the City & County of Honolulu and we don't want to impede the process.

However, I'm addressing you this morning, to ask who in LMD or LDD do we need to work with to address and improve traffic calming measures in our homestead? We are trying to do our due diligence, but need to know if we are just spinning our wheels.

LMD - Stewart: Will confirm via e-mail if Consultants Austin, Tsutsumi & Associates, Inc, did a site visit at Malu'ohai for traffic calming Design Planning.

Awaiting call back from Layden Nagasaki (768-8315)- City Department of Transportation Services (DTS) as part of our due diligence on city requirements for raised table crosswalks or best option for traffic calming in Malu'ohai.

Also, Mahalo Stewart for e-mailing me and providing update on 3 Easements turnover to VOKA. I will continue to monitor process. I am not going away...

Addressing Chair Alla, where is DHHL at with Community Compliance Officers?

OCH – Jobie: 2 Civil Service positions open – looking for candidates – Job postings on HRD website. Want to find the “right” people.

Are there established Policy/Procedures in place, and what training will be made available for new hire so they can hit the ground running?

OCH – Jobie: Will use existing process under Admin. Rules/HHCA, take direction from HHC. Positions LMD, as policy/process develop, may move to OCH. Training will be on the job.

To be successful, DHHL need to develop and establish policies, procedures, and training for CCO's. Otherwise they won't have a strong foundation to function.

Mahalo.

Note: 2/23/22 - Spoke with Layden-DTS

DHHL has jurisdiction of the roadway. City will review roadway before dedication/license to identify if any removals/adjustments need to be made.

Traffic Calming group “Complete Streets” usually work in a tier process:

- . Signage
- . HPD Enforcement
- . Narrow down lanes with marked street parking, i.e.– our lanes are 40 ft. to 20 ft.,this has helped areas in Kailua, Pearl City, and Salt Lake.

October 11, 2021

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Traffic Calming Measures in Malu'ōhai

Aloha Chair Aila and members of the Commission,

I'm Homelani Schaedel, President of Malu'ōhai Residents' Association. Mahalo for the opportunity to address another component of public safety in our homestead, and concerns of our beneficiaries with you today.

My testimony includes the following:

- . February 19, 2019 Testimony to Commission
- . Pictures of February 09, 2019 accident.
- . Pictures of June 19, 2021 accident
- . Pictures of August 24, 2021 accident
- . Pictures of Radar Speed Limit Signs on Kaiau Avenue

After I met with Chair Aila on June 29, 2020 to address several of our beneficiaries concerns; our board proceeded with plans to install Radar Speed Limit signs on Kaiau Avenue. While we have seen some improvement, more need to be done.

Our board is in the process of exploring installation of crosswalks at key intersections, and passive speed humps, which we believe is the best solution to slow drivers down on Kaiau Avenue.

Placement of many of our homes along Kaiau Avenue in addition to its' poor traffic design is a serious detriment to the safety of our families.

We are aware of DHHL's intent to transfer infrastructure responsibilities to the City & County of Honolulu. We do not want to impede this 20+ years' ongoing process and recognize DHHL's limited funding and resources. We prefer to work in tandem and partner with DHHL staff to improve safety measures in our homestead.

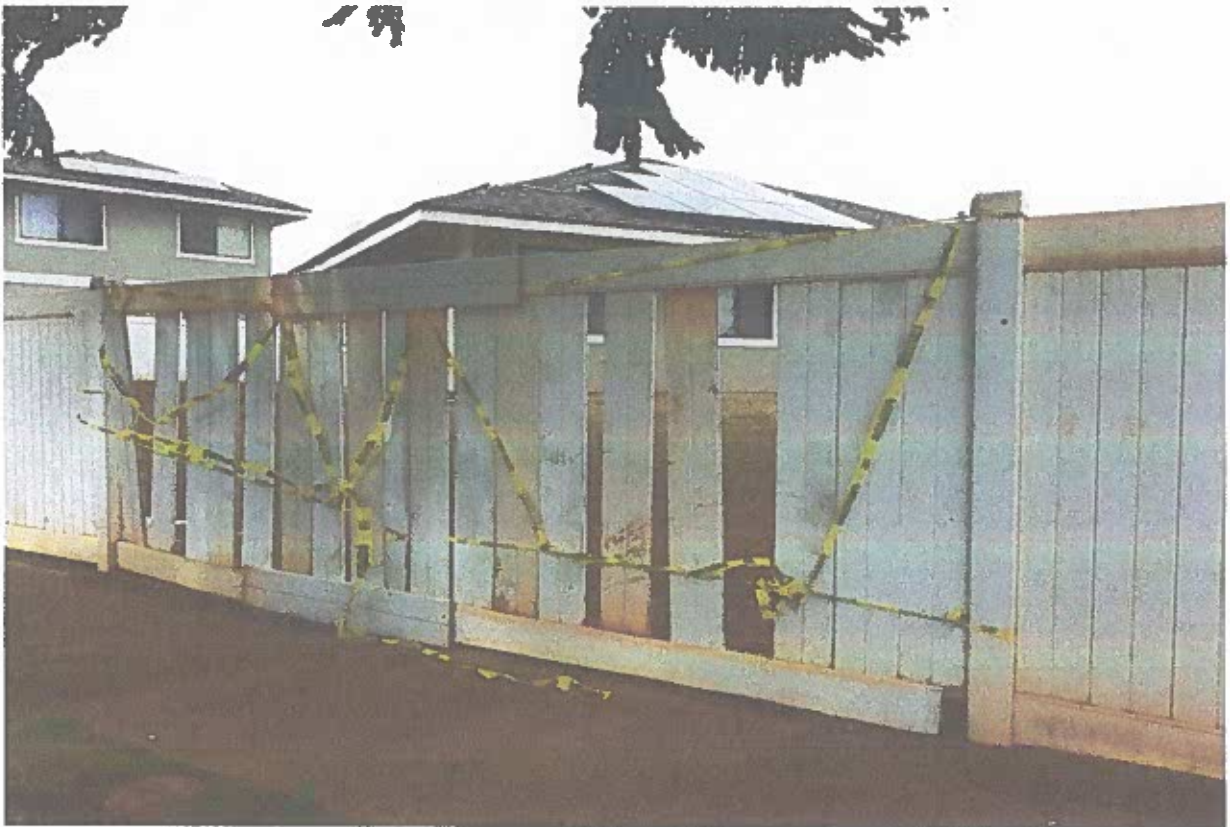
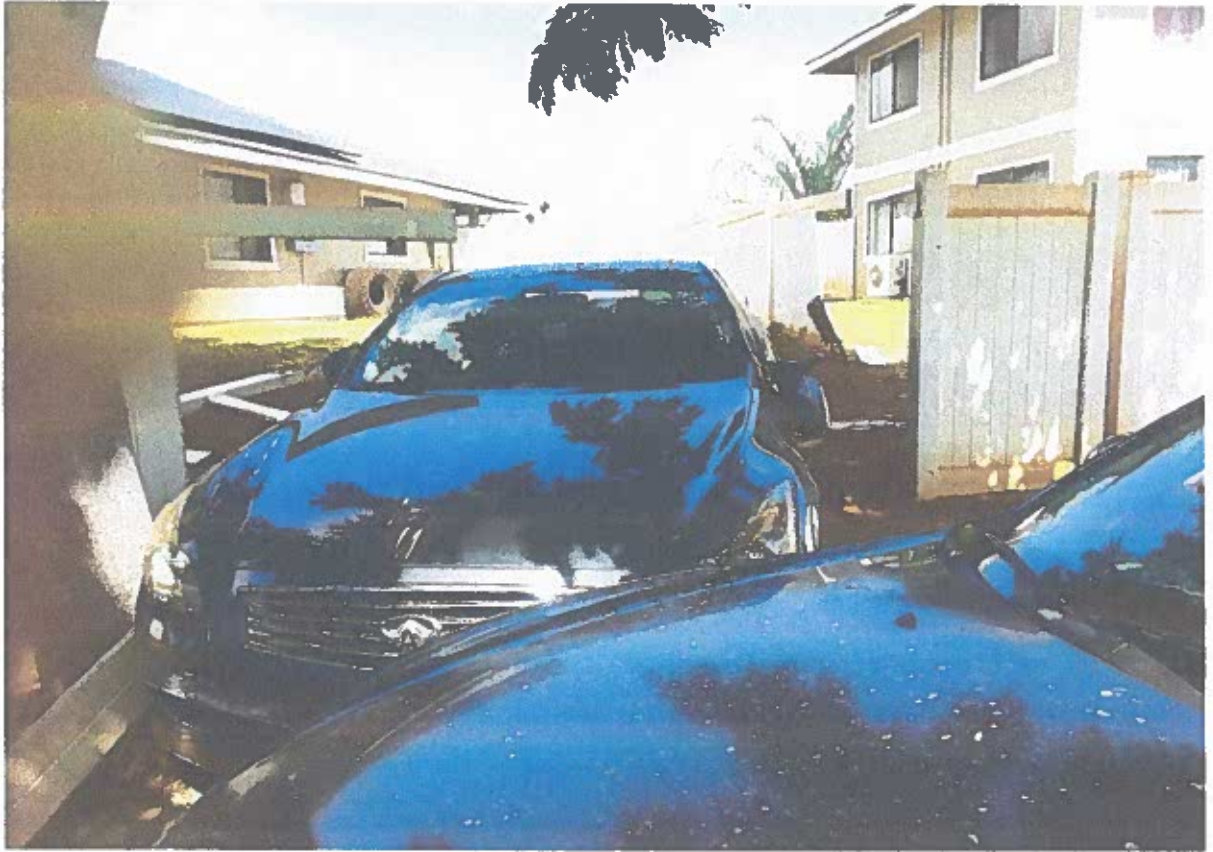
Mahalo for your time, we hope the information shared with you today will provide some insight as to how important the safety of our families is to our board.

Me ka 'oia'i'o
Homelani Schaedel

02-09-19 Accident Kalau Ave. and Malu'ohai St.



02-09-19 Accident Kalau Ave. and Malu'ohai St



#6

6-19-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

Car traveling west on mauka side of road crossed over to makai side of road and hit the tree. Female driver claims she was distracted by her dog that was sitting on her lap. Distance between fence and home is 10ft.

**6-19-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.**

Neighbors on scene provided assistance to driver. Driver (resident of our homestead) left scene to take her dog home and returned.



#7

8-24-21 Accident on Kaiau Ave. between Owakalena and Koanimakani Streets.

Car traveling west on mauka side of road crossed over to makai side of road and hit the tree. Driver claims he was trying to avoid a bicyclist who was in the middle of the road at the same time a car was approaching on the makai side of the road. His right front tire hit the curb causing the car to veer left toward the tree. He claimed he was "going slow".

Scene: 1 Arrival

**8-24-21 Accident on Kaiau Ave. between Owakalena and Koanimakani Streets.**

Car engine is running. Driver left to get his husband, and would be back. Distance between fence and the house is less than 10 ft.

Scene 2: HPD arrives



#7 8-24-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

Scene 3: HFD arrives

First witnesses from separate homes heard the noise and came out from their back gate access to street, neither saw a bicyclist.



8-24-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

Scene 3: HFD manages to turn engine off, HPD searching car. Driver returns.



8-24-21 Accident on Kalau Ave. between Owakalena and Koanimakani Streets.

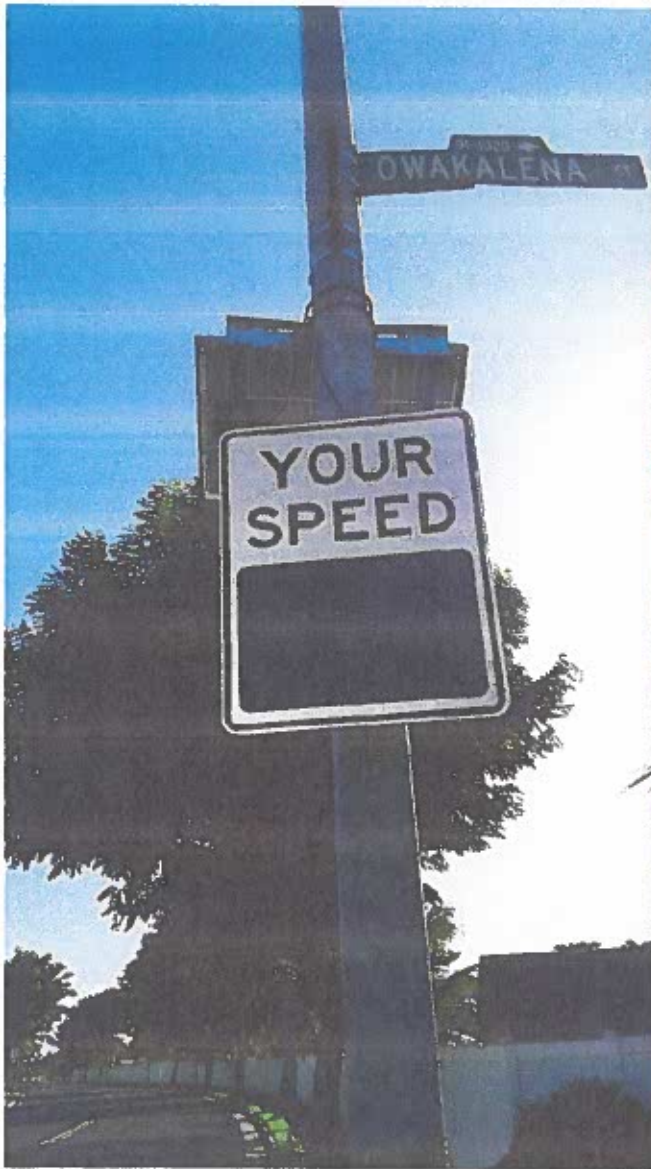
Scene 4: Damage to tree

Called Rick Speer at DHHL – Stewart Matsunaga returned call. Requested he have an arborist come look at this tree and the tree that was scared in the 6-19-21 accident. Concerned that 50% of bark exposure at base of this tree will lead to insect infestation.

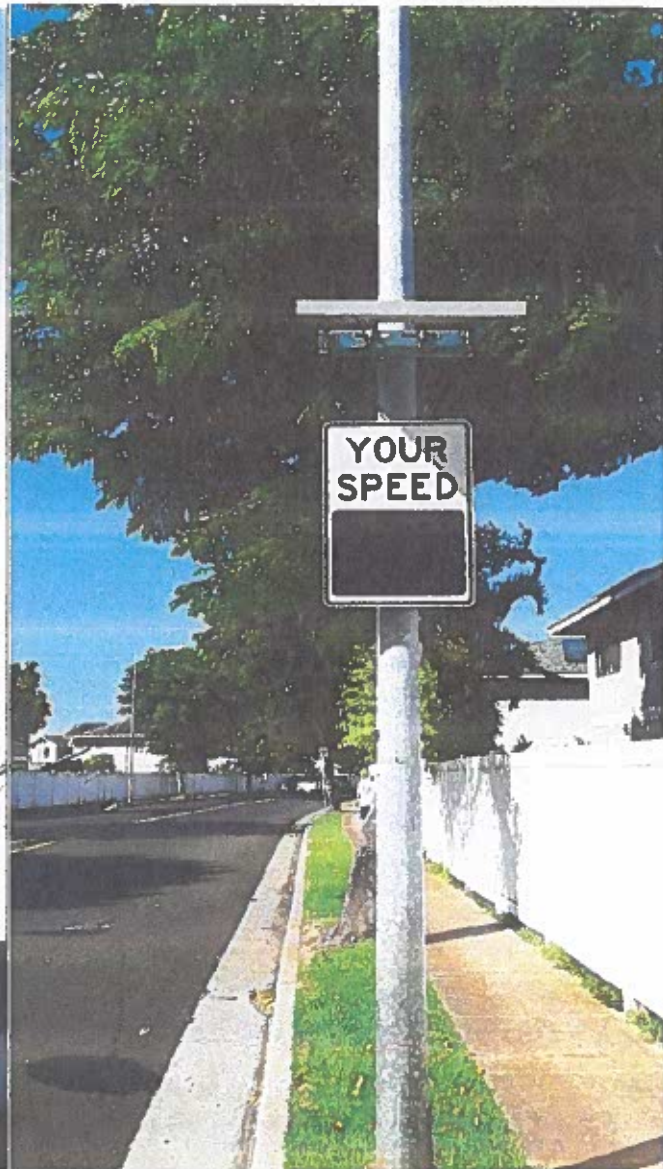


Radar Speed Limit Signs

Heading East on Kaiu Avenue



Heading West on Kaiu Avenue



Purchase and installation of signs completed December 02, 2020

Cost of signs and installation: \$7,780.10

Funds used for project: Homestead Community Benefit approved by KCDC Board

February 19, 2019

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Traffic Calming Measures in Malu'ōhai

Aloha Chair Masagatani and members of the Commission,

I'm Homelani Schaedel, President of Malu'ōhai Residents' Association. Mahalo for this opportunity to share concerns of our beneficiaries with you today.

More than ten (10) years ago, we spoke with LMD staff about possible traffic calming options for our homestead such as; traffic circles, passive speed humps with signs, reducing the speed limit of our interior streets from 25mph to 15mph, and installing a crosswalk at Malu'ōhai and Kaiau Ave.

We were told that DHHL's plan was to turn over infrastructure maintenance to the City and any changes to the streets would complicate and delay the process. When we contacted the City, they deferred to DHHL authority.

On Saturday, February 09, 2019 a teenage driver with two (2) teenage passengers made a left turn from Malu'ōhai St. onto Kaiau Ave., lost control of his car, crashed into the fence of a lessee's backyard, then into the fence between neighbors, exiting thru that neighbors' fence, hitting a parked car on Kaiau Ave. barely missing a tree.

A neighbor across the street reported to the HPD Officer on site that he saw the car fishtail, and crash into the fence. According to the officer; no drugs or alcohol was involved, neighbors only heard screeching and then the crash, so the driver was cited and let go. They didn't even help to clean up the mess they made.

Fortunately, both families were not at home at the time of the accident; otherwise if anyone or the children who live there were in their backyard, this could have ended tragically.

Attached are pictures after the accident, and how the lessees used remaining pieces of fencing material to close off their backyards.

Kaiau Ave. is the main corridor through our homestead. Speeding by our residents and others from the Villages of Kapolei is a constant problem. The curve along Kaiau Ave. causes sight limitations at certain intersections; thereby creating dangerous conditions when drivers exceed the 25mph posted speed limit and when pedestrians try to cross the street. Kaiau Ave. has two (2) wide lanes; enough for cars to park on both sides and two (2) cars to pass at the same time.

Fencing along Kaiu Ave. abuts the sidewalk, with no space for a buffer. Some of the homes along Kaiu Ave. are less than 10 ft. from their backyard fences. Some lessees have planted trees and plants to act as a buffer on the inside of their fence line.

In the past two (2) years there have been five (5) accidents on Malu'ohai St. or Kaiu Ave. I've included a street map for your review:

. Koanimakani St.

- 1 . A car heading west; lost control, went over the curb and sidewalk, and crashed into a CMU pillar and vinyl fencing of the backyard of a lessee.
- 2 . A car heading east; lost control, went over the curb and sidewalk, and crashed into a CMU pillar and vinyl fencing at the side yard of a lessee.

. Owakalena St.

- 3 . Driver on a moped heading west on Kaiu Ave. ran into a car making a right turn from Owakalena onto Kaiu Ave. Moped driver taken to hospital by ambulance.

. Malu'ohai St.

- 4 . 2 teenage boys who stole a late model SUV traveling on Kapolei Parkway attempted to make a right turn, lost control and veered between the streetlight pole and the signal lights, crashing into our Malu'ohai entrance sign.

. Kaiu Avenue

- 5 . Accident of February 9, 2019

On February 13, 2019 I sent an e-mail to Kehau Quartero and Rick Speer with Land Development Division (LDD) for assistance or referral for temporary placement of a Radar Speed sign along Kaiu Avenue; through a city/state agency or another resource. I will follow-up with LDD to set-up a meeting to address safety concerns of our beneficiaries; and discuss practical measures the City currently uses for traffic calming, that can be implemented in our homestead without impeding LDD's transition plans to the City.

I know you share in our concerns for the safety and wellbeing of our beneficiaries; and that we are all grateful this recent accident did not result in injuries, or loss of life. Whether under the purview of DHHL or the City; something needs to be done. We are willing to work with both agencies to be proactive rather than reactive. I don't ever want to come before you to say we could have, should have done something!

On behalf of Malu'ohai beneficiaries, I've brought this matter before you to place it on record. Mahalo for this opportunity and for your time.

J-1
cont'd

October 11, 2021

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Traffic Calming Measures in Malu'ohai

Aloha Chair Aila and members of the Commission,

I'm Homelani Schaedel, President of Malu'ohai Residents' Association. Mahalo for the opportunity to address another component of public safety in our homestead, and concerns of our beneficiaries with you today.

My testimony includes the following:

- . February 19, 2019 Testimony to Commission
- . Pictures of February 09, 2019 accident.
- . Pictures of June 19, 2021 accident
- . Pictures of August 24, 2021 accident
- . Pictures of Radar Speed Limit Signs on Kaiu Avenue

After I met with Chair Aila on June 29, 2020 to address several of our beneficiaries concerns; our board proceeded with plans to install Radar Speed Limit signs on Kaiu Avenue. While we have seen some improvement, more need to be done.

Our board is in the process of exploring installation of crosswalks at key intersections, and passive speed humps, which we believe is the best solution to slow drivers down on Kaiu Avenue.

Placement of many of our homes along Kaiu Avenue in addition to its' poor traffic design is a serious detriment to the safety of our families.

We are aware of DHHL's intent to transfer infrastructure responsibilities to the City & County of Honolulu. We do not want to impede this 20+ years' ongoing process and recognize DHHL's limited funding and resources. We prefer to work in tandem and partner with DHHL staff to improve safety measures in our homestead.

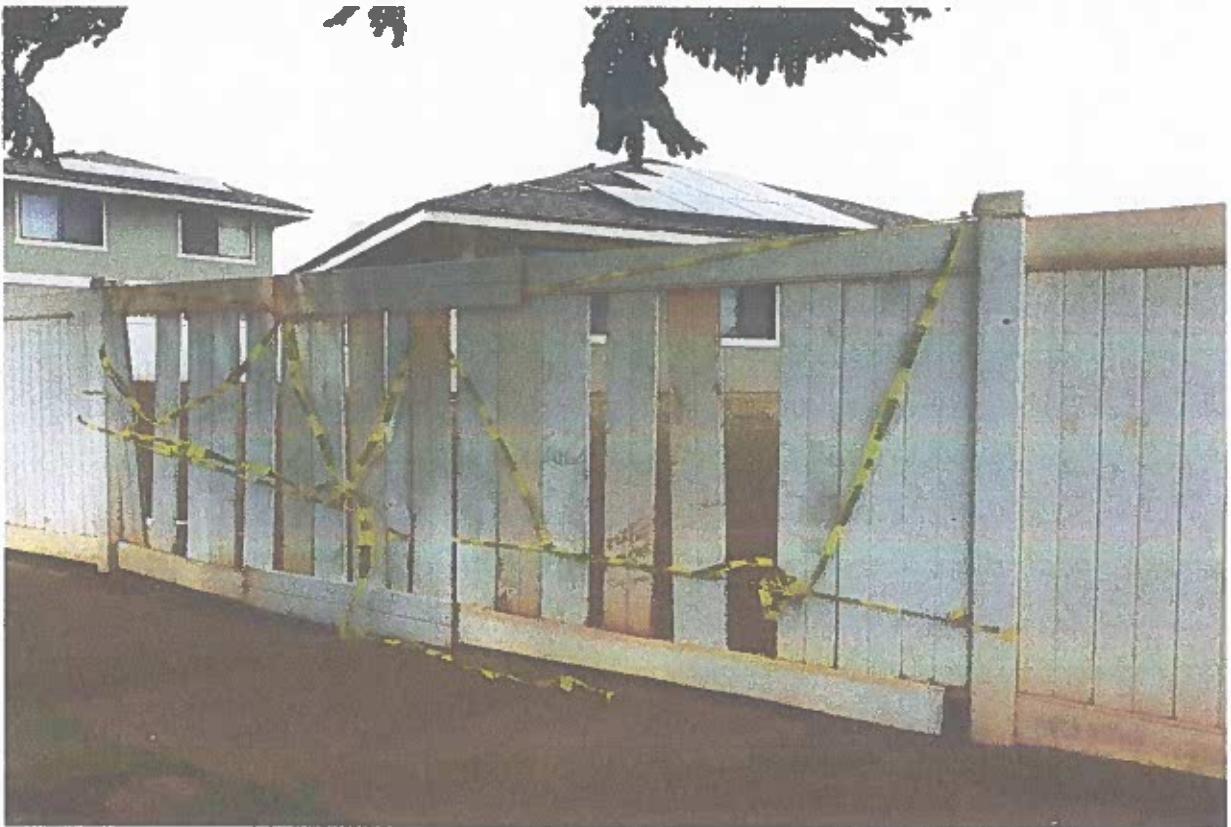
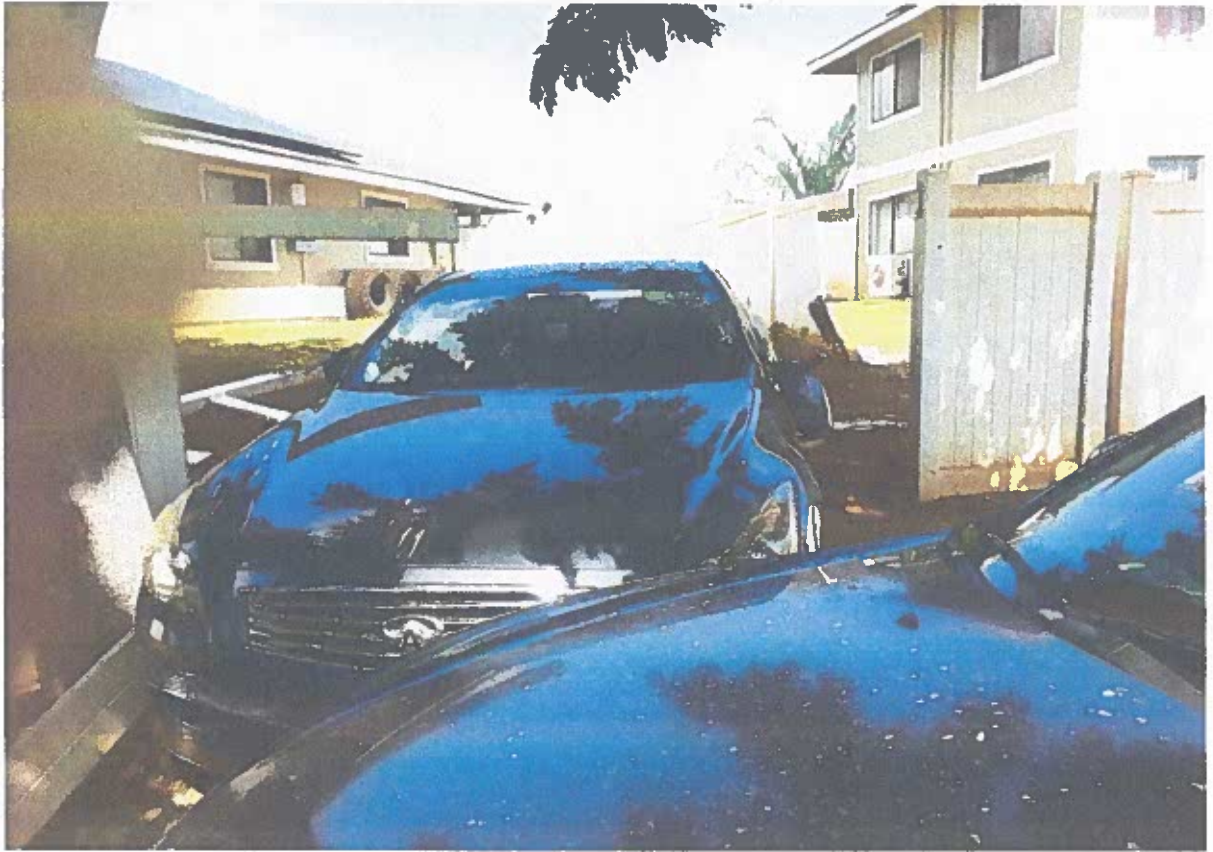
Mahalo for your time, we hope the information shared with you today will provide some insight as to how important the safety of our families is to our board.

Me ka 'oia'i'o
Homelani Schaedel

02-09-19 Accident Kaiāu Ave. and Malu'ōhai St.



02-09-19 Accident Kaiau Ave. and Malu'ohai St



#6

6-19-21 Accident on Kalau Ave. between Owakalena and Koanimakani Streets.

Car traveling west on mauka side of road crossed over to makai side of road and hit the tree. Female driver claims she was distracted by her dog that was sitting on her lap. Distance between fence and home is 10ft.

**6-19-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.**

Neighbors on scene provided assistance to driver. Driver (resident of our homestead) left scene to take her dog home and returned.



#7 8-24-21 Accident on Kalau Ave. between Owakalena and Koanimakani Streets.

Car traveling west on mauka side of road crossed over to makai side of road and hit the tree. Driver claims he was trying to avoid a bicyclist who was in the middle of the road at the same time a car was approaching on the makai side of the road. His right front tire hit the curb causing the car to veer left toward the tree. He claimed he was "going slow".

Scene: 1 Arrival



8-24-21 Accident on Kalau Ave. between Owakalena and Koanimakani Streets.

Car engine is running. Driver left to get his husband, and would be back. Distance between fence and the house is less than 10 ft.

Scene 2: HPD arrives



#7

8-24-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

Scene 3: HFD arrives

First witnesses from separate homes heard the noise and came out from their back gate access to street, neither saw a bicyclist.



8-24-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

Scene 3: HFD manages to turn engine off, HPD searching car. Driver returns.



8-24-21 Accident on Kaiu Ave. between Owakalena and Koanimakani Streets.

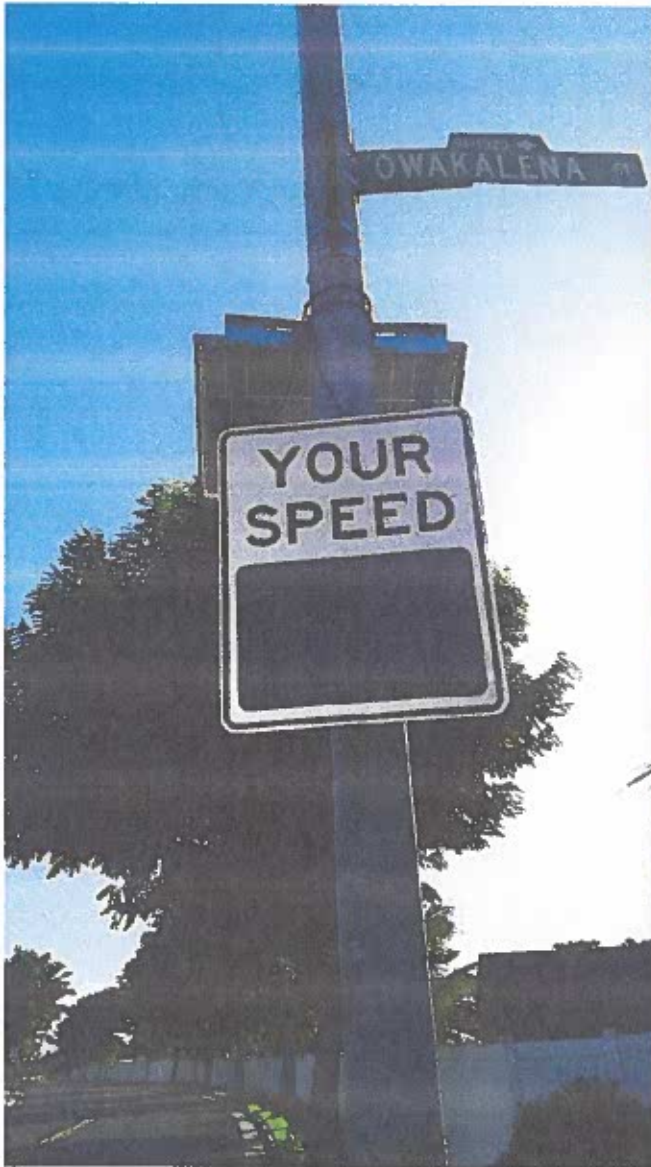
Scene 4: Damage to tree

Called Rick Speer at DHHL – Stewart Matsunaga returned call. Requested he have an arborist come look at this tree and the tree that was scared in the 6-19-21 accident. Concerned that 50% of bark exposure at base of this tree will lead to insect infestation.

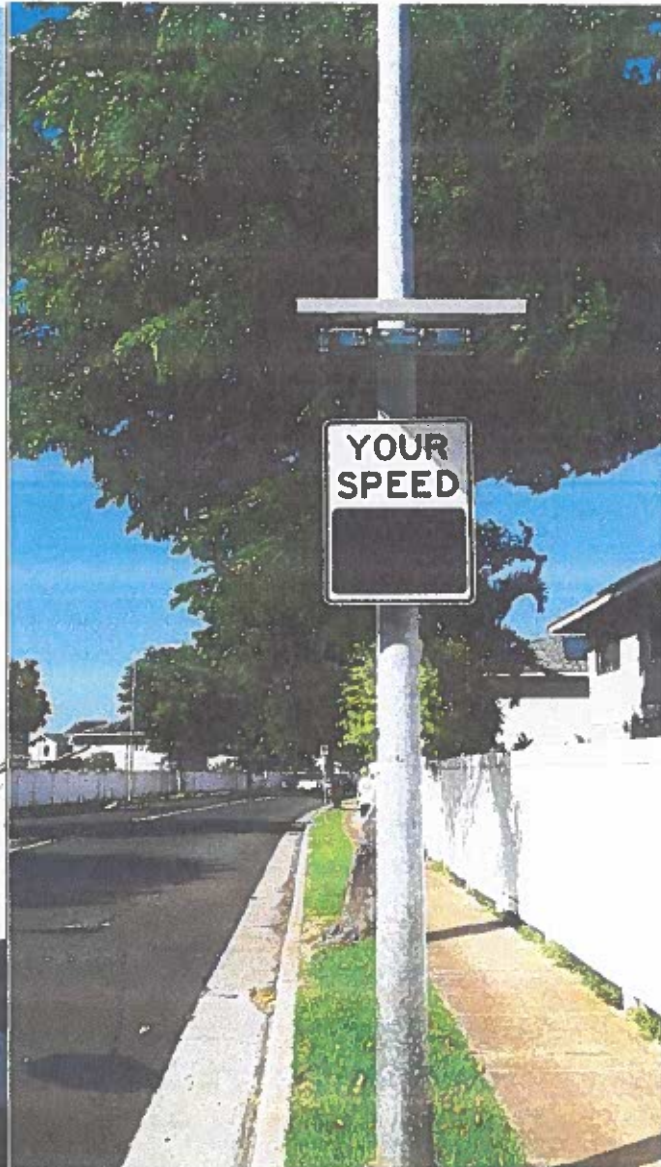


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Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
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I know you share in our concerns for the safety and wellbeing of our beneficiaries; and that we are all grateful this recent accident did not result in injuries, or loss of life. Whether under the purview of DHHL or the City; something needs to be done. We are willing to work with both agencies to be proactive rather than reactive. I don't ever want to come before you to say we could have, should have done something!

On behalf of Malu'ohai beneficiaries, I've brought this matter before you to place it on record. Mahalo for this opportunity and for your time.

November 18, 2025

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Pending Traffic Calming Plan for Malu'ōhai

Aloha Chair Watson and Commissioners:

I'm Homelani Schaedel, beneficiary and resident of Malu'ōhai Residents Association. I appreciate this opportunity to come before you to address the safety and wellbeing of our residents.

Other than Commissioners' Namuō and Kaleikini, the rest of you have no context of our efforts and the urgency to secure Traffic Calming Measures in our homestead. The packet before you provide information and documentation I hope will assist you in understanding how imperative it is to implement measures that will help keep our families safe. These are the accidents we know about, because I've heard the crash, sirens, or someone called me, and I would walk out to Kaiau Avenue to investigate. For the most part, speed, distraction, or being inattentive have been the major cause of these accidents.

We don't know how many other accidents have taken place on our streets. An example is #8 - Missing Pole at the corner of Kaiau Ave. and Malu'ōhai St., its' happened there before and on the east side of the street...that makes 10. One can only conclude that a vehicle or truck was involved.

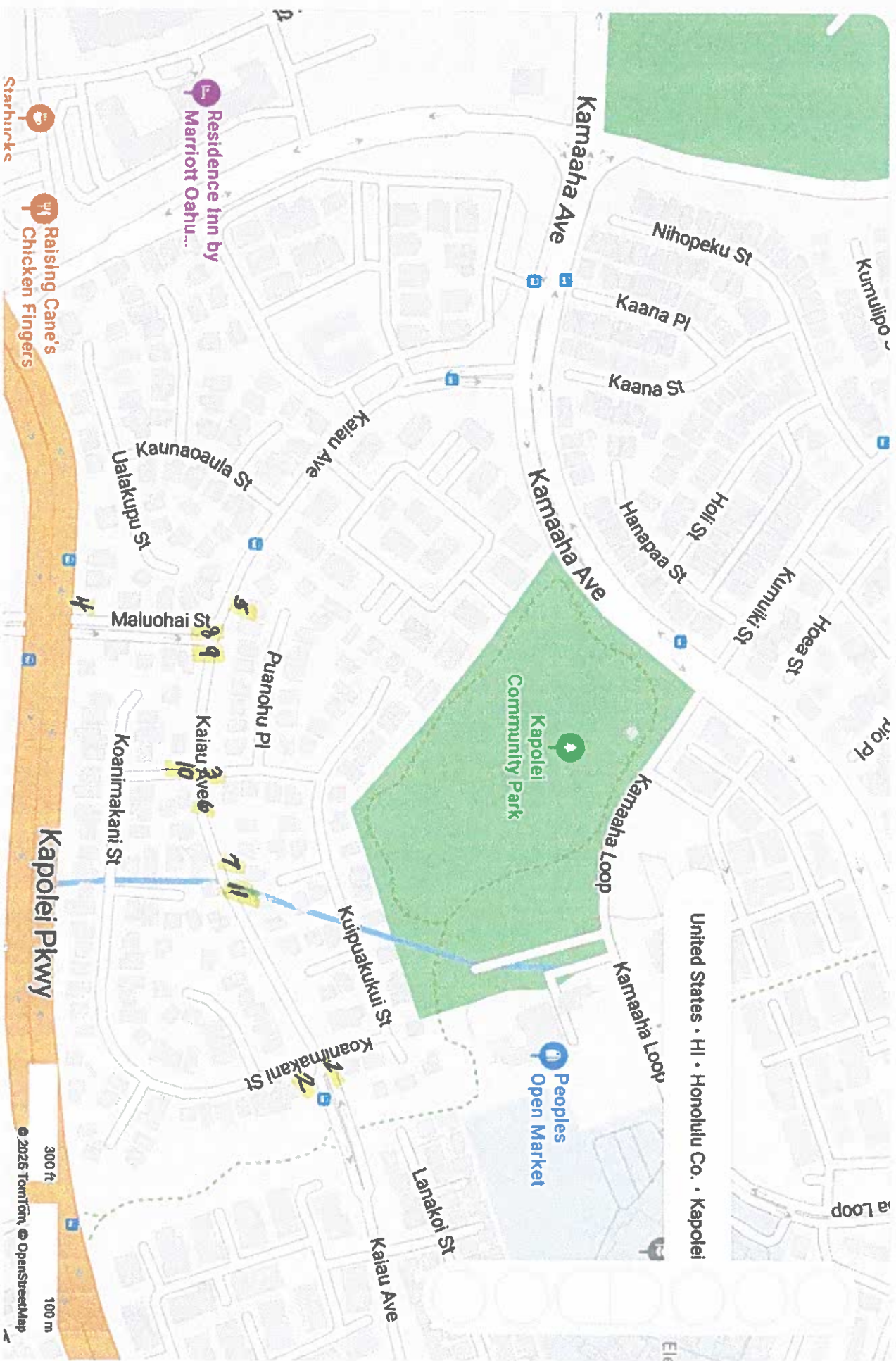
September 14, 2023 DHHL staff and consultants, Austin Tsutsumi & Associates presented community members with a draft Traffic Calming Plan. Community members asked questions, provided information and feedback for consideration. We were told the updated plan would be provided to the department, and we requested a copy for our review. To date, we have not received the updated Traffic Calming Plan.

Since 2009, the question for me has been...what will it take? A vehicle crashing into a home, resulting in the loss of life of one of our lessees, and family members? It would be catastrophic for anyone of our families, this Commission, the Department and most importantly our Trust. My testimonies and our efforts to keep our families safe are on record...I don't think I need to elaborate.

Following me is a resident who will present her testimony on the most recent accident (11) that occurred behind her home. The question I leave with you all...what would you do to keep your community safe?

Mahalo,

cc: Malu'ōhai Residents Association Board



From: "Quartero, Kehaulani A" <kehaulani.a.quartero@hawaii.gov>
To: "kawikakane@gmail.com" <kawikakane@gmail.com>, "homeschaedel@hawaii.rr.com" <homeschaedel@hawaii.rr.com>
Cc:
Bcc:
Priority: Normal
Date: Thursday September 4 2025 11:18:48AM
Missing pole on the corner of Kaiiau Ave and Maluohai Street

Aloha Kawika and Aunty Home,

My street lighting vendor just sent me a picture of the base of the pole with wires sticking out but no pole on the West corner of Kaiiau Ave and Maluohai Street. Do you know anything about a possible accident that may have happened that resulted in the pole being hit and removed? If there was an accident, would you know if there was a police report done? Appreciate any information you can provide.

Mahalo,

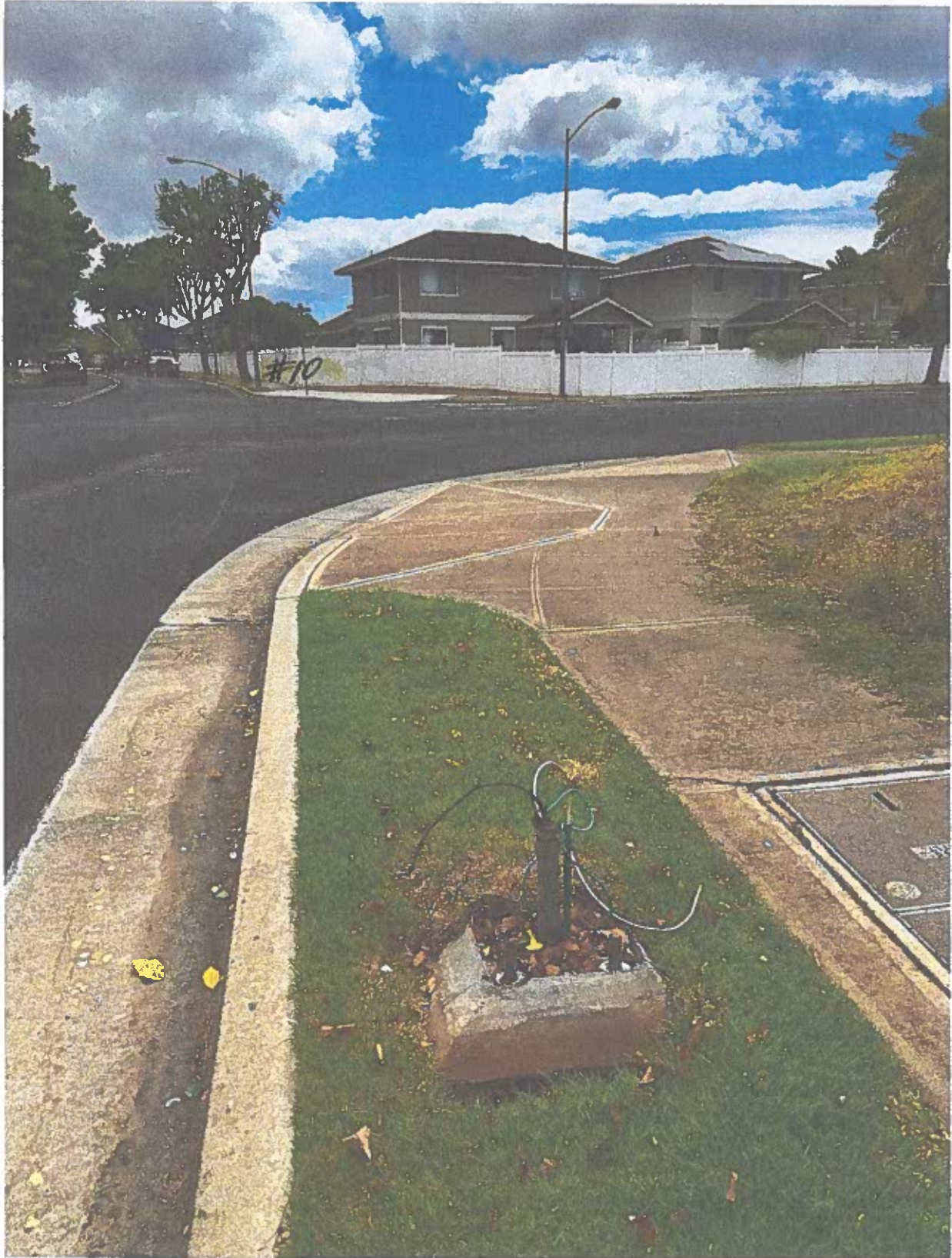
Kehaulani Quartero

Land Development Division

Desk: 808-730-0325

Cell: 808-208-9009

#8 #9



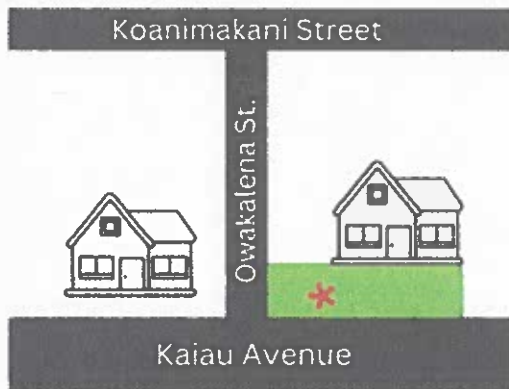


Traffic Calming in Malu'ōhai

Thursday, September 14, 2023

6:00 – 7:00pm

91-1022 Owakalena Street *



Aloha kākou,

For more than a year our board has been working with the Department of Hawaiian Homes to discuss traffic calming measures in Malu'ōhai. We invite you to a presentation by DHHL and their consultant Austin, Tsutsumi & Associates.

Please join us in our homestead

Come share your mana'o and be part of the solution

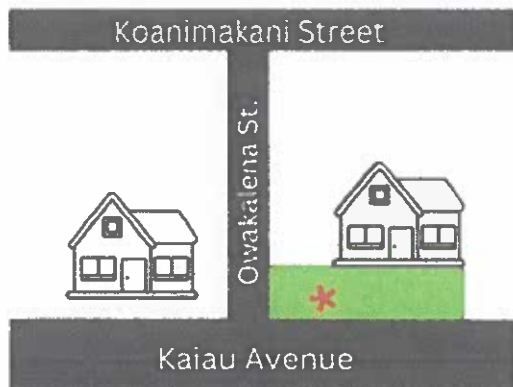


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Come share your mana'o and be part of the solution

June 22, 2022

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Aloha Chair Aila, and Commissioners

I'm Homelani Schaedel, President of Malu'ohai Residents Association. I appreciate the opportunity to continue the dialogue and provide you an update on issues and concerns of our beneficiaries.

I last came before you on February 23, 2022 to address:

1. Traffic Calming

Stewart Matsunaga from LMD confirmed on 3/22/22 that Austin Tsutsumi & Associates would be doing Traffic Calming Data Collection in our homestead from March 29th to April 5th. I've requested a copy of that report, to date I have not received it. Once I do, our board will review it to determine what our next steps will be.

2. Community Compliance Officers

Currently there are no vacant positions on the departments' website. On the State of Hawai'i's Career website for Civil Service there is a Homestead District Supervisor I for Kaunakakai, Moloka'i position, no position vacancies for Non Civil Service and Other Positions, which implies the department is fully staffed except for the one position on Moloka'i.

My purpose in checking these websites was to determine if the department found the "right candidates" to fill the two (2) Community Compliance Officers civil service positions. If so, how and when can we expect to receive assistance from the CCO's to address beneficiary concerns and what is the process for us to follow?

3. Easement Maintenance - Malu'ohai St. & Kaiau Ave.

Last update from Stewart was on 2/22/22: *"Consultants preparing to submit subdivision application to City. We will copy you and VOKA when submitted. We are not sure of timeframe for City review. We will let you know."*

I spoke with VOKA regarding future turnover of area for maintenance subject to VOKA requirements. VOKA was generally in favor, but needs to go to board for approval of license amendment to existing license".

We would like to know if the Consultants submitted the subdivision application to the City, to date I have not received a copy. If they have, we would like a copy, if not what is the delay?

While I understand other homesteads have more pressing needs and issues, I continue to address our concerns with you because these issues are important to our beneficiaries and their families.

We are not interested in just bringing forth our issues, but rather we are and have been willing to work with department staff in finding and working toward resolution.

Now that it appears the department is fully staffed, we hope to see improvement and progress in the process to resolve our concerns.

Mahalo for your time and making this space available for me to share our mana'o.

Homelani Schaedel, President

Malu'ohai Residents' Association

Cc: Malu'ohai Board of Directors

February 23, 2022

Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Re: Traffic Calming Measures in Malu'ōhai

Aloha Chair Aila, and Commissioners

Since I last addressed you, on October 11th there has been another traffic incident in our homestead. A car hit a fire hydrant around 10 pm 2 weeks ago. I don't have details or pictures, because when a neighbor came knocking on my door, I was asleep, and my husband told them to call the police. This is the 8th incident/accident in 4 years.

On DHHL's website – Public notice:

NĀNĀKULI STREETS SURVEYED FOR TRAFFIC CALMING MEASURES

Posted on Dec 23, 2021 in Department of Hawaiian Home Lands, Public Notice, Slider

The Department of Hawaiian Home Lands, through its contractors Austin, Tsutsumi & Associates, Inc, will conduct land survey work in Nānākuli on Tuesday, December 28 and Wednesday, December 29, 2021, from 7:30 a.m. to 4:00 p.m., weather permitting.

TEMPORARY SPEED BUMP INSTALLATION SCHEDULED FOR KALĀWAHINE

Posted on Jan 7, 2022 in Department of Hawaiian Home Lands, Public Notice, Slider

The Department of Hawaiian Home Lands, through its contractor HI-Built, LLC, will install two of three planned speed bumps, signs to reduce speed, and new striping on Kapahu Street in the Kalāwahine Subdivision.

As I mentioned on October 11, 2021: We're aware of DHHL's intent to transfer infrastructure responsibilities to the City & County of Honolulu and we don't want to impede the process.

However, I'm addressing you this morning, to ask who in LMD or LDD do we need to work with to address and improve traffic calming measures in our homestead? We are trying to do our due diligence, but need to know if we are just spinning our wheels.

LMD - Stewart: Will confirm via e-mail if Consultants Austin, Tsutsumi & Associates, Inc, did a site visit at Malu'ohai for traffic calming Design Planning.

Awaiting call back from Layden Nagasaki (768-8315)- City Department of Transportation Services (DTS) as part of our due diligence on city requirements for raised table crosswalks or best option for traffic calming in Malu'ohai.

Also, Mahalo Stewart for e-mailing me and providing update on 3 Easements turnover to VOKA. I will continue to monitor process. I am not going away...

Addressing Chair Alla, where is DHHL at with Community Compliance Officers?

OCH - Jobie: 2 Civil Service positions open - looking for candidates - Job postings on HRD website. Want to find the "right" people.

Are there established Policy/Procedures in place, and what training will be made available for new hire so they can hit the ground running?

OCH - Jobie: Will use existing process under Admin. Rules/HHCA, take direction from HHC. Positions LMD, as policy/process develop, may move to OCH. Training will be on the job.

To be successful, DHHL need to develop and establish policies, procedures, and training for CCO's. Otherwise they won't have a strong foundation to function.

Mahalo.

Note: 2/23/22 - Spoke with Layden-DTS

DHHL has jurisdiction of the roadway. City will review roadway before dedication/license to identify if any removals/adjustments need to be made.

Traffic Calming group "Complete Streets" usually work in a tier process:

- . Signage
- . HPD Enforcement
- . Narrow down lanes with marked street parking, i.e.- our lanes are 40 ft. to 20 ft., this has helped areas in Kailua, Pearl City, and Salt Lake.

November 18, 2025

Hawaiian Homes Commission
Department of Hawaiian Homelands
91-5420 Kapolei Parkway
Kapolei, HI 96707

Aloha Chair Watson and Commissioners,

My name is Caroline Ekau, and I am a resident of Maluohai subdivision in Kapolei. I am here today to raise a serious concern regarding ongoing safety issues and frequent vehicle accidents occurring on Kaiu Avenue behind my home.

On October 18, 2025, at approximately 10:35 PM, a moped rider crashed into and damaged our back fence. While we were not home, a witness called the Honolulu Police Department because the rider was injured; the rider fled before the police arrived. This incident has unfortunately resulted in a \$1,000 expense due to our insurance deductible.

This is the most recent in a concerning series of accidents in this specific area behind my neighbor and my home. There were a total of three accidents:

- October 18, 2025: Moped crashed into our back fence on Kaiu Ave.
- August 24, 2021: A car hit the tree behind my home on Kaiu Ave.
- June 19, 2021: An accident occurred at my next-door neighbor's home, where a car veered and hit a tree or utility pole.

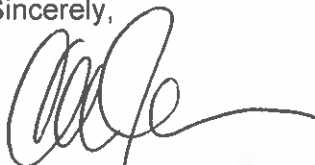
In total, we have experienced 11 significant accidents on Kaiu Ave. in the last couple of years as documented by Homelani Schaedel, beneficiary and resident of the Maluohai Resident's Association.

The exterior wall of my home to the back fence measures only 83 inches, and my family's living room, dining room, and kitchen are all located in that area. My family and I are fearful that a vehicle may eventually come plowing through our home.

I respectfully ask that the commission proactively review our request for traffic calming measures on Kaiu Avenue to mitigate these frequent incidents and prevent harm to residents, homes, and the community.

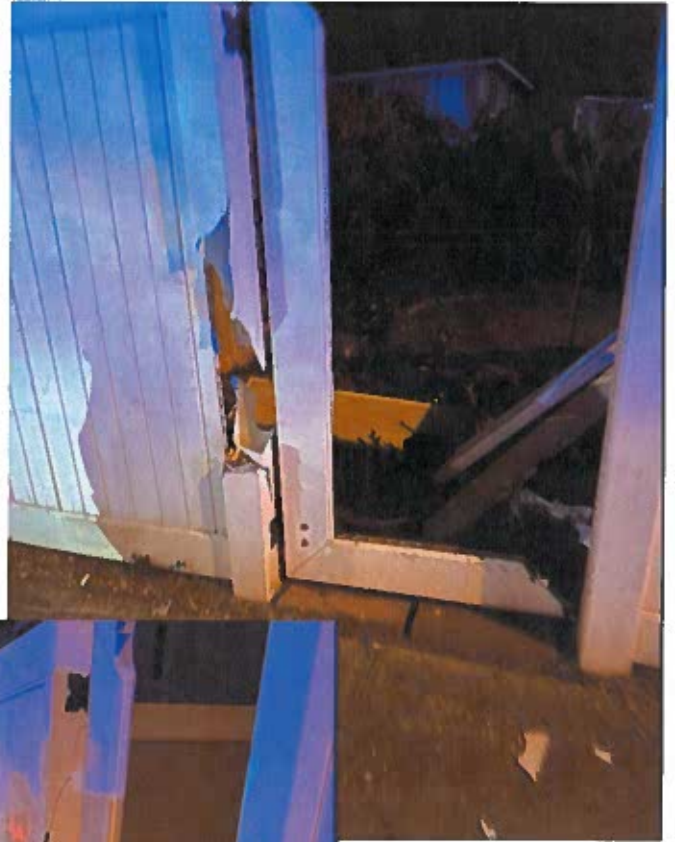
Mahalo for your time and attention to this critical safety issue. I welcome you to contact me at (808) 294-9999 if you have any questions or concerns.

Sincerely,



Caroline Ekau

October 18, 2025, Incident pictures of my damaged fence:



August 24, 2021, Incident picture:



June 19, 2021, Incident pictures:



June 19, 2021

6:50 AM



June 19, 2021

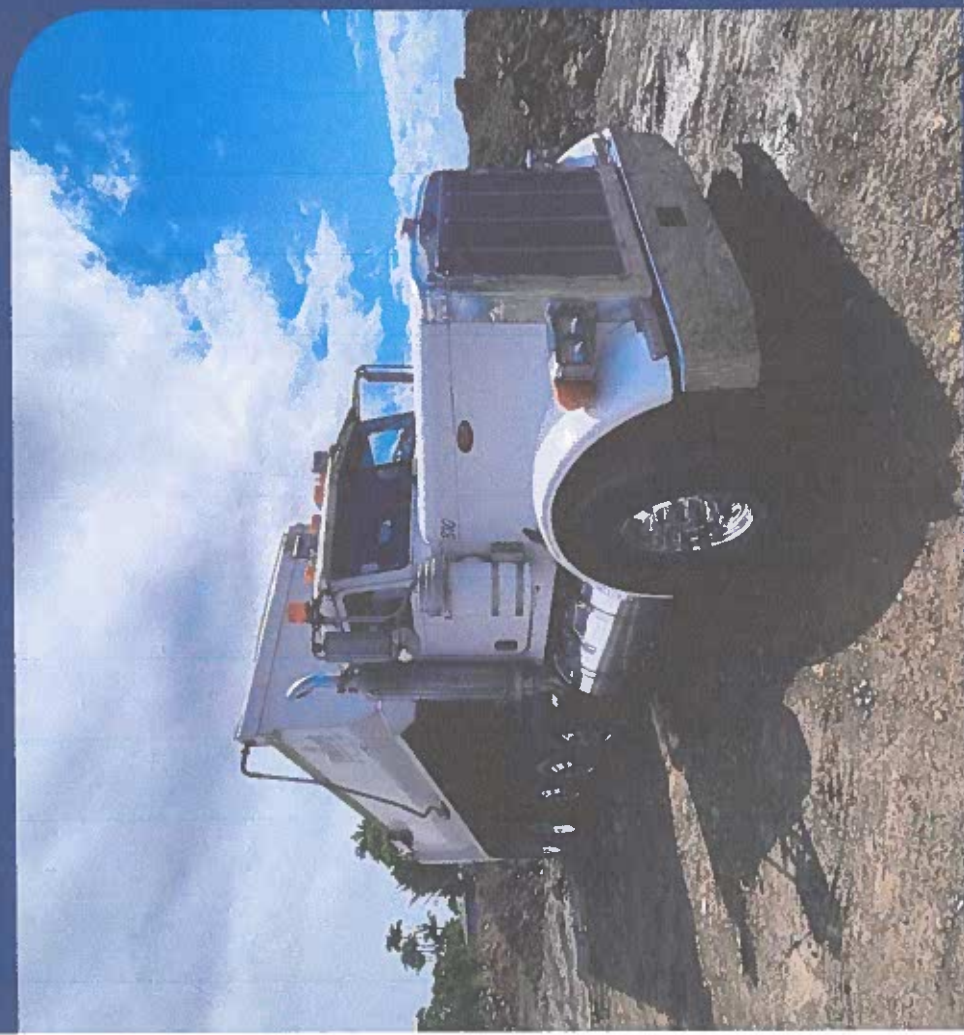
7:02 AM



The back exterior wall of my home to the proximity to back fence measures 83 inches:



J-6



"Heavy-Duty Hauling" "Big Island Horizontal Grinder"



Owner:
Bernard P. Kea, Jr.



Reliant Trucking Incorporated

Reliant Trucking Incorporated

"Your Integrated Infrastructure Services Partner"

"Founded in 2011, Reliant Trucking Incorporated is a Native Hawaiian-owned, family-operated company serving O'ahu and Hawai'i Island with integrated land development and freight services. We specialize in land clearing, green waste processing, erosion control bio socks, and freight hauling – combining cultural integrity with operational excellence."

Key Highlights:

- Operations in O'ahu & Hawai'i Island.
- Full-service fleet & horizontal grinder located on Hawai'i Island.
- DBE-certified, SBA HUBZone certified, and Native Hawaiian-owned.
- Trusted by Top Contractors statewide.
- Experienced local team navigating Hawai'i's terrain and development process.



Our Mission:

"To be Hawai'i's most reliable and sustainable partner for land development, logistics, and erosion control."



Reliant Trucking Incorporated



Partnering with DHHL for Sustainable Development

The Department of Hawaiian Home Lands (DHHL) is leading the way in addressing Hawai'i Island's urgent need for affordable housing and responsible land use. By partnering with mission-aligned providers, DHHL aims to achieve the following:



Reliant Trucking Incorporated



1. Housing Development and Infrastructure

- DHHL is committed to expanding access to affordable housing for beneficiaries through strategic partnerships and innovative approaches to housing development. Their goal is to reduce housing wait lists significantly.



2. Land Stewardship and Resource Management

- DHHL is dedicated to sustainable practices that safeguard our natural resources, preserve cultural heritage sites, and foster connection between Native Hawaiians and their ancestral lands. Their goal is for future generations to thrive in harmony with the environment.



Mobile Green Waste Grinding

- Our horizontal grinder handles a wide range of green waste on-site, cutting costs and landfill use.
- We repurpose byproducts into sustainable solutions like erosion control bio socks.



Local Erosion Control Products

- We manufacture DOT-grade bio socks on the Big Island.
- Reduces delays, import costs, and supports local compliance.



Full-Service Trucking

- Our fleet covers all hauling needs: land clearing, construction, and waste.
- One vendor, end-to-end logistics.



Trusted Native Hawaiian Partner

- Certified, culturally aligned, and proven on major projects like Volcanoes National Park.



Our Strengths: Driving DHHL Projects Forward

Reliant Trucking Incorporated is a Native Hawaiian-owned company offering innovative, full-service land development and hauling solutions tailored to the needs of DHHL projects across Hawai'i Island.



Reliant Trucking Incorporated

Our Strengths: Driving DHHL Projects Forward

Reliant is a Native Hawaiian-owned, full-service operation built to help DHHL move projects forward, faster, more efficiently, and with deep cultural alignment.



One Team, One Operation

- We handle land clearing, grinding, hauling, and erosion control, no need for multiple vendors.
- Simplifies coordination and helps reduce housing waitlist timelines.



Native Hawaiian-Owned & Rooted

- Our team includes DHHL beneficiaries and Native Hawaiians living on Hawaiian Home Lands.
- We share DHHL's mission and values because we live them.



Local Expertise

- Our crew knows Hawaii's terrain, roads, and development process.
- Years of hands-on experience across major local projects.



Committed to Community

- We build sustainably to protect land and culture.
- Our goal is lasting impact, for our community and future generations.



Reliant Trucking Incorporated

Products and Services

Integrated Land Clearing, Erosion Control & Hauling

Reliant Trucking Incorporated delivers a streamlined, full-service approach to land development and transportation, designed to meet the evolving needs of contractors, government agencies, and communities statewide.

Land Clearing & Vegetation Management

- Removal of overgrowth, invasive species, and debris.
- Supports residential, commercial, and infrastructure prep.
- Powered by heavy-duty mobile equipment.

Erosion Control Biosock Manufacturing

- Produces DOT-grade biosocks from recycled green waste.
- Palletized for faster distribution statewide.
- Ensures BMP compliance for construction projects.

Green Waste Grinding & Processing

- Converts vegetation into reusable materials on-site.
- Cuts hauling and landfill costs.
- Supplies material for erosion control and landscaping.

Trucking & Hauling Services

- Container delivery, dump hauling, lowboy transport.
- PUC-authorized on O'ahu and Hawai'i Island.
- Integrated with clearing and biosock operations.

Specialty Services

- Light site work and grading.
- Equipment rental with operator.
- Installation of US Tarp systems.

US Tarp Products

- Official Hawai'i distributor.
- Heavy-duty tarps, systems, and parts.
- Custom-fit solutions with local service.



Reliant Trucking Incorporated

Business Model

Diversified Services. Integrated Synergies. Resilient Growth.

Service Line	Revenue Model	Target Clients	Strategic Value
Core Trucking & Hauling	Project-based contracts & per-load fees	Construction firms, Logistics companies, Government primes	Foundation: Reliable revenue and strong client relationships.
Land Clearing & Site Prep	Fixed-price or time-and-materials contracts	Developers, DHHL, Large Contractors	Synergy: Maximizing site value and DHHL's environmental goals.
Erosion Control (Bio Socks)	B2B Product Sales (by pallet/unit)	Construction industry, Government projects	Innovation: Converts waste into sustainable, profitable solutions.
Tarping Systems (US tarp)	Product Sales & Installation	Dump truck owners, Refuse companies	Growth: Expands with complementary product sales.



Reliant Trucking Incorporated

Management Team

Led by Experience, Grounded in Hawai'i, Driving Progress with Purpose



Bernard P. Kea, Jr.
Founder & President

- Founded Reliant Trucking in 2011
- 6+ years of direct trucking experience and 23+ years of progressive business leadership
- Former COO at Community Planning & Engineering and Environet, Inc.
- Held leadership roles at Philpotts & Associates (Controller), and Kobayashi, Sugita & Goda
- Expertise in operations, finance, HR, and government contracting
- B.S. in Business & Economics, Pacific University
- Native Hawaiian leader with expertise in transportation and infrastructure



Joshua M. Kea
Business Development
Manager

- Builds client relationships and partnerships
- Focused on DHL outreach and contract growth

Deric Hoohuili
Vice President, Big Island
Operations

- Leads land clearing, hauling, and biosock production
- Brings deep local expertise in terrain and equipment management

Brandon B.K. Corbitt
Senior Vice President

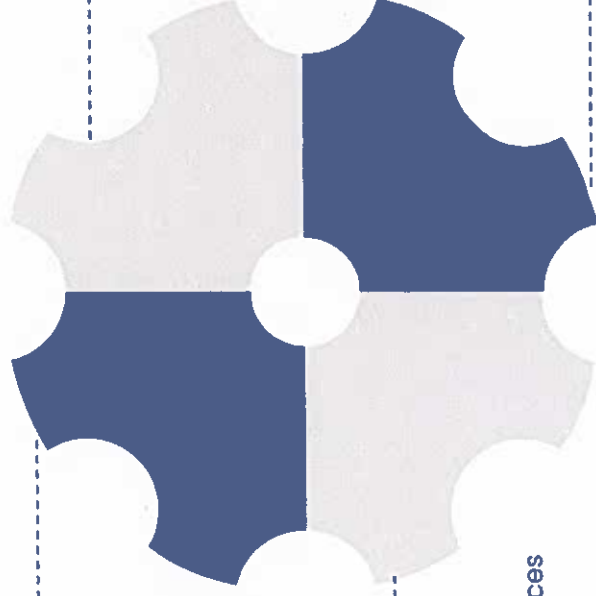
- Oversees trucking operations, safety, and logistics on O'ahu
- Ensures compliance and efficiency



Reliant Trucking Incorporated

Marketing Strategy

Native Hawaiian-Owned. Locally Rooted. Mission-Aligned



Strategic Networking:

- Attend industry events (HTA, SBA 8(a) events, government fairs)
- Build relationships with primes and agencies

Direct Outreach:

- Targeted proposals to DHHL and contractors
- Leverage SBA/DBE directories for buyers

Digital Marketing:

- Optimized website (<https://www.rtihawaii.com/>) with services and certifications
- Local SEO to reach contractors and agencies

Relationship & Referral Marketing:

- Highlight past work with leading contractors
- Showcase testimonials and project results



Reliant Trucking Incorporated

Trusted Partnerships, Steady Growth

“Strengthening Hawai’i’s Infrastructure Through Partnership.”

Trusted by Leading Contractors:

Reliant has built a strong track record with top contractors across the state:



Nan Inc



Kiewit



Grace Pacific LLC



WHITE CAP



PACIFIC PIPE



KOGA
KOGA & CONSTRUCTION, INC.
ESTABLISHED 1973



Reliant Trucking Incorporated



Thank You

Connecting Hawai'i with Trust and Reliability:
Your Native Hawaiian Transportation Partner

- 📍 PO Box 1178, Aiea, Hawaii 96701
- 📞 808-779-5750
- ✉️ jkea@rtihawaii.com

Item J-8
Patty K. Ternya

State of Hawai'i
Department of Hawaiian Home Lands

June 16-17, 2025

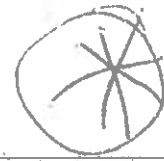
TO: Chair Watson and Commissioners, Hawaiian Homes Commission
FROM: Katie Lambert, Deputy to the Chair *KL*
SUBJECT: Approval of Fiscal Year 2026 Department of Hawaiian Home Lands Budget

RECOMMENDED MOTION/ACTION

1. Approval of the Fiscal Year 2026 Department of Hawaiian Home Lands Budget and authorize the Chair to shift funding of expenditures between cost elements and funds as warranted but not to exceed the total budget and any shift in funding between cost elements by the chair shall not exceed \$500,000.
2. Approval of Fiscal Year 2026 Development budget and allow for amounts not encumbered in FY 2025 to be encumbered in FY 2026. For the Development budget items, allow the Chair's authority to shift funding between cost elements not to exceed \$1,000,000.

DISCUSSION

The Executive branch budget, HB 300 CD1, which appropriates funds for fiscal biennium 2025-2027 (FY26 and FY27), provided the following positions and funds to the Department:



only the \$10M from
State was budgeted

Purpose 3: Rehabilitation Projects

During the 2025 Legislative Session, the State Legislature also appropriated \$10 million in general funds, which has been a recurring amount since 2022 that was meant for “services to existing homestead communities,” and apparently intended by the Legislature to be primarily used as a source for grant opportunities and other direct services to existing homestead communities in the interests of helping homestead communities move toward independent economic independence and self-sufficiency.

Pursuant to Chapter 6.1 of Title 10 Hawaii Administrative Rules, DHHL prepares the Native Hawaiian Development Program Plan (NHDPP) every two years for HHC review and approval. The goal of the NHDPP is “to increase the self-sufficiency and self-determination of native Hawaiian individuals and native Hawaiian communities.” This is accomplished through the NHDPP by “improving the general welfare and conditions of native Hawaiians through educational, economic, political, social, cultural, and other programs.” Thus, this \$10 million allocation is proposed to fund the NHDPP for community development in existing homesteads. Previously, DHHL funded this initiative using Trust resources.

Additional Homestead Support Budget

	Purpose	Allocation
Planning	Native Hawaiian Development Program Plan (NHDPP)	\$ 10,000,000*

* This amount is subject to applicable hard and contingency restrictions as set forth by the State’s Budget Execution Policies and Instructions.

In FY26, DHHL plans to implement the following components in the NHDPP:

- a) Administer and provide technical assistance to grantees.
- b) Provide new DHHL grants to support homesteads, communities, and Native Hawaiian associations.
- c) Conduct beneficiary consultations and outreach on the NHDPP, to ensure that implementation remains aligned with homestead community needs.

Attachment “A” provides the means of financing (MOF) recommended to fund the Administrative and Operating Budget for fiscal year 2026.

**Department of Hawaiian Home Lands
FY 2026 Executive Budget**

Object Code	Description	Administration and Operating Costs										TOTAL BUDGET	
		General Fund HHL 625 G-003	General Fund HHL 602 G-001	Administration Account S-325	Operating Fund		Operating Fund		Native Hawaiian Rehabilitation Fund T-924	Revenue Bond Special Fund S-350	Hawaiian Home Lands Trust Fund T-902		NAHASDA S-213
					Op Por App T-905	Dev Por	Op Por Non- App T-915	Dev Por					
2000	Personnel Costs w/CB	13,178,664									1,618,940	14,797,604	
2900	Other Personnel Services	7,000		49,000			825,000					881,000	
3010	Operating Supplies - Gas & Oil Supplies	93,600			10,000		25,000					128,600	
3020	Operating Supplies - Fuel & Oil Other	2,958			4,500		30,000					37,458	
3030	Operating Supplies - Janitorial	19,480			6,048		500					26,028	
3040	Operating Supplies- Medical											0	
3090	Operating Supplies - Others	18,380		3000	7,434		10,000					38,814	
3100	Maintenance Materials Supplies & Parts	7,600					100,000					107,600	
3200	Office Supplies	135,750					800					136,550	
3400	Other Supplies	19,366					1,500					20,866	
3500	Dues and Subscriptions	14,812		7,000			1,000					22,812	
3600	Freight and Delivery Charges	2,612			600		4,000					7,212	
3700	Postage	138,800			550		4,000					143,350	
3800	Telephone	50,000		200000	600							250,600	
3811	IT Telecon Cost	24,031		150000								174,031	
3900	Printing and Binding	79,200										79,200	
4000	Advertising	79,750			500							80,250	
4100	Car Mileage	9,800		8,200								18,000	
4200	Transportation, Intrastate	286,700		80,000			7,000					373,700	
4300	Subsistence Allowance, Intra-State	92,470		109,500			4,000					205,970	
4400	Transportation, Out of State	74,750		23,500								98,250	
4500	Subsistence Allowance, Out of State	55,000		29,000								84,000	
4600	Hire of Passenger Cars	29,000		45,800			3,000					77,800	
4700	Motor Pool Cars	30,960										30,960	
5000	Electricity	167,500		700,000	78,100		558,100					1,503,700	
5100	Gas	500										500	
5200	Water	89,700		181,000	24800							295,500	
5210	Water - Subdivisions			100,000								100,000	
5300	Sewer											0	
5400	Other Utilities											0	
5500	Rental of Land and Bldg.											0	
5600	Rental of Equipment	93,650		26500	500		1,000					121,650	
5700	Other Rentals	1,784,300										1,784,300	
5810	Repairs- Data Processing	14,000										14,000	
5815	Maintenance - Data Processing	278,045			2,127		323,178					603,350	
5820	Repairs- Equipment, Building, etc.	200,910			12,500		15,000					228,410	
5825	Maintenance- Equipment, Building, etc.	410,064		245000	550		23,972					679,586	
5830	Repairs- Motor Vehicles	49,000		33000	3,000		10,000					95,000	
5835	Maintenance- Motor Vehicles	29,250		750	5,000		5,000					40,000	

Handwritten: NHRT \$0

The Negative Impact & Dangerous Precent of the Proposed Ewa Land Donation from Patty Tancacyo and Kalaniana'ole Development LLC

First Presentation from the Office of the Chairman came to the Hawaiian Homes Commission on Monday, **December 16, 2024**

C-1 Approval to Authorize the Department of Hawaiian Home Lands to Negotiate an Agreement to Accept the Donation of a 19.354-acre parcel in Ewa, Island of Oahu, TMK (1) 9-1-181-037

From Russell Kaupu, Property Development Agent, Office of the Chairman, with the **RECOMMENDATION MOTION/ACTION**

That the HHC **authorize and direct the DHHL to:**

- (a) Negotiate an agreement to **accept the donation** of the Property **encumbered by a Ground Lease to an affiliate of the donor** that:
 - (i) ...;
 - (ii) ...;
 - (iii) ...; and
 - (iv) **Contains such other terms and conditions as DHHL, in its sole and absolute discretion, determines as necessary or appropriate;**
- (b) Conduct beneficiary consultation on the **planned non-homestead development of the Property;**
- (c) Present the negotiated donation agreement, along with the results of the related beneficiary consultation to the HHC for approval; and
- (d) ...

BACKGROUND:

KALANIANA'OLE DEVELOPMENT LLC,...(KDL) is a Hawaii real estate developer company with Hawaii real estate developer principals **Patty Tancayo and Nan Chul Shin**.

KDL is currently under contract to acquire the Property,...located...in Ewa, Oahu, which is zoned partially agricultural and partially R-5 (Residential).

Below is Copy/paste directly from Russell Kaupu's C-1 Proposal to HHC - Bottom Page 1, Top of Page 2

TMK maps and property information from the City & County of Honolulu website). KDL is proposing to: (i) consummate the purchase of the Property; (ii) enter into a Ground Lease with a special purpose entity it controls, KU'AI HALE LLC, a Hawaii limited liability company ("KHL"), which was formed to pursue commercial development of the Property; and (iii) donate the

1

ITEM C-1

Property encumbered by the KHL Ground Lease (the "KHL Lease") to DHHL. DHHL would then be the fee owner of the Property and assume the role of ground lessor under the KHL Lease. In DHHL's hands, the Property would not be subject to City & County of Honolulu zoning restrictions and KHL would be free to pursue its planned development. DHHL would take on the administrative burdens associated with being the owner and ground lessor of the Property

KDL is proposing to:

- (i) Consummate the purchase of the Property;
- (ii) Enter into a Ground Lease with a special purpose entity it controls, KU'AI HALE (WAI) LLC, (KHL) which was formed to pursue commercial development of the Property; and
- (iii) Donate the Property encumbered by the KHL Ground Lease to DHHL.

DHHL would then be the fee owner off the Property and assume the role of ground lessor under the KHL Lease.

In DHHL's hands, the Property would not be subject to City & County of Honolulu zoning restrictions and KHL would be free to pursue its planned development.

The Negative Impact & Dangerous Precent

1. It Creates a Loophole That Allows Developers to Bypass County Laws

If DHHL accepts a "land donation" and grants the donor-developer a general lease back, the donor-developer can operate under DHHL entitlements instead of County zoning and permitting laws.

This means the donor-developer can:

- Avoid zoning restrictions
- Avoid special management area requirements
- Avoid community-protection rules
- Avoid public review and County permit processes

In practice, this allows a private donor-developer to skip the very rules that protect Hawaiian communities, environmental resources, traffic safety, and shoreline areas.

This is not what DHHL entitlements were intended for.

2. It Would Be the First Time in DHHL's History — And It Sets a Permanent Precedent

DHHL has never before accepted donated land only to lease it back to the donor-developer so they can avoid County regulation.

If DHHL approves this once, it becomes a legal and policy precedent.

Future developers will point to this case and demand identical treatment:

- “You gave them a general lease to avoid County zoning.”
- “You must give us one too.”
- “You accepted their land donation, so you must accept ours.”

Once a precedent is set, **DHHL cannot easily say no** to future donor-developers without **facing legal challenges, discrimination claims, or political pressure**.

3. It Transforms DHHL Into a Zoning Work-Around Agency

Instead of serving Hawaiian beneficiaries, DHHL becomes the **new pathway for private developers to escape County rules**.

This undermines:

- The purpose of County planning
- Environmental protections
- Community input processes
- Long-standing checks and balances
- The integrity of DHHL’s mission

DHHL should never become the “**shortcut**” for private companies to avoid regulation. Such transactions fundamentally **changes DHHL’s established role in land-use governance**.

4. It Diverts DHHL Away From Beneficiary Priorities

When **DHHL entitlements** are used to **advance private development projects**, it steals resources from:

- Homestead development
- Infrastructure needs
- Repairs and replacement

- Case management
- Beneficiary consultation
- Parcels of land and housing opportunities for waitlist families

DHHL staff time, land authority, and political capital would be spent **helping developers, not beneficiaries.**

5. It Undermines Public Trust and Beneficiary Confidence

Beneficiaries already struggle with:

- Slow homestead development
- Long waitlists
- Lack of transparency
- Inconsistent consultation

Allowing developers to “cut through” using DHHL land damages the credibility of the entire agency.

It signals that:

- **Developers get special treatment**
- **Beneficiaries come second**
- **DHHL rules can be manipulated**
- **Consultation is merely a formality**

This widens the gap between DHHL and the very people it is meant to serve.

6. It Opens DHHL to Future Abuse

If one developer can “donate” land for favorable treatment, others will follow.

Future companies will be encouraged to:

- “Donate” unusable land
- Secure a general lease
- **Build what they want under DHHL entitlements**

- **Avoid County restrictions entirely**

This becomes an **incentive for manipulation**, not housing, not fairness, and not beneficiary advancement.

7. It Violates the Spirit of the Hawaiian Homes Commission Act

The Hawaiian Homes Commission Act was designed to:

- Restore land to Hawaiians
- Support homesteading
- Advance beneficiary well-being

Not to:

- Provide a loophole for private developers
- Offset corporate permitting challenges
- Replace County regulatory processes

Using DHHL authority in this way is **not aligned with the trust obligation**.

The Negative Impact & Dangerous Precent

“Approving the proposed Kalanianaʻole Development LLC land-donation-plus-65-years-general-lease arrangement with Patty Tancayo would set a dangerous precedent.

For the first time in DHHL’s history, a private developer would get to sidestep County zoning and permitting simply by ‘donating’ land and receiving a general lease back. This turns DHHL into a zoning loophole instead of a Hawaiian-serving agency.

If this moves forward, every future donor-developer will expect the same treatment, and DHHL will lose the ability to protect beneficiaries or say no. This decision would permanently alter DHHL’s established role in land-use governance, undermine public trust, and divert resources away from homestead needs.

I urge you not to create a precedent that benefits developers while harming Hawaiian beneficiaries.”

DHHL DECISION ALERT

IRS 501c3 AND HAWAII STATE NON-PROFIT TAX CODES

- Prohibited PRIVATE BENEFIT
- Prohibited INUREMENT
- CONFLICT OF INTEREST and improper influence
- RISK TO PUBLIC TRUST and misrepresentation of community support

Three Kapolei homestead nonprofits supported the developer ONLY after being promised:

 **\$120,000 per year for 65 years**

 **\$40,000 per year each Kapolei homestead**

- ✗ This is NOT real community support
- ✗ This is financial influence
- ✗ IRS rules prohibit private benefit & inurement
- ✗ Nonprofits cannot trade endorsements for money

DHHL must NOT accept testimony that is financially compromised.
Protect beneficiaries. Protect DHHL integrity.

IRS COMPLAINT LETTER

To: IRS Exempt Organizations Complaint Division (Form 13909)

To: State of Hawai'i Department of the Attorney General – Tax & Charities Division

Re: Hawaiian Homestead Associations – Potential Private Benefit, Inurement, Conflict of Interest

To Whom It May Concern,

I am submitting this complaint to report potential violations of federal 501(c)(3) nonprofit law involving **three Hawaiian Homestead Association nonprofit organizations located in Kapolei, Hawai'i**. These organizations recently supported a private development project proposed by **Kalaniana'ole Development LLC (Ewa Parcel donations to DHHL)** after receiving promises of significant financial benefits.

According to public statements and beneficiary consultation testimony, the developer offered a **“beneficiary package” totaling \$120,000 per year for 65 years**, with each nonprofit association promised **\$40,000 annually** if the project receives approval from the Department of Hawaiian Home Lands (DHHL).

This raises the following concerns:

1. Prohibited Private Benefit

IRS regulations strictly prohibit 501(c)(3) organizations from participating in arrangements that provide **non-incidental, exclusive benefits** to private entities. Supporting a private developer in exchange for promised future financial gain may constitute an impermissible private benefit.

2. Inurement to Insiders

At least one board member of the associations is currently **a consultant to the same developer**. This creates a direct and personal financial benefit to an insider, which is expressly prohibited under IRS inurement rules.

3. Conflict of Interest and Improper Influence

The associations' public support for the project appears to be conditioned on receiving financial benefits contingent on government approval. This undermines their charitable purpose, raises conflict-of-interest issues, and suggests their decision-making may have been improperly influenced.

4. Risk to Public Trust and Misrepresentation of Community Support

The associations represented their support as beneficiary endorsement. However, the promised financial incentives distort the integrity of their testimony and compromise their charitable mission.

Requested Action

I respectfully request that the IRS investigate whether:

- The developer's promised payments constitute prohibited **private benefit**
- The consultant relationship represents **inurement**
- The nonprofit organizations violated their **duty of loyalty to the nonprofit and community**
- **Corrective action or sanctions are warranted**

I certify that the information provided is true to the best of my knowledge.

Respectfully,
Germaine Meyers

PT on J-9
per Robert's
PT Form Filled

Restoring Trust in Hawaiian Homelands

Presented by: Robert G.K. Branco

Community Advocate Cultural Steward Beneficiary

Purpose: To expose favoritism, protect trust lands, and demand transparency

"Aloha mai kākou. My name is Robert G.K. Branco. I stand before you not just as a beneficiary, but as a steward of our lāhui's future. This presentation is a call to restore pono in how our trust lands are managed, and to uplift the voices of our kupuna, our keiki, and our communities who have waited far too long." This is why there is opposition to this whole land swapping issue pertaining to the Kalaniana'ole developers project. This presentation is to show how irresponsible these entities that was founded by Chairman Kali Watson. This is the project that was under HCDB in which Commercial lands suppose to create revenues for the trust and became an issue that got out of control, even with the collecting of rent. When commissioners asked about the contamination of the land and they get lied to giving the impression that everything is Pono, but actually it's "Oooh Nooo" not again. Mahalo for your time.

Background: DHHL & NAHASDA

DHHL's Kuleana and Federal Funding

- DHHL's mission: Return Native Hawaiians to the land
- NAHASDA: Federal housing funds for Native communities
- Yorktown & other projects: Funded with NAHASDA, but lacking transparency

NAHASDA funds are meant to serve us—Native Hawaiian families on the waitlist. But when projects like Yorktown move forward without clear oversight, we must ask: who is really benefiting? And who is being left behind?"

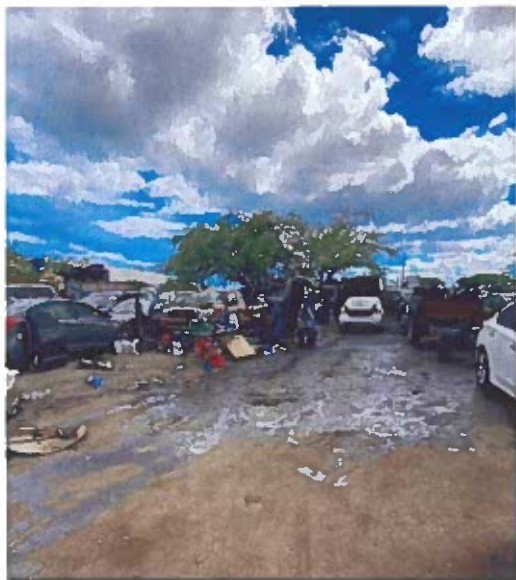
Evidence of Mismanagement

What We've Documented

- Environmental violations on trust lands
- Lease conflicts and intimidation
- Internal approvals without public input



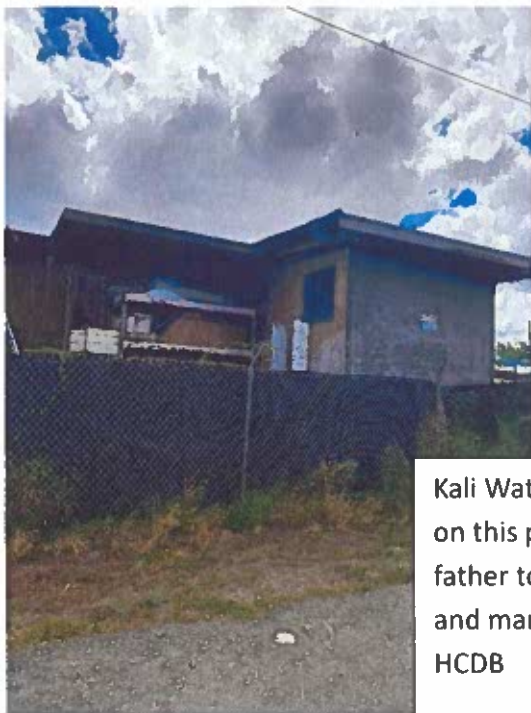
The entrance of the property that
HCDB is partners with Steve Haulk,
HCDB created by Chairman Kali
Watson



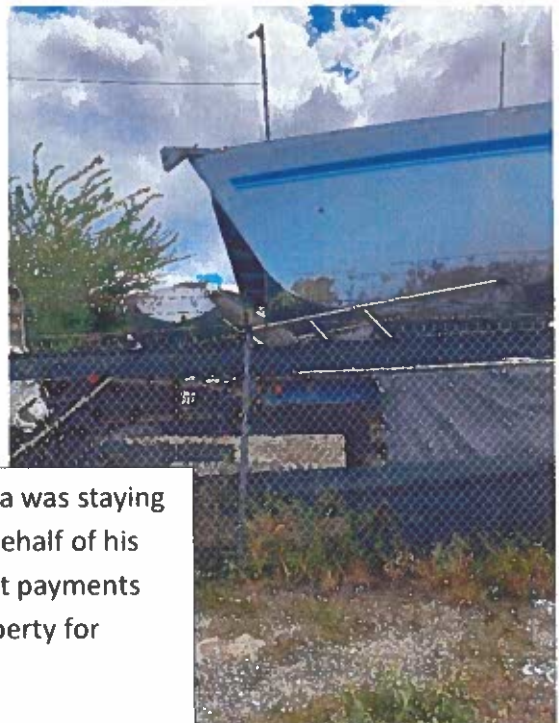
Here it shows the contamination of oil spills Diesel Gasoline coolant and more chemicals, that is being split all over the ground when car engines is being dismantled

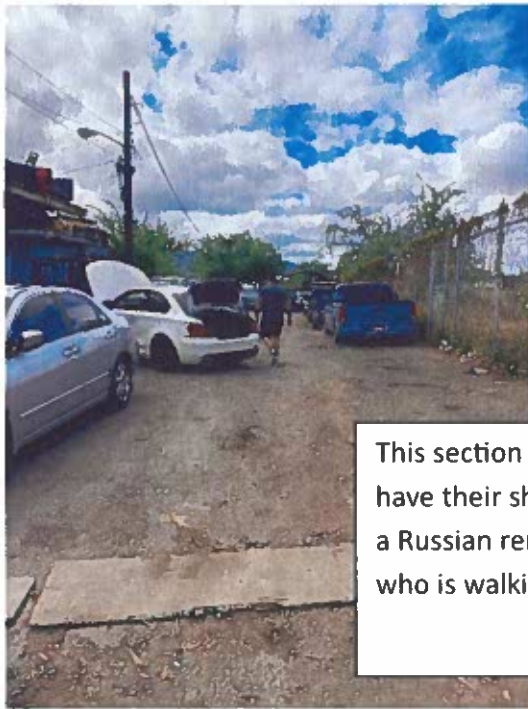


More cars that is becoming more like a disorganized junk yard that is being unregulated by the DHHL hired by land property land inspectors



Kali Watson's son Kala was staying on this property on behalf of his father to oversee rent payments and manage the property for HCDB





This section is where the Russians have their shops, you can see fedor a Russian renter that I befriended who is walking to his shop



The lease of this section is not Hawaiian rather they are a group of men that is from Nigeria, as you see this photo that they don't just have no regards for the land but also the fresh air of Hawaii, one of the guys I spoke to his job is repainting cars and he sprays an average of 5 to 6 cars daily without the protection of a spray booth



This part of the property is run by Mexicans and Hondurans they are known to chop cars and resale for parts. I'm not insinuating that it's a chop shop, but it doesn't look good.



Further in you start to see the disarray of cut up cars and boats



More junk



"These photos speak for themselves. They show environmental damage, unauthorized use of land, and a pattern of intimidation. These are not isolated incidents—they reflect a deeper issue of mismanagement and silence." "At one point they even had an illegal game room behind here and this is around the time that Kala (Kali Watson's son) was staying here.

Nonprofit Involvement

Who's Really in Charge?

- HCDB and other nonprofits embedded in DHHL projects
- Lack of competitive bidding or public vetting
- UIPA requests reveal internal coordination

We've tracked how certain nonprofits—like HCDB—are repeatedly awarded contracts or placed in decision-making roles. This raises serious questions about procurement, favoritism, and the erosion of public trust."

Impact on Beneficiaries

Who Pays the Price?

- Kupuna still waiting after decades
- Section 8 recipients blocked from homeownership
- Families displaced, silenced, or ignored

This isn't just about policy—it's about people. Kupuna who passed away waiting. Families who qualify for down payment assistance but are told they don't. Beneficiaries who are threatened when they speak up. We deserve better."

Demands for Accountability

What We're Asking For

- Full disclosure of contracts and funding
- Independent audit of Yorktown and similar projects
- Enforcement of lease terms and protection of trust lands

"These are not radical demands. They are basic expectations of transparency, fairness, and kuleana. We are not asking for favors—we are demanding what is rightfully ours."

Closing: Call to Action

E Ala E: Rise With Us

- Join us in restoring pono
- Demand transparency and accountability

"We are not here to beg. We are here to build. To protect what our kūpuna left us, and to ensure our keiki inherit more than broken promises. Stand with us. Speak out. Let's rise together."

Aloha e Chair Watson and Commissioners,

I am a child of ke Akua, shared with my parents on October 26, 1951.

My father's tenacity and my mother's unconditional love live on in me.

I was married for many years to a decorated 100% disabled Vietnam Veteran who tried to bring every one of his men home. Together we fought the Veterans Administration and Social Security for the benefits he earned, until pancreatic and liver cancer took him on July 4, 2006 — the very day of his prognosis the VA finally sent a 3-inch packet about Agent Orange claims. They gave him three weeks; by the grace of ke Akua he lived six more months.

That fight, that delay, that pain — it lives in my four children, (including a son, retired Ranger qualified, Special Forces 'Green Beret' like his father), ten grandchildren, and my five-month-old great-granddaughter as long as the 'āina is under their feet and the water, wai continue to flow. So when I come before you today about my own brother's leases, please understand: I know exactly how it feels to wait and wait while bureaucracy attempts to strangle hope. My name is Sherilyn Wahinekapu. I was co-lessee with my late brother on our family's two Honoka'ia pastoral leases, #9043 and #10155.

I did everything right. On December 10, 2025 I timely submitted every successorship document (erroneously date-stamped by West Hawai'i District Office "24 DEC 10 P 3:42").

On April 11, 2025, WHDO staff told my daughter Luana and I that the decision was already made and the letter would come within in two weeks. Seven months later I am still waiting.

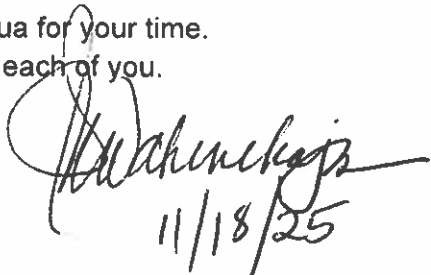
Two contested-case requests have frozen everything, yet I have never received the simple grant or denial of successorship, and this matter has never appeared on any 2025 agenda.

I am not asking you to decide the contested case today.
I am asking you, as Fiduciaries of our trust to:

1. Hand me that April 2025 decision letter to me today — or explain in writing today why it has been kept from us. My flight home to Hawai'i Island leaves this evening. I will wait here.
2. Complete the contested-case investigation and bring it to the December or January agenda so I can holomua to better kuleana.
(WHDO Jim DuPont told us my brother's granddaughter, Erika Costales, is also filing a CCH. Fact or fiction?).

My Kupuna deserves to rest in peace.

Mahalo ke Akua for your time.
Mahalo nui to each of you.



11/18/25

Sherilyn Wahinekapu
(808) 209-1680
swahinekapu@gmail.com

Position Statement

From

Ho`omana Pono, LLC

Aloha Mai Kākou!

My name is De MONT Kalai Manaole, Co-Manager of Ho`omana Pono, LLC, a native Hawaiian Advocacy Corporation operating out of the Wai`anae Coast!

Today, I am here to **STAND IN SOLIDARITY** with other Trust Beneficiaries of the HHCA, who have also "**Reclaimed**" their place on Hawaiian Homelands.

Let me be CLEAR, like my reclamation, the Trust Beneficiaries who have recently reclaimed their place on Hawaiian Homelands, are **NOT** Protestors. They simply have decided to come back home, to what is rightfully theirs. It is our BIRTHRIGHT.

It is NOT my intent to come here today to pick a fight with the Department or the Commission. Quite to the contrary.

Rather, it is my purpose to encourage and empower you to specifically take some time & seriously address the most pressing needs of a segment of our Trust Beneficiaries who have been left behind, for due consideration, when you collectively and systemically decide to build Homesteads.

I point to the Systemic **FAILURE** of this Bureaucratic machine that caters only to those of us who can somehow afford a Mortgage to qualify for Homestead.

Just yesterday, I heard our Honorable Director and Chair wonder why more Beneficiaries have not or failed to apply for Homesteads.

I think I can help you with that: They are just like me: Financially unable to qualify for a Mortgage.

When I used the term "Indigent" I am referring to those of us who are 30% AMI or below. Meaning, we are at a level of poverty or below poverty FINANCIALLY.

Before anyone attempts to judge us, who are poverty stricken, I must warn you to NOT see us through your rose-colored lenses, but rather through the reality of the life we have led, and the individual circumstances that have brought us to the economic conditions we experience every day. Judge Ye Not, Lest Ye Be Judged.

My mission, and the mission of those brave Trust Beneficiaries, who have joined forces to solve a complex problem, is to **LIBERATE THE POOREST AND MOST DISENFRANCHISED MEMBERS OF OUR LĀHUI**. To wit: The Houseless and downtrodden.

The constant **STATE OF EMERGENCY** that exists with our Houseless Trust Beneficiaries was recently on display during the shutdown of the Federal Government.

WE WERE CUT OFF OF WELFARE! That measly several hundred dollars a month that we rely on for food, was politically cut off from us. If you or your family worried what would happen if the shutdown lasted too long. Well, guess what? **WE WORRIED ABOUT WHERE OUR NEXT MEAL WOULD COME FROM THE MOMENT SNAP BENEFITS WERE IMMEDIATELY CUT OFF!**

For us, your “tomorrow’s” worries are our “today’s” reality.

We are eternally grateful to Governor Josh Green who took swift and decisive action to ensure that **NONE** of us would go hungry.

While the shutdown occurred, did any of you realize what happened to our houseless Trust Beneficiaries who live on the beaches of the Waianae Coast? Our people were subjected to a **SWEEP** at 1 a.m. in the Morning. Stripped of their belongings and forced to fend for themselves in the cold of night.

What? Here, in the bluest State in the Union? In the land that has blessed the world with the Aloha Spirit.

Yes, while many of you “worried” how a protracted government shutdown would eventually affect you and your family.

We were already having that nightmare.

Let me now share with you **SIX TRUE FACTS**:

1. The HHCA passed over 104 years ago.
2. The HHCA set aside over 200,000 acres just for us, the Trust Beneficiaries.
3. In 1959, Hawaii agreed, **AS A CONDITION OF ACQUIRING STATEHOOD**, to assume the Fiduciary Duties of the HHCA. This Compact or “Contract” if you will, in enshrined in the Constitution of the State of Hawaii.
4. It is this Compact that is **SELF-EVIDENT** that the HHCA has been solely committed to the Executive and Legislative Branches of our Government, thus meeting the prerequisite under the **Political Question Doctrine**. See

Kahawaiola`a v. Norton, 386 F.3d 1271 (9th Cir. 2004).

5. In 1990, the Hawaii Legislature passed Act 349, §1, which gave the HHCA its "Purpose". Within this act, which became law, without Governor Waihee's signature, was stated in pertinent part:

(2) Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner See §HHCA 101(b)(2). (Emphasis Added).

6. Both the Executive & Legislative branches doubled-down on their exclusive and non-justiable rights to decide how they would meet their Fiduciary obligations to native Hawaiians, that they also created **HRS §10H-2**, which is the stated "Purpose" behind the creation of **Chapter 10H**.

Therefore, based upon these indisputable facts, NOTICE IS HEREBY GIVEN to this Department and this Commission, with all due respect, honor and dignity that should be afforded to you, since it is NOT you who created this BIGGEST BREACH OF THE HHCA TRUST, primarily because you have instituted a rule that made it a "requirement" for EVERY TRUST BENEFICIARY to prove they can qualify for a Mortgage BEFORE we can obtain a Homestead.

This rule clearly violates the TRUST as it applies to Indigent native Hawaiians who will NEVER be able, in our lifetime, to qualify for a Mortgage, due to the poverty-stricken level we find ourselves in.

I have previously informed you about this on March 21, 2023. I have re-iterated it from that time to this very moment.

I am grateful to the Department and this Commission for granting me a Pilot Program. As it stands today, we completed our part of the agreement pursuant to the contract and have proven that the Pilot Program WORKS.

Like me, all our Trust Beneficiaries are entitled to their 3 acres of Agriculture and/or 1 Acre of Homestead land for which the 84,000 Vacant Unmanaged Lands could easily accommodate the 29,000 Wait Listers. Half of whom CANNOT qualify for a Mortgage.

We, the downtrodden and poverty-stricken are desperate just for a safe place to lay our heads and to call it our home.

We have a home; we just need you the Department and the Commission to abide by the promise the State made more than 35 years ago: which is to place us on the land in a **"Prompt and Efficient Manner"**.

We cannot and will NOT wait any longer. You must ACT immediately to fulfill your fiduciary duty, or we will continue to reclaim our homelands without your assistance.

The Ku Kia'i Movement of Mauna Awakea proved the resolve of native Hawaiians to assert ourselves in the face of great opposition. We prevailed.

This move could easily become another Mauna Kea. So, I caution you to act in Kapu Aloha. Work with us. Don't threaten us. Do NOT attempt to use force against us. **WE HAVE EVERY RIGHT TO BE ON OUR HOMELANDS.**

The time for good and well-meaning people to do the right thing is now. I'm speaking to each of you. Treat our situation as an **EMERGENCY** and work with us to resettle our Trust Beneficiaries on our own Homelands **TODAY.**

Lastly, I have a kind word for our respected enforcement division. I continue to support the great work that you do. However, I have reports that right after you came to speak to our Nā Kūpuna who reclaimed their rightful place on our Homeland, Mike Lambert of the Law Enforcement Division showed up & took pictures. This new Division hasn't even published its Administrative Rules. It cannot be condoned to act lawlessly on our Homelands.

Thereby, NOTICE is given to the Department and the Commission, YOU have the power to inform Mr. Mike Lambert to NOT engage in police action on Hawaiian Homelands.

We DO NOT LIVE IN TRUMPS AMERICA. America is 2,500 miles away from our shores. WE are not LAWLESS people. WE are HOUSELESS, BECAUSE this State has created the conditions by which we have been systemically denied access to our own Homelands.

I realize that the J Agenda is a non-decision-making Agenda. But anyone of you or all of you have the power to speak up & share your `Ike and Mana`o on this matter. If you don't approve of our solution to this EMERGENCY matter, then offer a sensible solution-oriented action that we could take right now.

Mahalo for your time & due consideration to this **EMERGENCY SITUATION.**



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

**For Information Only - Draft Environmental Assessment and Anticipated Finding
of No Significant Impact for the North Kona Wells Project – Keauhou Wells Site &
Kahalu'u TankSite**

**Item G-1
Hawaiian Homes Commission**

November 17-18, 2025



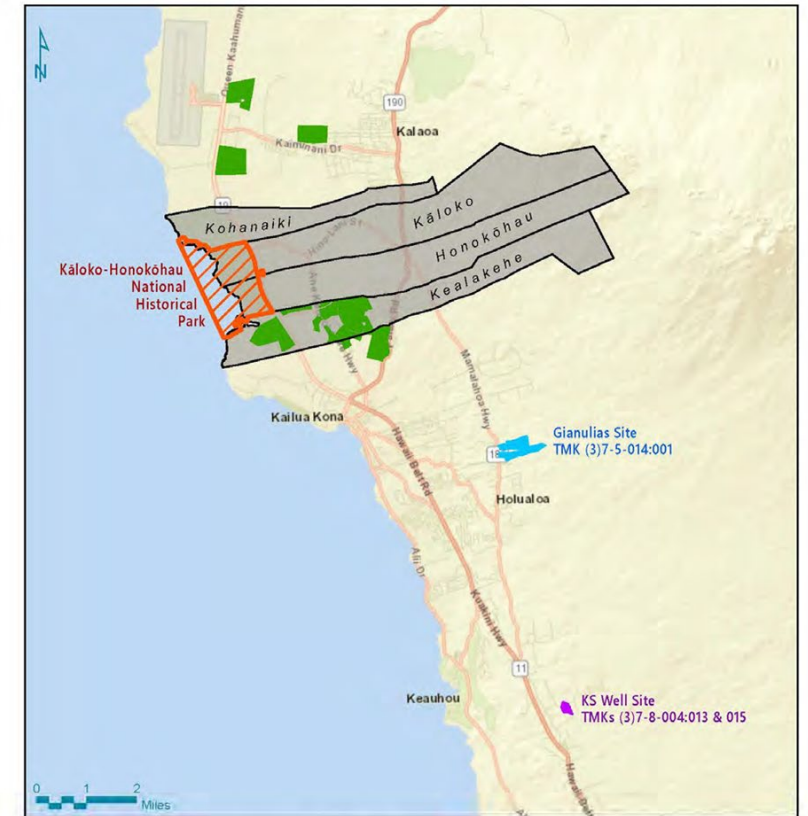
HHC Role

- A Draft Environmental Assessment (EA) is what is referred to as an Environmental Disclosure Document, it discloses any potential impacts to people and place. **There are three (3) pathways to comply with HRS Chapter 343 – an Environmental Assessment, and Environmental Impact Statement or an exemption, sometimes called a categorical exemption.**
- Today, this Commission will **not be tasked with taking action**, we will be sharing updates and next steps. Under HRS Chapter 343, the HHC is the accepting entity, the kuleana of the HHC is to **issue a determination or a finding** of whether the proposed action will have a significant impact – please refer to the 13 significance criteria.
- It is my kuleana as staff to oversee the preparation of this document, technical studies, and bring this project to the HHC for information and ultimately for a determination. It is your kuleana as Commissioners to question the quality of the document and the quality of the work to **ensure that the final product is truly in compliance with the HRS**. As staff, we invite your questions, critiques and concerns. It is a necessary check & balance in this process.



PROJECT BACKGROUND

- HHL in Kona totals approx. 1,400 acres Region
- Water source development to support DHHL's long-term plans for these lands is critical – Priority Project in the Regional Plan Updates
- 2015 CWRM water reservation of 3.398 MGD requires groundwater well development
- DHHL lands overlay water sources in the Kaloko-Honokōhau National Park area of concern
- DHHL has identified two potential groundwater well locations in the Kona region that could supply the necessary potable water needed
- Earlier this year, a Final EA for water source development on the Gianulias site was issued a FONSI



NORTH KONA WATER
POTENTIAL SOURCE DEVELOPMENT SITES

LEGEND

- DHHL Lands
- Gianulias Site
- KS Well Site
- Ahupua'a
- Kaloko-Honokōhau National Historical Park





PROPOSED ACTION

Figure 1.1: Project Location - Well Site

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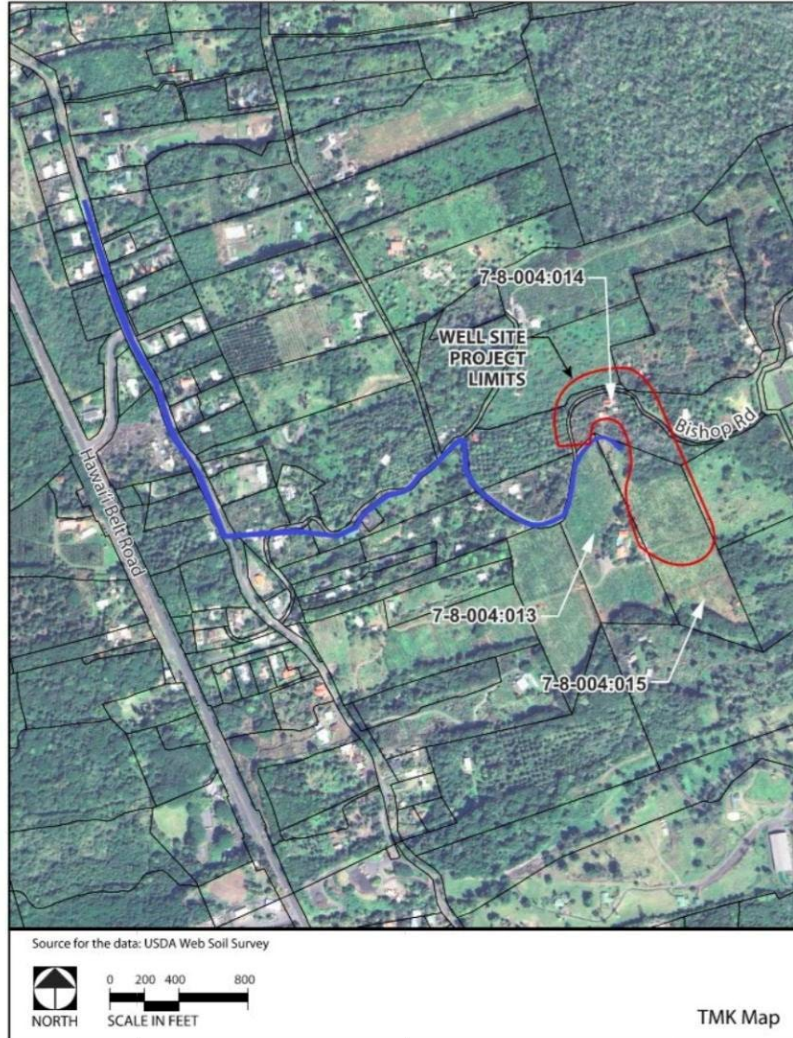
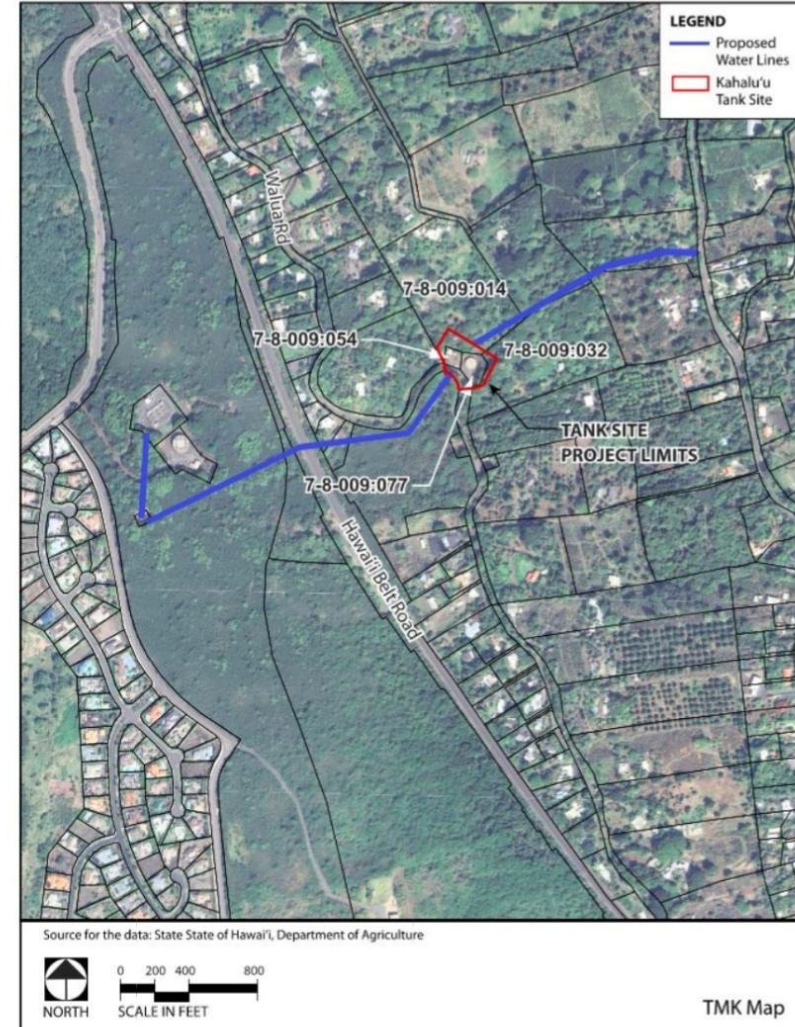


Figure 1.2: Project Location - Tank Site

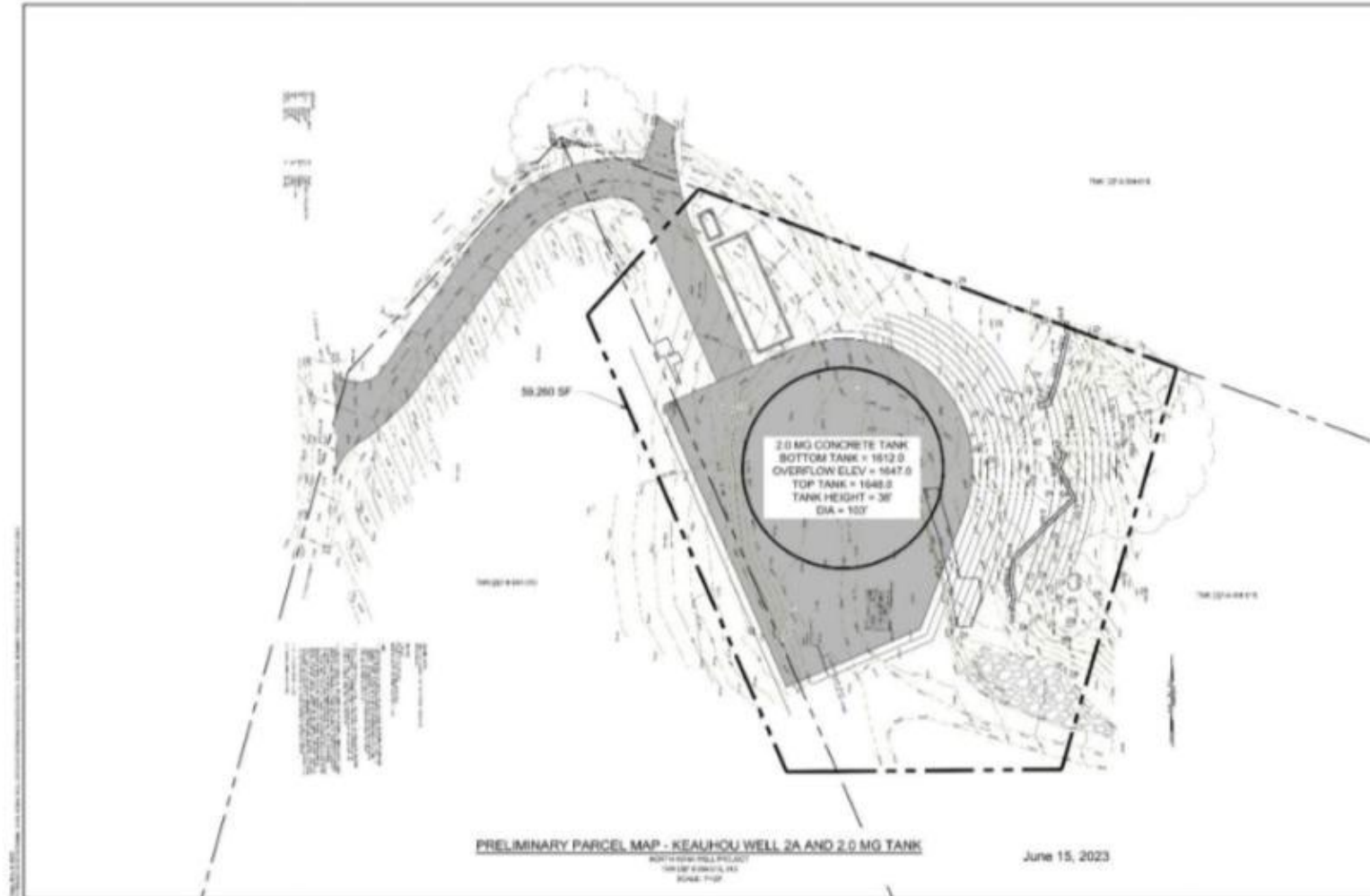
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PROPOSED ACTION

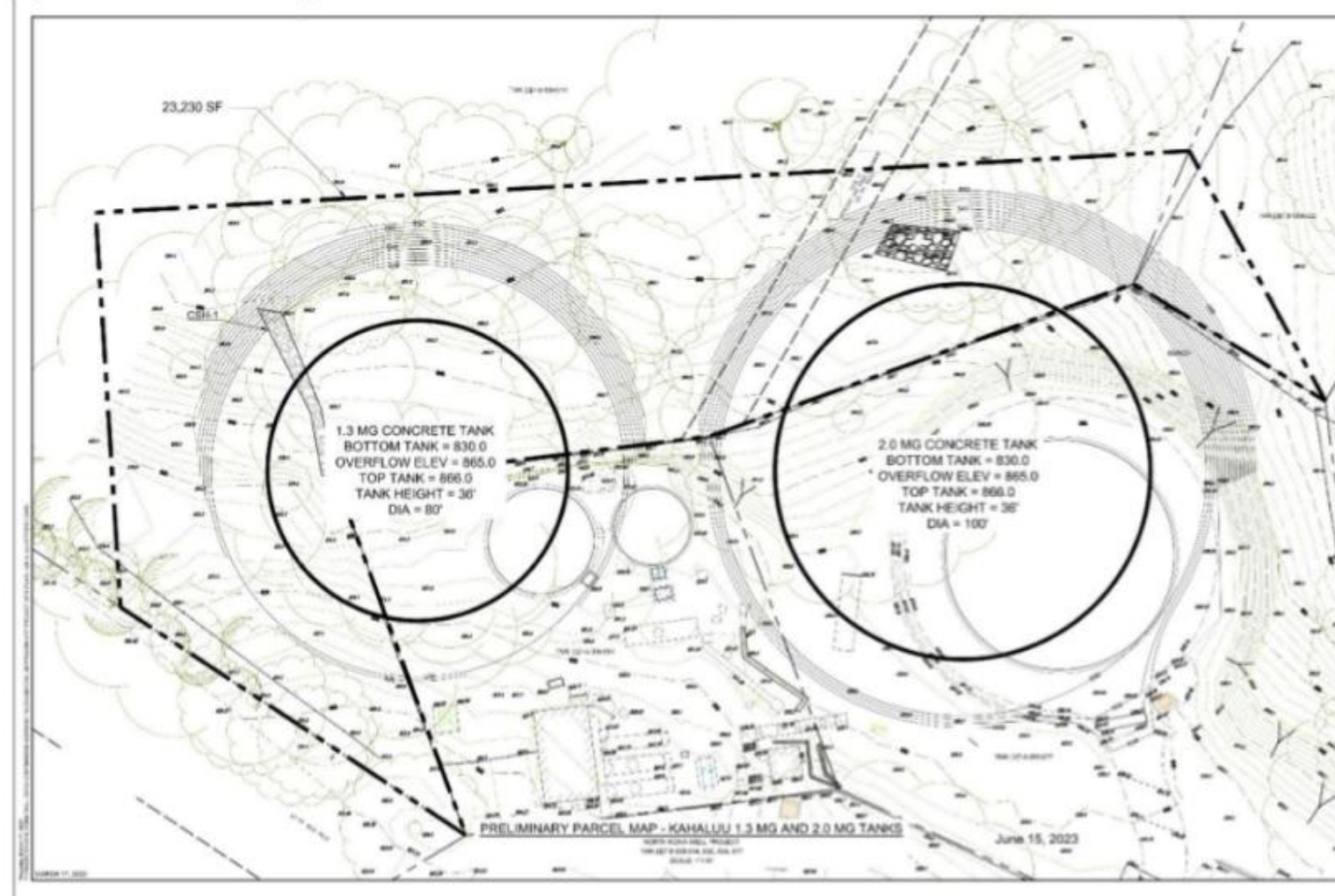
Figure 1.4: Well Site Preliminary Site Plan





PROPOSED ACTION

Figure 1.5: Tank Site Preliminary Site Plan





HEPA Significance Criteria

1. Irrevocably commit a natural, cultural, or historic resource.
2. Curtail the range of beneficial uses of the environment.
3. Conflict with the State's environmental policies or long-term environmental goals established by law.
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
5. Have a substantial adverse effect on public health.
6. Involve adverse secondary impacts, such as population changes or effect on public facilities.
7. Involve a substantial degradation of environmental quality.
8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.
9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.
10. Have a substantial adverse effect on air or water quality or ambient noise levels.
11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
12. Have a substantial adverse effect on scenic vistas and viewplanes, day or night, identified in county or state plans or studies.
13. Require substantial energy consumption or emit substantial greenhouse gasses.



Potential Impacts and Mitigation Measures

Geology, Topography, and Soils

- Short term impacts from clearing, grading, grubbing project area
- Mitigation includes erosion and sediment control; soil loss and erosion Best Management Practices (BMPs)

Hydrologic Resources

- Project will result in greater groundwater withdrawal from the Keauhou Aquifer System Area within the aquifer's sustainable yield
- Short term impacts related to ground disturbance during construction
- Mitigation includes soil loss and erosion Best Management Practices (BMPs); NPDES permit, engineering report compliant with HAR § 11- 20-29 to identify and reduce or eliminate contamination potential

Biological Resources

- Project may result in short-term impacts including potential spread of invasive species and Temporary displacement of fauna species during construction phase
- Mitigation includes Invasive species control measures; fauna avoidance and impact reduction BMPs; biological resource training for crews; fauna resource buffers



Potential Impacts and Mitigation Measures

Archaeological and Historic Properties

- Regardless of the of the final siting location, the following mitigation measures would be implemented to prevent or minimize potential impacts on historic, cultural or archaeological resources:
 - Conduct cultural resource training as a component of safety training for project personnel before working onsite. Training should include informing crews of the potential for inadvertent cultural finds including archaeological deposits and iwi kūpuna, or human remains.
 - Conduct archaeological monitoring during ground disturbance activities during construction phase.
 - If any cultural or historic resources are identified during construction activities, all work will cease in that area and the SHPD will be notified pursuant to HAR § 13-280-3. A cultural preservation plan for proper cultural protocol, curation and long-term maintenance should be developed as appropriate.
 - If iwi kūpuna are identified during construction activities, all work will cease immediately in that area and be cordoned off while the SHPD, coroner and the police department are notified pursuant to HAR § 13-300-40.
- If Proposed Action is sited within focused study area of inventory survey, upon SHPD concurrence no further archaeological documentation or mitigation regarding the properties would be required.



Potential Impacts and Mitigation Measures

Cultural Resources and Practices (for the Draft EA)

**We looked to the Ka Paʻakai Framework Analysis to aid in understanding this section*

1. What are the valued cultural, historical, or natural resources in the project area and the extent to which traditional and customary native Hawaiian rights are exercised in the area?

- The inventory findings with respect to the practices and associated resources in and around the Gianulias study area are organized under the following themes:
 - Bird Catching
 - Forestry and Hana Waʻa
 - Mahi ʻai ʻana – Cultivation
 - Trails and Connectivity
 - Lawaiʻa & Waʻa (Paddling, Sailing, Voyaging)
 - Kilo and Weather – Environmental Indicators
 - Mea Wai - Water Resources and Collection
 - Other Practices, including Hana Noʻeau, Beliefs, and Spirituality (not already included above)
- *The full inventory is included in the Preliminary Draft of the Ka Paʻakai Framework Analysis Report in the appendices of the Draft EA.*



Potential Impacts and Mitigation Measures

Cultural Resources and Practices (for the Draft EA)

**We looked to the Ka Paʻakai Framework Analysis to aid in understanding this section*

2. What is the extent to which those resources – including traditional and customary native Hawaiian rights – will be affected or impaired by the proposed action?

- Acknowledgement that groundwater withdrawals in Kona will impact the environment, see list of threats below. It is hard to know what the impacts will be on the resource and thereby on native rights and practices without further targeted research and studies.
- Aia i hea ka wai a Kāne? The Agency is obligated to answer this question when contemplating water development. For this proposed development, a better understanding of the potential impacts of high level well development is critical.
- Potential impacts should be expected not just in the vicinity of the water source development, but in the vicinity of the water use (Kealakehe). Mitigation measures should be considered for these potential impacts as well.
- DHHL has historically dedicated wells the County of Hawaiʻi in exchange for the operation and maintenance of the well by the County in lieu of in-house staff and knowledge. However, this short-term solution overlooks the value of resource control and stewardship for the future. This also reduces the role of beneficiaries and other native Hawaiians in having a meaningful role in how the resource is managed long-term. Other options for maintaining long-term resource and stewardship control should be contemplated instead.
- **Potential threats to resources, rights and/or practices:** (partial list below; full list will be in the Draft ka Paʻakai Framework Analysis)
 - Direct impacts at the site.
 - Impacts to water flow impacting both near and far from the well site.
 - Growth inducing effects and their impacts.
 - Threat for mauka well development, and thereby more mauka development which is a threat to the forest in the amaumau zone.
 - Threat to springs, water table, practice of mālama for areas where wells are developed (access, etc.).
 - Threat to carving traditions: wahi pana, wood, resources, materials, etc. There are three formal carving hui in Kona to date.
 - Threat to Kealakowaa, the only storied and designated place for staging waa construction in Kona.
 - Threat to punawai and water holes as well as restoration efforts such as restoration of traditional subsistence agricultural fields in the kuahewa (Kahaluʻu Kuahewa).



Potential Impacts and Mitigation Measures

Cultural Resources and Practices (for the Draft EA)

**We looked to the Ka Paʻakai Framework Analysis to aid in understanding this section*

3. What feasible action(s), if any, to be taken to reasonably protect any identified cultural, historical, or natural resources, and exercise of traditional and customary native Hawaiian rights in the affected area?

Feasible actions by DHHL to protect Native Hawaiian rights include the following:

- DHHL will uphold its mandates as prescribed by law.
- DHHL will site water source development within the same ahupuaʻa as it will be consumed whenever possible.
- DHHL and its beneficiaries want to support other Kona communities in their water independence. Efficiency and conservation measures in areas that are importing water are critical in appropriately valuing the resource and respecting the communities that are exporting water.
 - Conservation & efficiency measures for transportation, storage and consumption.
 - Water recycling.
 - Water conservation collaboration/partnership in public awareness campaign.
- Research, studies and monitoring should be planned for and funded that will be used to inform mitigation. Research and studies should be culturally informed. Appropriate thresholds should be identified and upheld.
 - Regional monitoring program with benchmarks and actions tied to those benchmarks.
 - The design of monitoring plans and the identification of benchmarks and actions should be culturally and community informed.
 - Propose management options if the trend is towards detrimental effects.



Potential Impacts & Mitigation Measures

- Frequent, meaningful, and accessible updates regarding research, studies and monitoring practices should be available to stakeholders. DHHL will consider the formation of a hui open to stakeholders to advise water-related decision-making and aid in outreach to stakeholders at large.
- DHHL will make efforts to encourage more beneficiaries and members of the native Hawaiian community to be involved in the Boards of Water Supply meetings and to be members on the Boards of Water Supply so these important stakeholders are able to have more authority over water use.
- DHHL should commit financially and administratively to supporting community-managed water resource management, specifically to look at alternatives for long-term dedication of the well site to the County DWS that better values the resource.
- DHHL will advocate for and participate in the update of the Water Use and Development Plan for Hawai'i County.
- DHHL will support and advocate for Commission on Water Resource Management (CWRM) analysis of water availability and revised sustainable yields, including a process that has substantial opportunity for public input.
- DHHL will advocate for CWRM to share more rigorous summaries of existing state of knowledge as published.
- DHHL will advocate for and participate in the update of the Statewide Framework for Updating the Hawaii Water Plan (Framework). The Framework was developed to provide guidance in the integration of the various components of the Hawaii Water Plan and to give additional direction to the various agencies responsible for the preparation of its constituent parts. This Framework was created in 2000 and is in need of update and revision.



Potential Impacts & Mitigation Measures

- DHHL will aid in funding mālama 'āina/watershed management efforts in affected ahupua'a to increase water recharge and to allow for mālama of places and areas critical for the continuation of native practices.
- DHHL will create a clear pathway for long-term access for native rights and customary practices on DHHL's lands and will look into its current ROE/land disposition process for creating an appropriate pathway for activities such as mālama 'āina and stewardship.
- DHHL will collaborate with stakeholders in the creation of a preservation plan for Kealakowaa, the protection of cultural, historical and natural resources associated with the Kona field system, and stewardship of the Kona upland forests. These efforts include contributions or resources in other areas or in the project parcel itself, towards the restoration of these valued resources in collaboration with cultural practitioners, lineal descendants, native tenants, beneficiaries, etc.

With consideration of the Ka Pa'akai Framework Analysis and by implementing mitigation measures to ensure the protection of traditional and cultural rights and practices, the Proposed Action is not anticipated to have a significant impact on cultural resources and practices.

Considering the resources and practices present and potential effects identified in the Ka Pa'akai Framework Analysis, DHHL should implement the mitigation measures above to ensure the protection of traditional and customary native Hawaiian rights and practices within the project area.



Draft EA Summary

- Finding of No Significant Impact (FONSI) - Proposed project is not anticipated to have a significant impact on the surrounding environment.
- Project will implement mitigation measures, including BMPs, biological control measures, and cultural and archaeological monitoring.
- Project provides increased opportunity for native Hawaiians to access housing and economic opportunities.



Next Steps

- DEA publication in the *The Environmental Notice* on November 23, 2025.
- 30-Day public comment period on DEA from November 23 to December 23, 2025.
- Incorporate and revise DEA based on public comments received (January 2025).
- HHC approvals for the Final Environmental Assessment (January 2025).
- Finalize acquisition of the property (1st Qtr 2026).
- Design & construct test well
- Confirm test well results
- Obtain CWRM well construction and pump installation permit
- Design & construct production well, storage and transmission improvements required by the County
- HHC approval for a water agreement with the County



Closing

- Nīnau?
- Website: <https://dhhl.hawaii.gov/reports/ka-paakai-framework-analysis-project-kona-hawaii/>



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov



HAWAIIAN HOME LANDS

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G-2

**Molokaʻi Coastal Homestead
Community Resilience Plan
HHC Review Draft**

November 17, 2025



Community Resilience 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 Plan, DHHL could apply for more funding for future phases





Relationship to DHHL Planning System

- **DHHL General Plan (2022)**
- **DHHL Moloka‘i Regional Plan (2020) – update soon**
- **Malama Cultural Park Special Area Plan (2022)**
- **South Molokai Shoreline Erosion Management Plan (2022)**
- **DHHL Moloka‘i Island Plan Update (2026 – 2027)**
- **DHHL Disaster & Climate Risk Reduction Plan (2026 – 2027)**



Planning Process

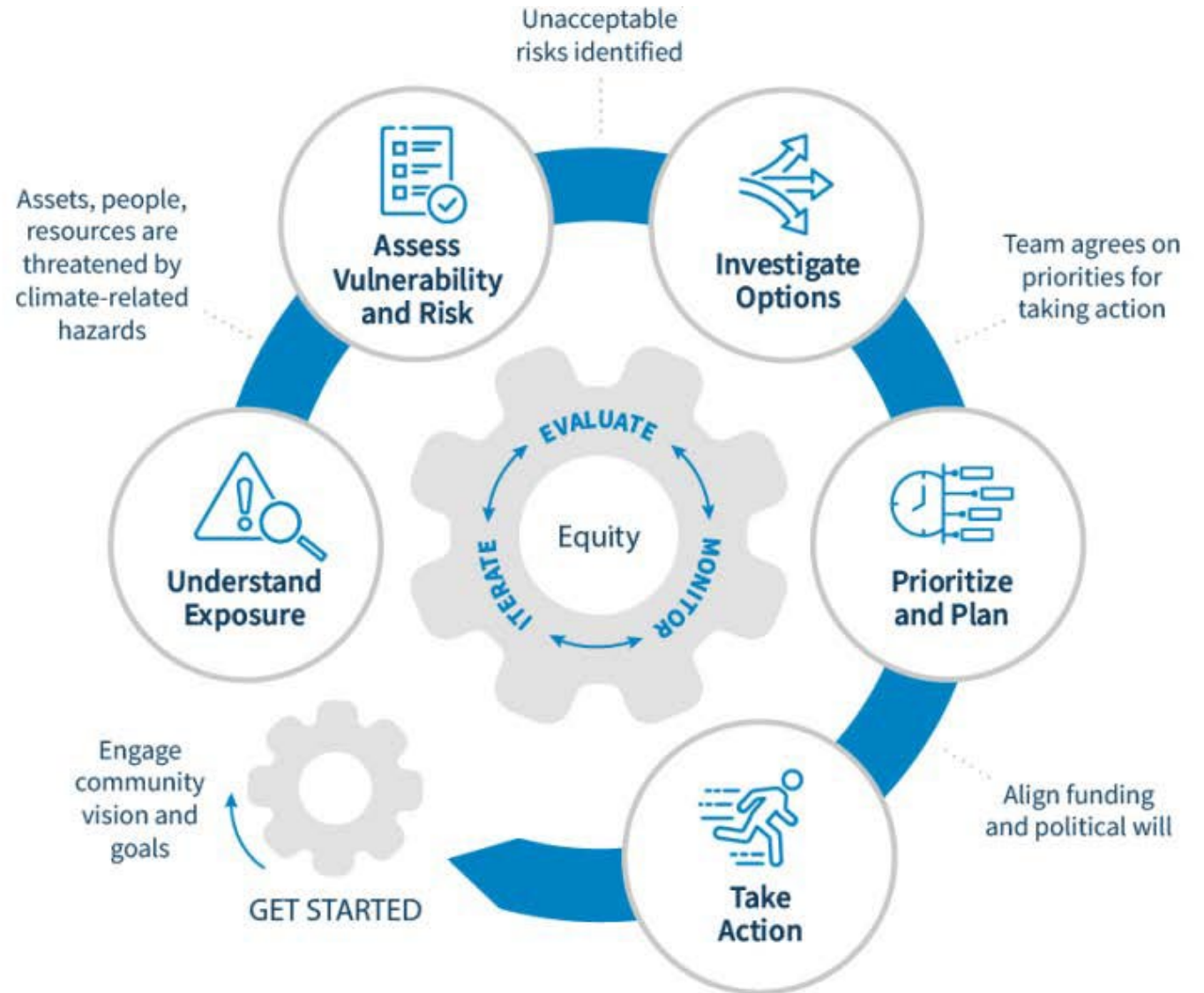
- ❖ Lessees were requesting assistance in dealing with coastal erosion & flooding
- ❖ Building on prior efforts like 2022 South Moloka'i Shoreline Erosion Management Plan & 2015 Coastal Resilience for DHHL Communities Practicum Report
- ❖ Technical analysis of homestead assets, hazards, & vulnerabilities
- ❖ Multiple meetings & workshops held with beneficiaries to discuss issues & explore mitigation options
- ❖ Consultation with technical experts
- ❖ Huaka'i with beneficiaries
- ❖ Five Resilience Goals identified to build resilience (37 total strategies)



Resilience Planning Framework

Grounding technical data with deep, generational knowledge of place, culture & history, through the MCH-CRP planning process beneficiaries have:

1. Identified assets -- natural, cultural, social, & infrastructural resources that strengthen the community
2. Identified hazards -- environmental & climate-related threats facing homesteads
3. Assessed vulnerabilities -- understanding where people, places, & systems are most at risk
4. Determined risks — prioritizing which issues require the most urgent attention.





What Does Resilience Mean to You?

RESILIENCE

the capacity to withstand or to recover quickly from difficulties; toughness.

SURVIVAL Kūpa'a
ADAPT GRIT RESILIENCE
HO'OMAU HOLU PREVENTION
GO GETTUM

***Holu:** Springy, pliable, resilient, as a mattress; to sway, as palm fronds; to ripple, as waves; to play back and forth; bumpy, as an airplane ride.*

***Ho'omau:** Always, steady, constant, ever, unceasing, permanent, stationary, continual, perpetual; to continue, persevere, preserve, endure, last; preservation, continuation.*

***Kūpa'a:** Steadfast, firm, constant, immovable; loyal, faithful; determined; loyalty, allegiance, firmness.*



Technical Analysis

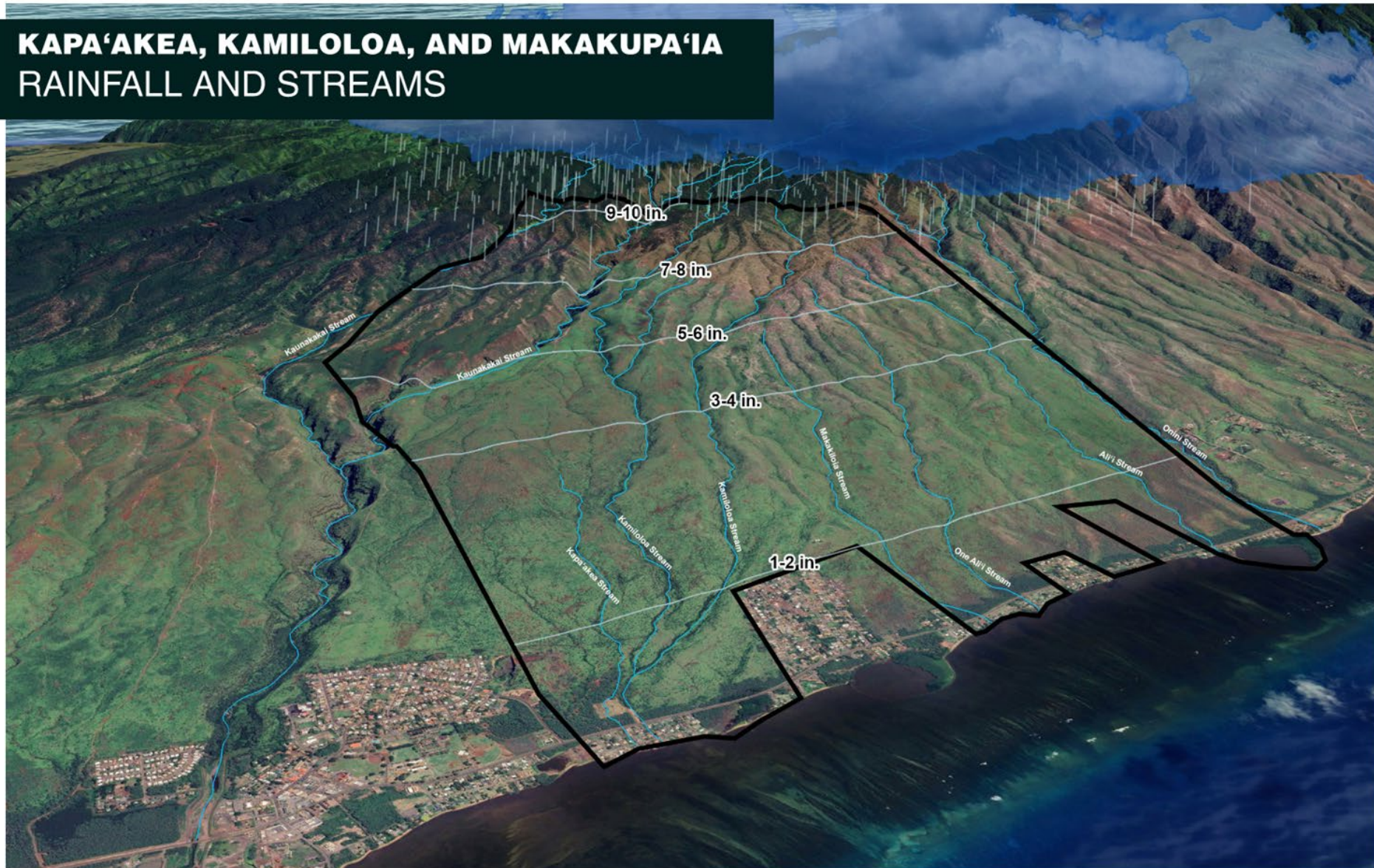
KALAMAU RAINFALL AND STREAMS





Technical Analysis

KAPA'AKEA, KAMILOLOA, AND MAKAKUPA'IA RAINFALL AND STREAMS

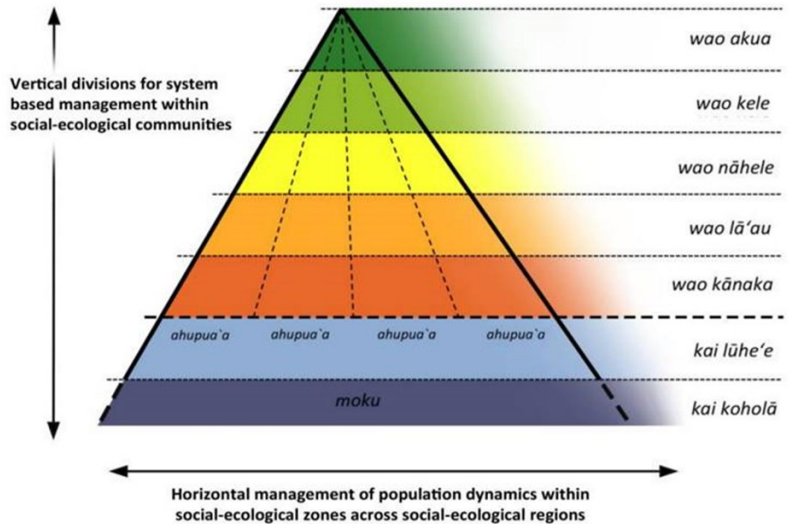
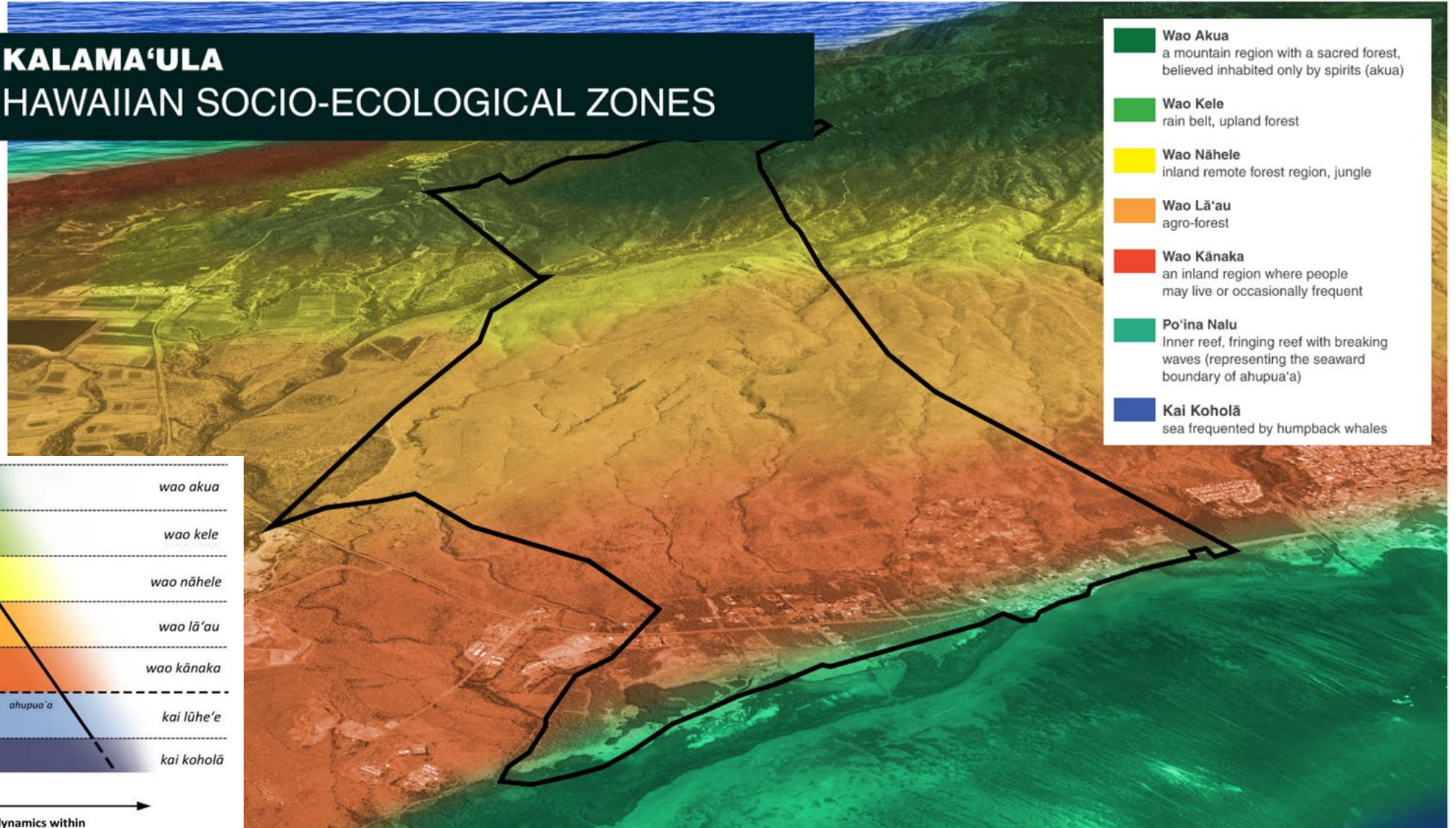




Incorporating TEK

KALAMA'ULA

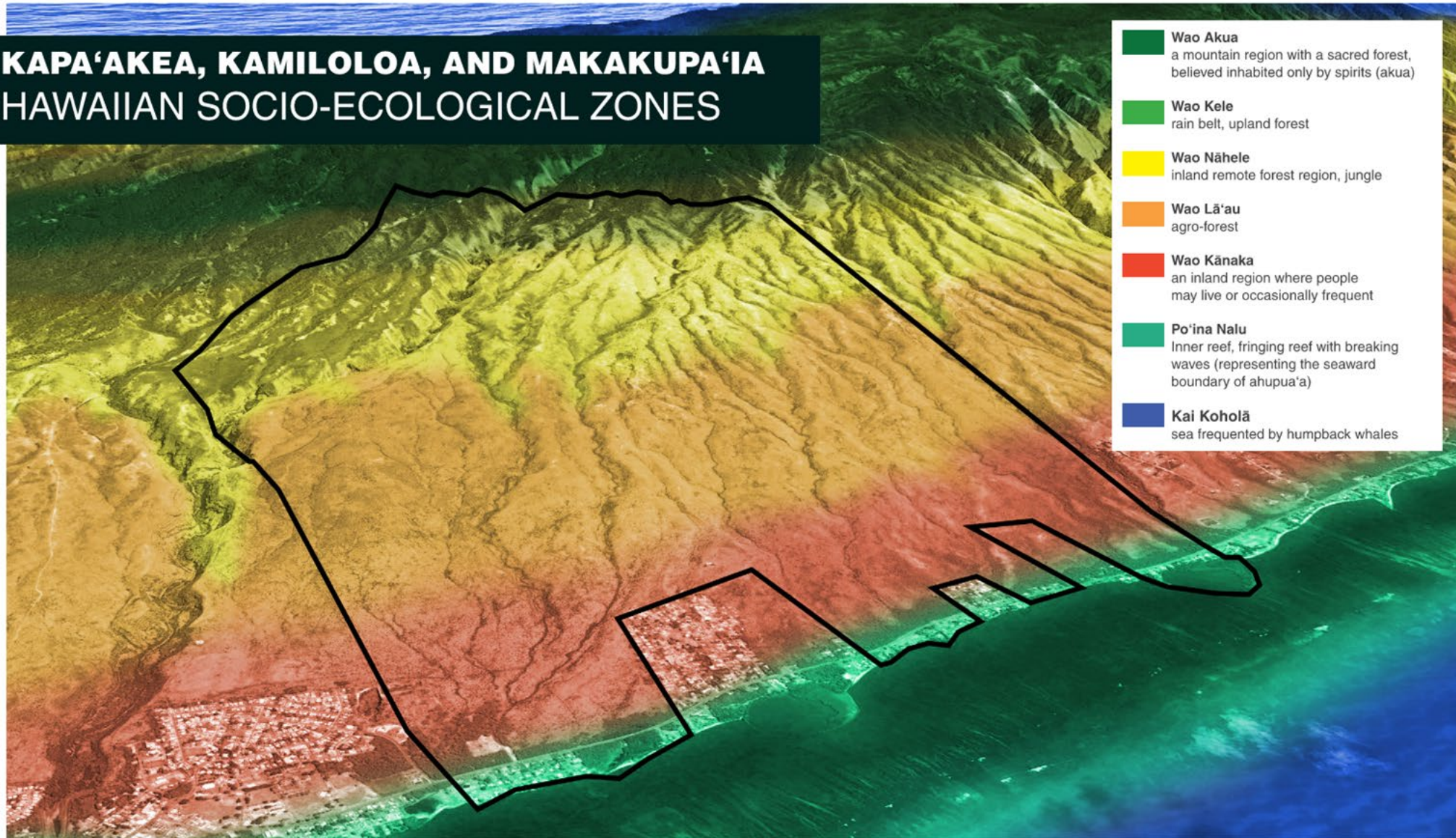
HAWAIIAN SOCIO-ECOLOGICAL ZONES





Incorporating TEK

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





Outreach Summary

- 3.25.24 Initial meeting with Kalama'ula, Kapa'akea, and Kamiloloa One Ali'i Association presidents and representatives to introduce the MCH-CRP
- 4.22.24 DHHL HHC Meeting to Introduce MCH-CRP
- 4.25.24 1 on 1 interview/talk story session with Kapa'akea Oceanside resident
- 4.25.24 Planning Hui Meeting #1 (Planning Hui includes representatives from all three ahupua'a)
- 4.26.24 1 on 1 interview/talk story sessions with Kapa'akea shoreline residents
- 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 problems & opportunities?**





Outreach Summary Cont.

- 7.20.24 Planning Hui Meeting #4
- 8.08.24 Kalama'ula & Kamiloloa Huaka'i
- 8.08.24 Beneficiary Meeting #3:**
Explore resilience building options
- 8.26.24 Large Landowners & ROE/Lease Meeting
- 8.27.24 Molokai DHHL Staff
- 9.26.24 Expert Technical Advisor Meeting
- 10.19.24 Kalama'ula & Kamiloloa Huaka'i
- 11.13.24 Expert Meeting with DOT
- 12.02.24 Expert Meeting (Debra Kelly NRCS)
- 12.05.24 'Ohi'apilo Wetland Huaka'i with Beneficiaries
- 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
- 04.08.25 Kapa'akea & Kamiloloa Beneficiary Meeting #4**
- 04.16.25 Kalama'ula Beneficiary Meeting #4**
- 04.21.25 Hawaiian Homes Commission Meeting on Moloka'i





Huaka'i





Huaka'i





Huaka'i

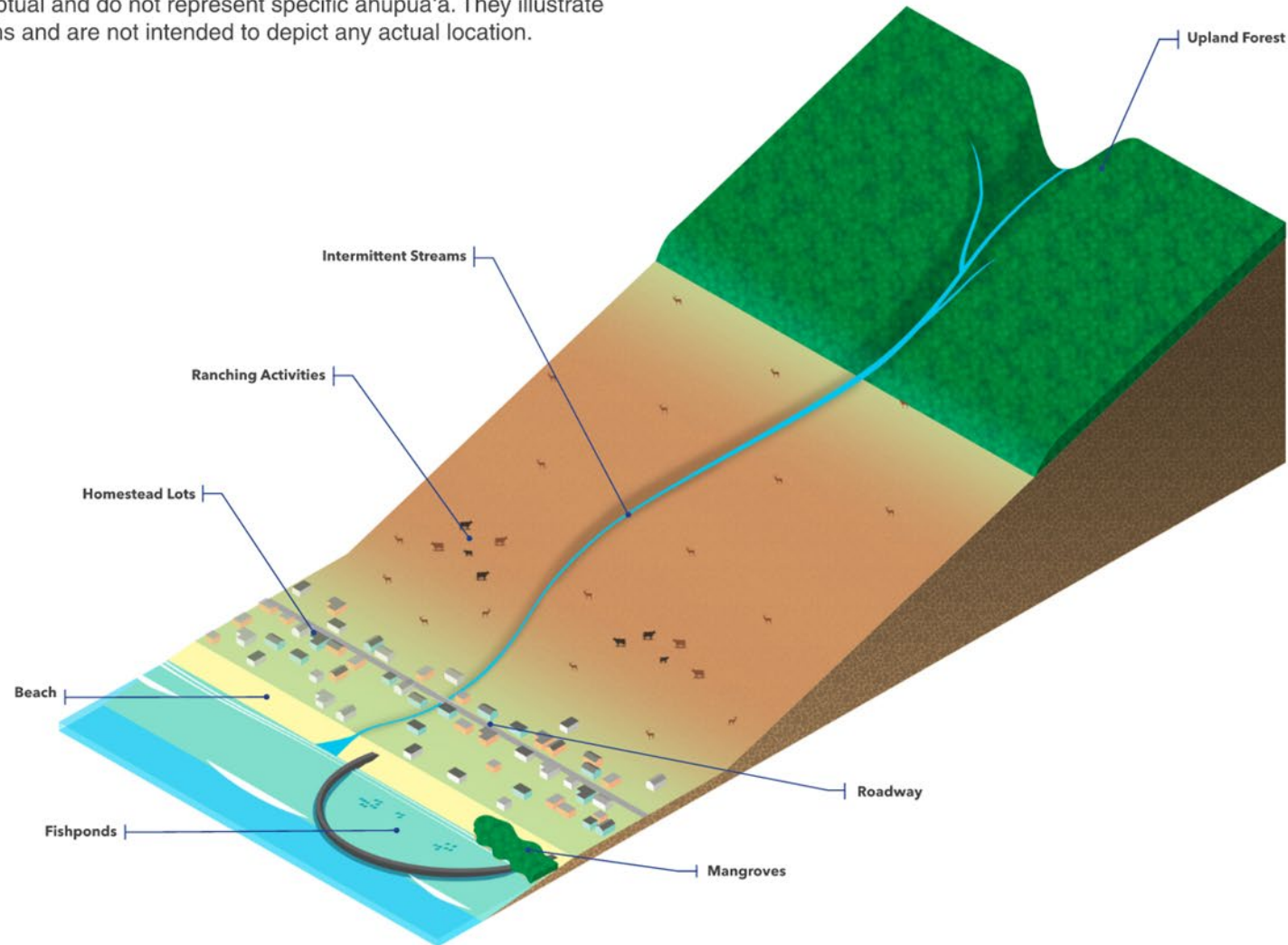




Conceptual Renderings

EXISTING CONDITIONS

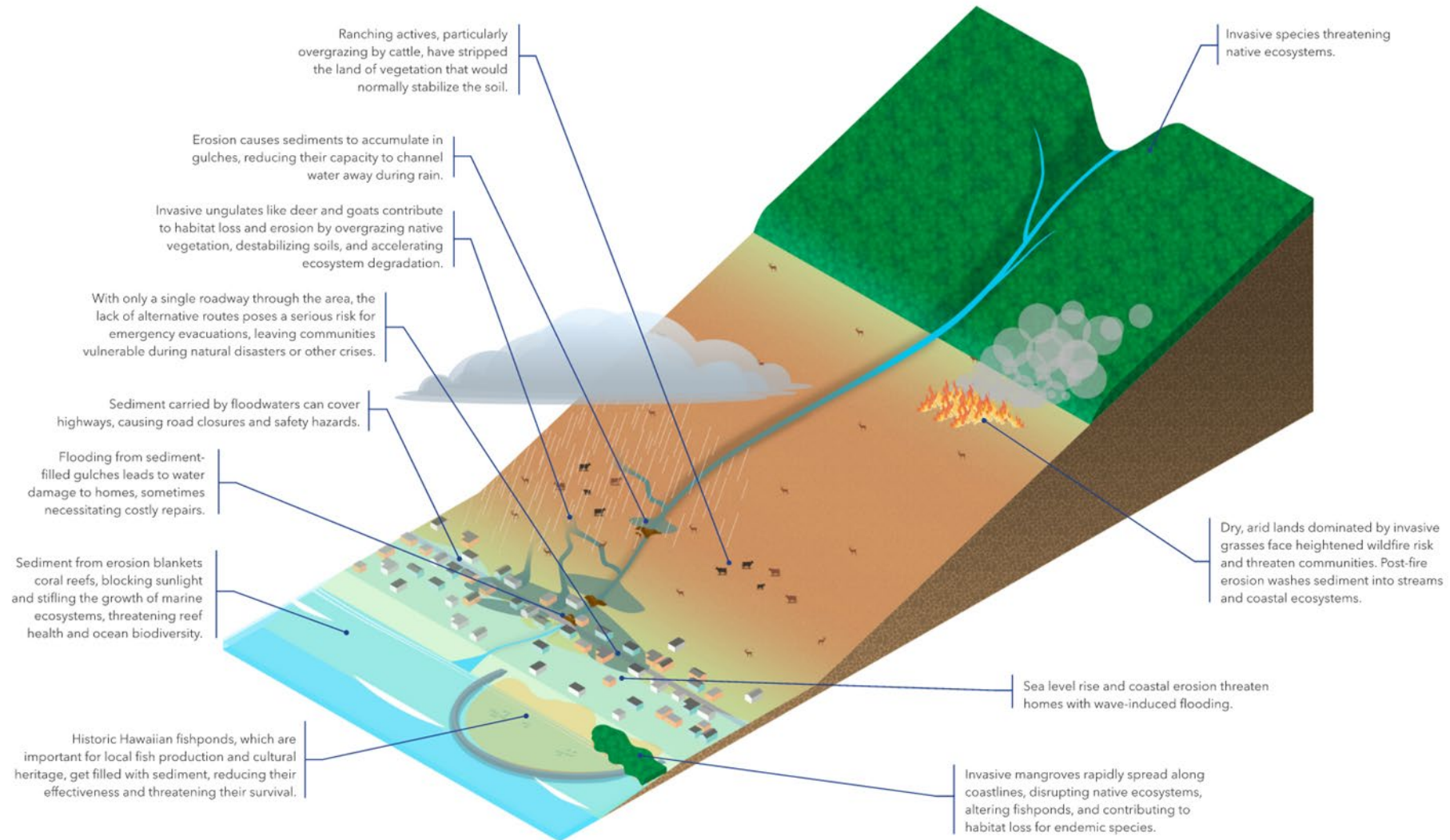
All figures are conceptual and do not represent specific ahupua'a. They illustrate generalized conditions and are not intended to depict any actual location.





Conceptual Renderings

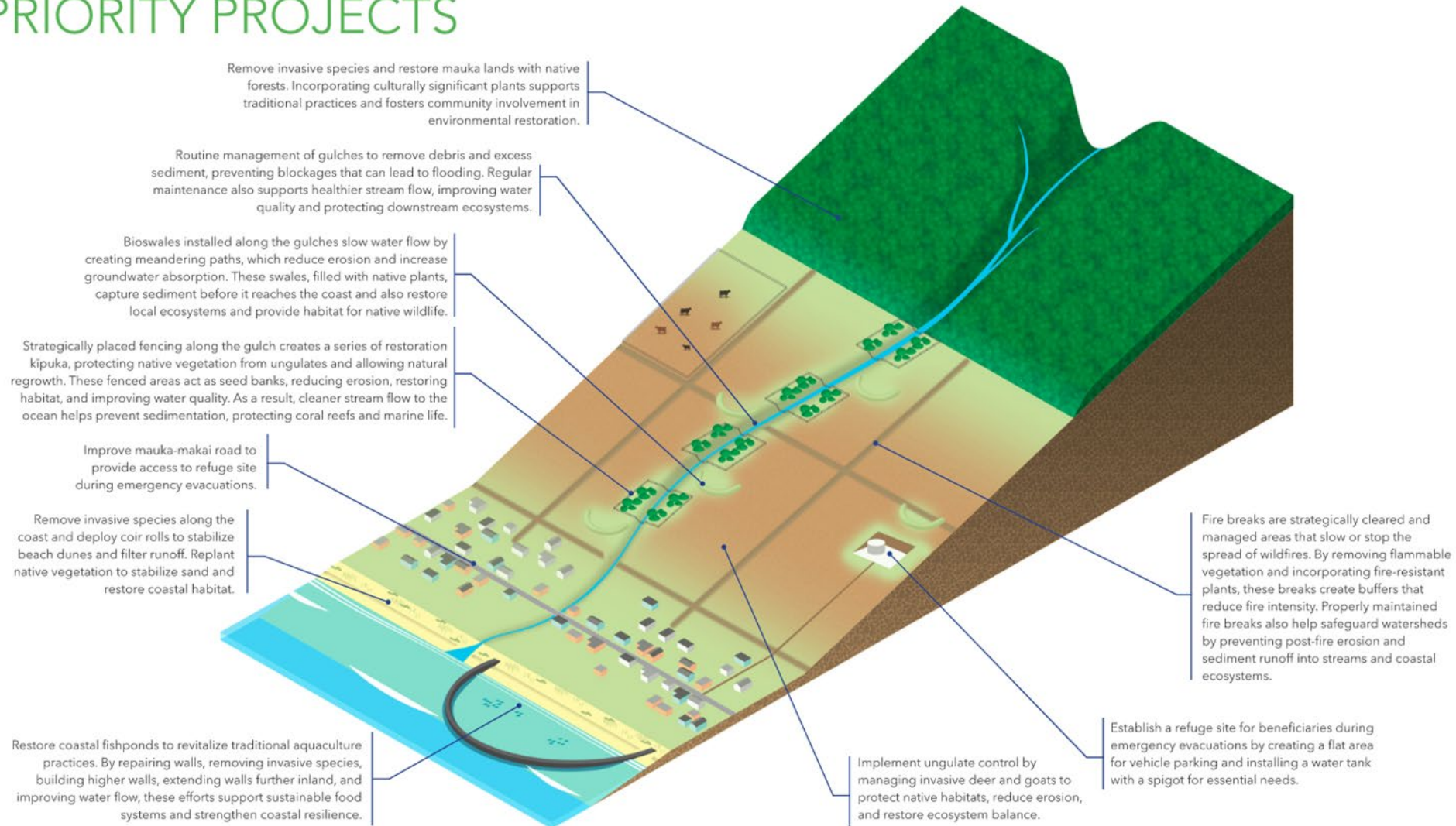
CHALLENGES





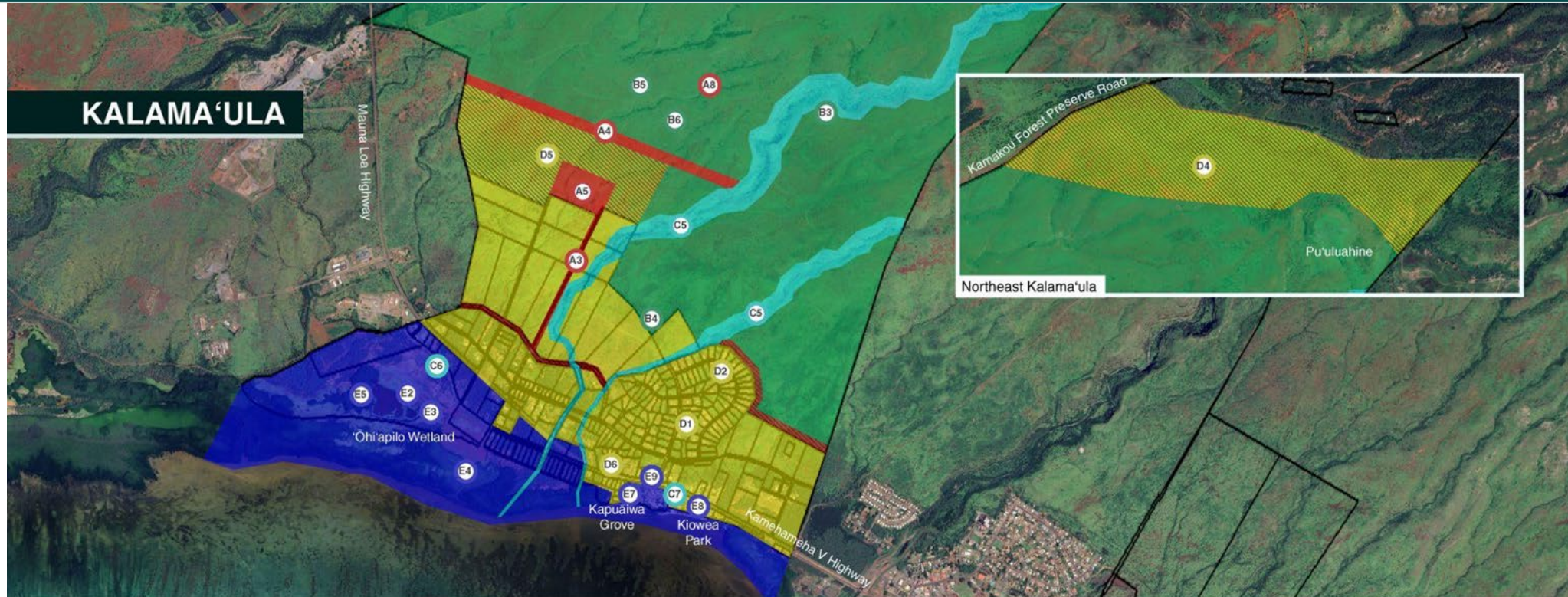
Conceptual - Priority Projects

EXAMPLES OF POTENTIAL PRIORITY PROJECTS





Priority Project Area Maps



A Emergency Evacuation and Public Safety

- A1 Pre-Disaster Emergency Response and Evacuation Plan*
- A2 Update DHHHL Plans on Moloka'i
- A3 Emergency Evacuation Routes
- A4 Fire Break Construction
- A5 Evacuation Sites
- A6 Event Reporting and Documentation System
- A7 Water Delivery Technical and Feasibility Study*
- A8 Wildfire Detection Cameras

B Mauka Restoration

- B1 Mauka Restoration and Maintenance Plan*
- B2 Archaeological Inventory Survey*
- B3 Kipuka Waihona Concept
- B4 Expand Plant and Food Nursery
- B5 Reduce Fuel Loads
- B6 Feral Animal Management Program

C Waterways and Drainage

- C1 Historical Hydrological Study*
- C2 Drainage Master Plan*
- C3 MOU for Drainageway Maintenance and Improvements*
- C4 Drainage Maintenance Training and Participatory Mapping Workshop*
- C5 Conduct Routine Maintenance of Water and Drainageways
- C6 Restore Springs
- C7 Study of Kulana Ōiwi Flooding

D Residential Hale Retrofits and Relocation

- D1 Adapt Structures and Systems
- D2 Maintain Home Ignition Zones
- D3 Vulnerability Assessments Survey*
- D4 Residential Restoration and Relocation Plan
- D5 Develop Kalamā'ula Mauka Ag Lots
- D6 Convert Cesspools

E Makai Restoration

- E1 Makai Restoration & Management Plan*
- E2 Nature-Based Coastal Protection Projects
- E3 Manage Invasive Species
- E4 Marine Ecosystem Restoration
- E5 Restore Ōhi'apilo Wetland
- E6 Implement Special Area Plan for Malama Cultural Park**
- E7 Protect Kapuāiwa Coconut Grove
- E8 Maintenance for Kiowea Park
- E9 Maintenance for Kalaniana'ōle Hall
- E10 Evaluate Impacts of Kaunakakai



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Development of Project Matrix

#	Mitigation Strategies	Primary Responsible Entity/ies	Secondary Responsible Entity/ies	Timeline	Funding possibilities/Co-benefits (*)/Costing	Funding Main Applicant	Details	Workforce Development	Cost Estimates
B3	Implement Kipuka Waihona Concept	- HHAs	- DHHL	Mid-Term	- NFWF - HCF	HHAs	<p>The Kīpuka Waihona Concept combines Hawaiian ecological knowledge with practical land management. The word kīpuka refers to an “island” of life that remains within a lava flow. In this plan, it symbolizes small, fenced “islands of renewal” established along eroded ravines to restore native ecosystems, reduce erosion, and build long-term resilience.</p> <p>Key Components:</p> <ul style="list-style-type: none"> - Construct small, fenced kīpuka restoration nodes at strategic mauka locations rather than fencing entire ravines. - Replant each site with native dryland and riparian species to stabilize soils, slow runoff, and restore forest structure. - Integrate vegetated swales and small reservoirs to slow and capture stormwater, recharge soil moisture, and support reforestation. - Test and cultivate native, drought-tolerant, and animal-resistant species that can withstand Molokaʻi’s dry conditions and ungulate pressure. - Remove kiawe and other invasive plants and replace them with resilient native vegetation. - Use each kīpuka as a seed source, wildlife refuge, and outdoor learning site for stewardship and education. - Create a network of restored sites that can be expand over time as funding becomes available. - Employ homesteaders in restoration work to build community capacity and local economic opportunity. 	Yes	\$1,500,000



Next Steps

- ❖ **Produce Draft MCH-CRP (Winter 2025)**
- ❖ **Beneficiary Review of Draft and 30-day comment period (January 2025)**
 - **In Person – Workshops Round #5**
 - **Online**
 - **Hard Copies at District Office**
- ❖ **Revise Draft based on beneficiary feedback and seek HHC Approval of Final MCH-CRP (February 2026)**
- ❖ **Seek funding for implementation in 2026 (NFWF? Act 96?)**





Mahalo





PLANNING OFFICE

G-3 For Information Only
Presentation on Formerly Used Defense Sites (FUDS)
Various locations, Maui, Hawai'i.

HAWAIIAN HOMES COMMISSION COMMUNITY MEETING
NOVEMBER 17, 2025

KIHEI ARTILLERY RANGE FORMERLY USED DEFENSE SITE (FUDS)

Update as of:
7 November, 2025



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AGENDA

2

- Introductions
- Location/History
- CERCLA Process and FUDS facts
- Preliminary Assessment Results
- Current Status
- Questions



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KIHEI ARTILLERY RANGE FUDS

3



LOCATION:

Kihei Artillery Range consists of 17,505 acres on the Island of Maui, Hawaii. This property lies on lands east of Kihei near the west coast of Maui. The site is approximately eight miles long (north to south) and up to four miles wide (east to west).

HISTORY:

1942: The Army secured access to properties for military use through real estate agreements.

Late 1943: Marines arranged with the Army to utilize training facilities, including Haleakala Ranch and H.W. Rice property.

Early 1944: Joint Army-Marine agreements established artillery training, impact zones, and fortified combat training areas.

May-November 1945: Rights of entry and licenses were issued and subsequently canceled.

FUDS MISSION & GOAL

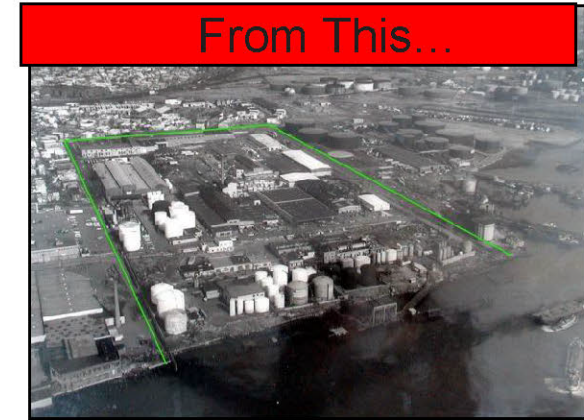
- MISSION:

The mission for the FUDS Program is to employ a risk management approach to perform appropriate, cost-effective cleanup of contamination caused by the Department of Defense and to protect human health, safety, and the environment.

- Definition:

A FUDS is defined as a facility or site (property) that was under the jurisdiction of the Secretary of Defense and owned by, leased to, or otherwise possessed by the United States at the time of actions leading to contamination by hazardous substances. By the Department of Defense Environmental Restoration Program (DERP) policy, the FUDS program is limited to those real properties that were transferred from DoD control **prior to 17 October 1986**.

FUDS properties can be located within the 50 States, District of Columbia, Territories, Commonwealths, and possessions of the United States.

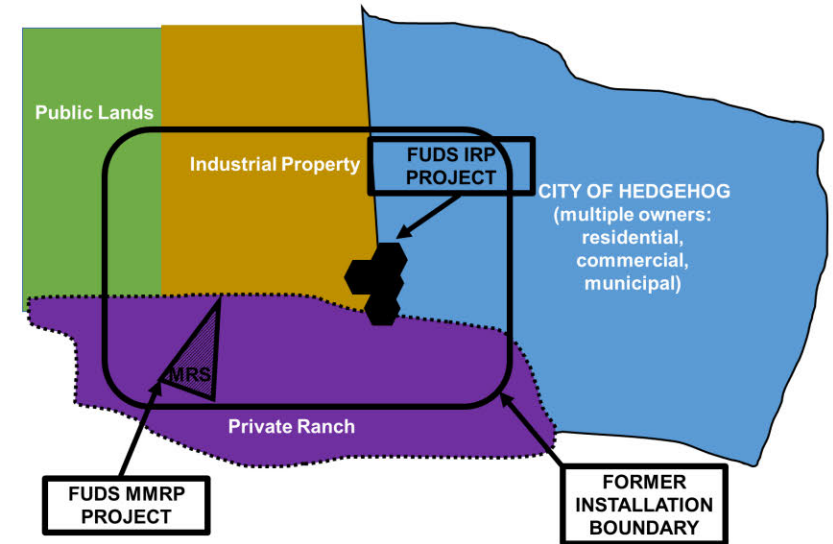




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BASIC FUDS LINGO

- **FUDS Property:** A facility (property, i.e. Installation) that was under the jurisdiction of the Secretary of Defense and owned by, leased to, or otherwise possessed by the United States at the time of actions leading to contamination by hazardous substances.
- **FUDS Project:** A distinct area of a FUDS property containing one or more releases or threatened releases of hazardous substances treated as a discrete entity or consolidated grouping for response purposes. [i.e. Site]
- **FDE - Findings and Determination of Eligibility:** The FDE is the USACE Division Commander's signed determination that a property is either eligible or ineligible for inclusion in the FUDS program (real estate). First step in FUDS process.
- **INPR – Inventory Project Report:** The INPR formally identifies and documents the FUDS Projects on an eligible FUDS Property



FUDS sites can range from less than an acre to hundreds of thousands of acres and can be found in industrial or residential areas as well as on federal, tribal or state land.



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FUDS INELIGIBLE PROPERTIES

- Active DoD Installations
- Transferred from DoD control after 17 October 1986 or Re-acquired
 - Puu Pa and Keamoku Training Area
- National Guard Properties
 - Kanaio Training Area
- Categorical Exclusions
 - United Services Organization (USO)
 - Recruiting Centers
- Duplicate properties
 - H09HI0204, Makapuu Lighthouse
 - » H09HI0205, Makapuu Radar Station
 - » H09HI0025, Makapuu Radar Station & Camp
- No (inadequate) records/evidence of DoD control/use





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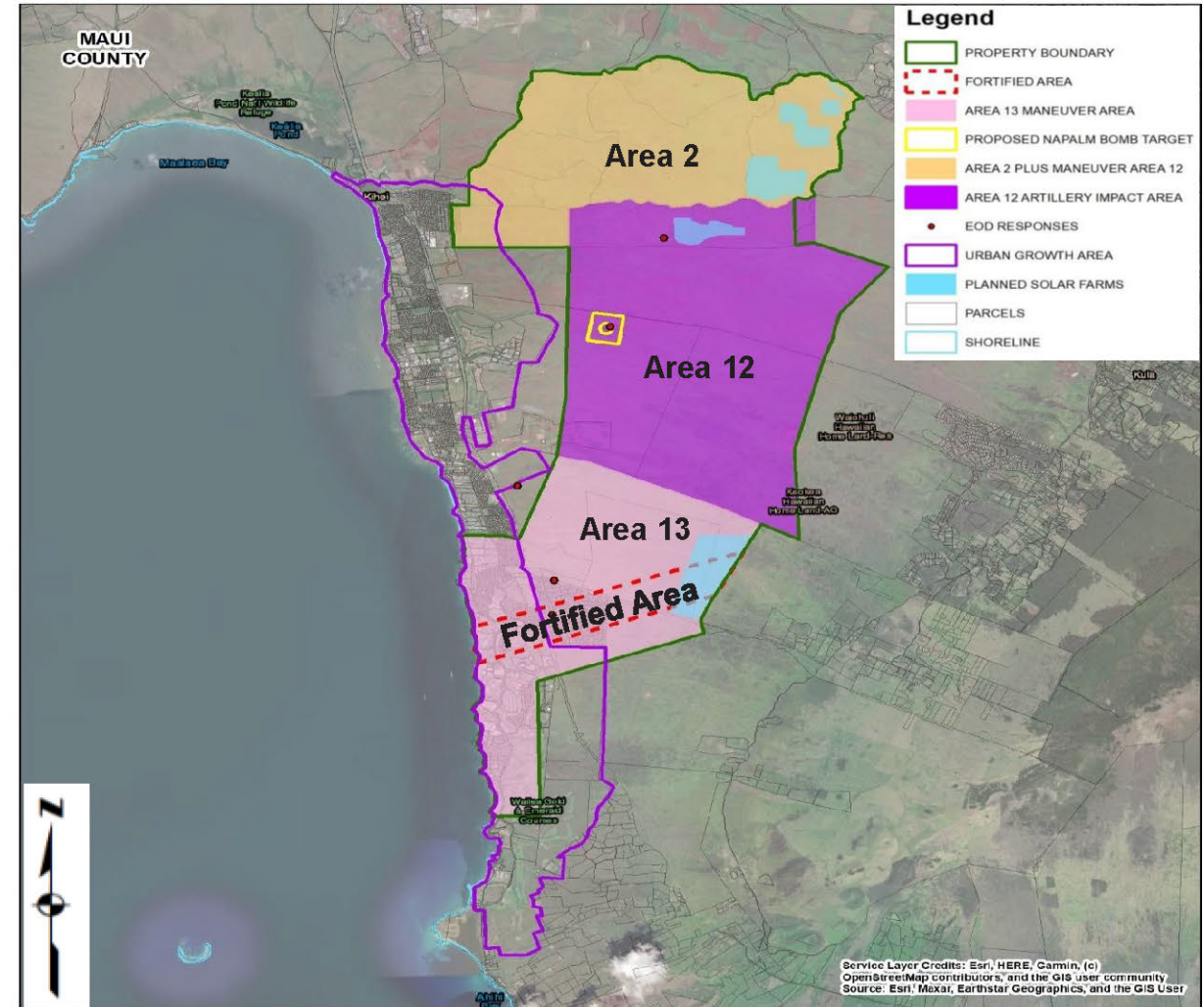


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CATEGORIES OF FUDS PROJECTS

- **HTRW** - Hazardous, Toxic, and Radiological Wastes
- **CON/HTRW** - Containerized HTRW
- **BD/DR** - Building Demolition and Debris Removal
- **MMRP** - Military Munitions Response Program
 - ✓ Conventional Munitions
 - ✓ Chemical Warfare Material (MMRP/CWM)





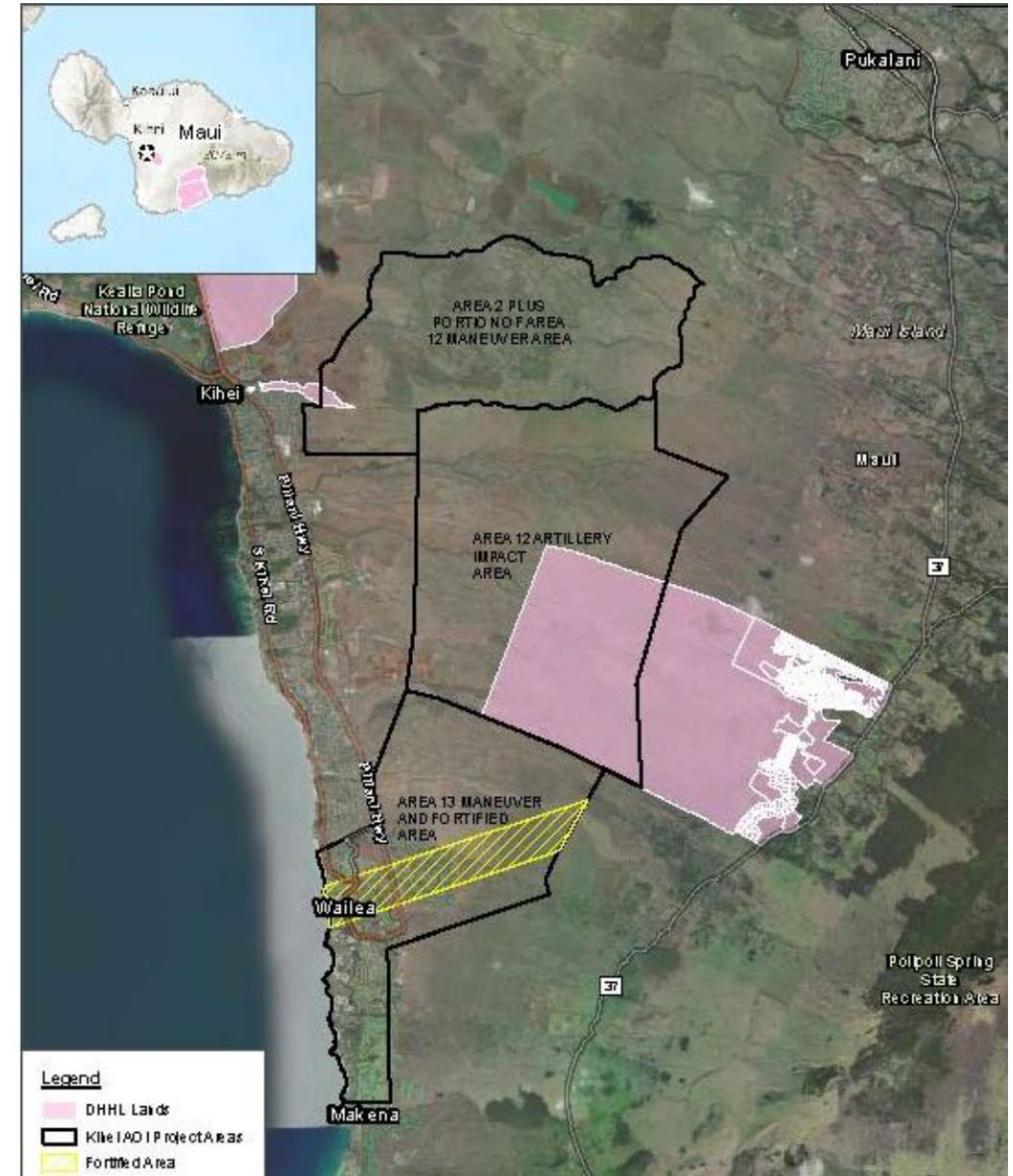
CURRENT STATUS AND NEXT STEPS

The final draft of the Kihei Artillery Range Preliminary Assessment has been submitted to Hawaii State Department of Health (DOH). The Honolulu project delivery team is currently completing the Inventory Project Report to break the area into manageable parts to better facilitate the CERCLA process

Current Schedule

The Final PA report is available to the public as of May 2025.

The Inventory Project Report is projecting for completion by January 2026.



CERCLA PROCESS

Comprehensive Environmental Response, Compensation and Liability Act

Formerly Used Defense Sites (FUDS) program work is executed in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP).

CLEANUP PROCESS

CERCLA work includes:

- ✓ Identifying eligible properties.
- ✓ Investigating their condition and addressing any contamination that was the result of DOD activities.
- ✓ Remediation of military munitions that may remain on a site.

Under the CERCLA process, projects can take several years to complete, and each is unique.

Active communication, coordination and collaboration with property owners, state and federal regulators, tribal and local governments, local communities and other potentially responsible parties are critical in planning and carrying out cleanups.

USACE works closely with the current owner of the property and the public to choose the best alternative when it conducts the response action.

Preliminary Assessment/Site Inspection



- Identify projects posing potential risk.
- Eliminate projects that pose no unacceptable risk.
- Determine if a removal action is warranted.

Remedial Investigation



- Determine nature/extent of contamination.
- Assess risks to human health and the environment.
- Support development of remedial alternatives.

Feasibility Study



- Develop and evaluate remedial alternatives to support remedy selection.
- Evaluate alternatives against CERCLA criteria.

Proposed Plan/Record of Decision



- Provide documentation from RI/FS supporting preferred remedial alternative.
- Obtain stakeholder input and provide opportunity for public comment on the preferred alternative.
- Selection and approval of the final remedy for the site.

Remedial Design and Action



- Develop design plans, specifications of selected remedy.
- Implement selected remedy.

Long-Term Management



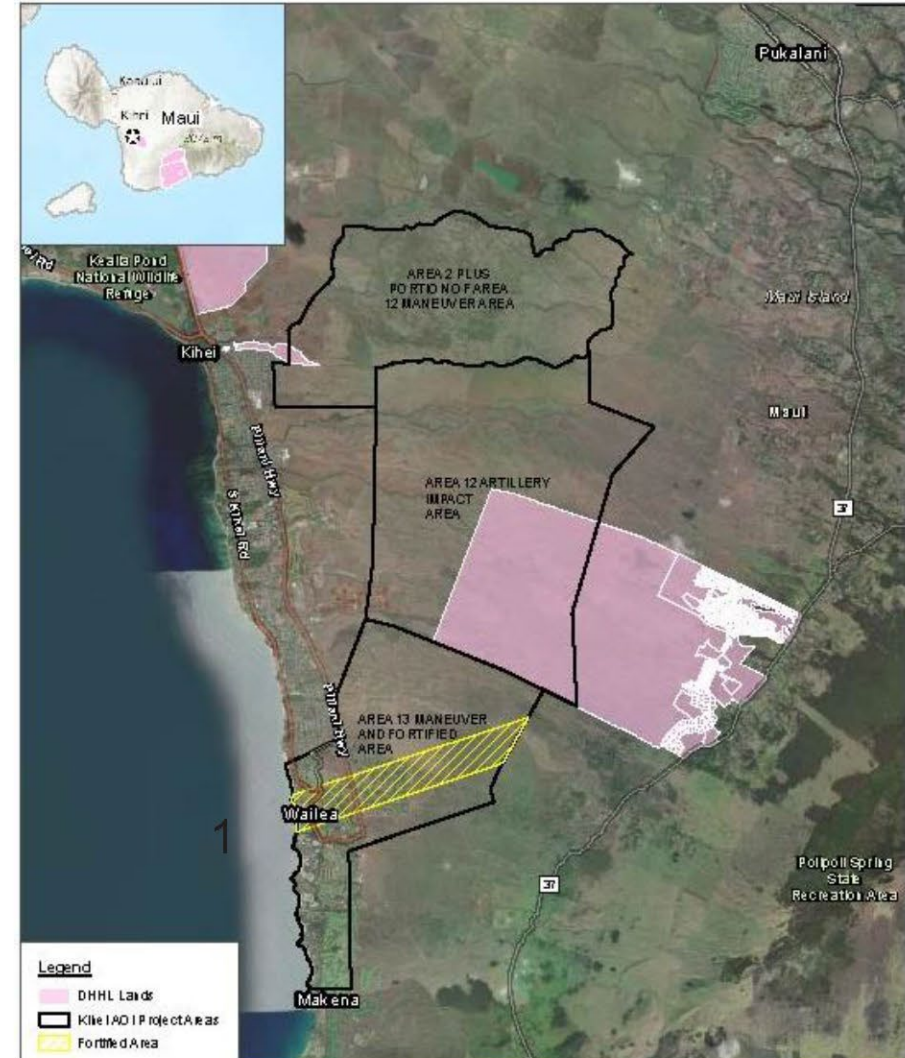
- Verify that the remedy continues to be protective of human health and the environment.

SITE INSPECTION FOR URBAN DEVELOPMENT LANDS

Objective - The goal of this stage of CERCLA is to:

- Eliminate releases that pose no significant threat to public health or the environment from consideration
- Determine the potential need for a removal action

DATE	ACTION
	The Site Investigation will determine if the maneuver and fortified areas need additional consideration.
2026 / 2027	Contracting Actions (The USACE team will work to acquire the funding and proper team to determine the nature and extent of the contamination)
2027 / 2028	Site Investigation Administration (The team will compile all of the necessary documents to begin work)
2028 / 2029	Site Investigation Data Collection (will be approved. (Documents the final selected option for the site.)



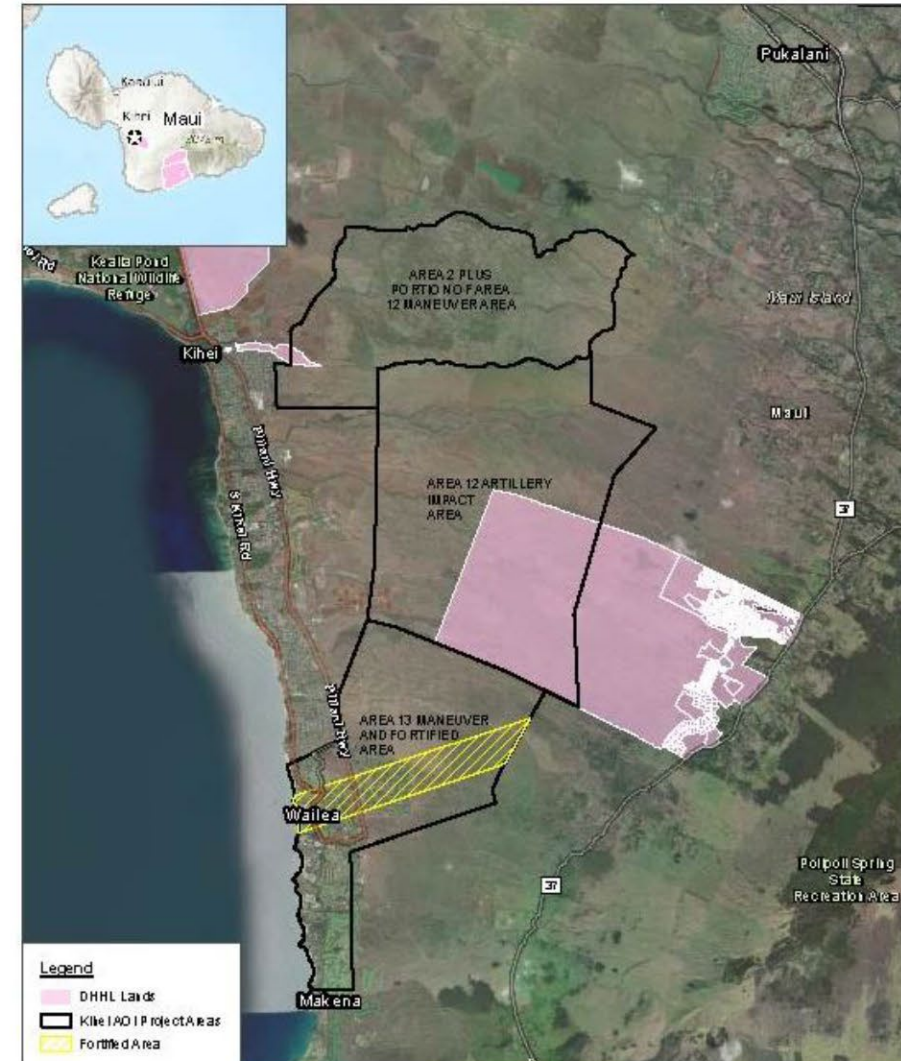
The pink area in Area 2 will be moved to the Site Inspection phase

REMEDIAL INVESTIGATION FOR THE IMPACT AREA

Objective - The goal of this stage of CERCLA is to:

- Determine the nature and extent of contamination to adequately characterize the site for the purpose of developing and evaluating effective remedial alternatives.

DATE	ACTION
	The Remedial Investigation will be followed by a Feasibility Study to evaluate cleanup options.
2026 / 2027	Contracting Actions (The USACE team will work to acquire the funding and proper team to determine the nature and extent of the contamination)
2027 / 2028	Remedial Investigation Administration (The team will compile all of the necessary documents to begin work)
2028 / 2029	Fieldwork to Commence will be approved. (Contractors will begin the investigation process.)



The pink area in Area 12 will be moved to the Remedial Investigation phase

DHHL TO INSTALL WATER TRANSMISSION LINE AND 4 STORAGE TANKS ACROSS IMPACT AREA

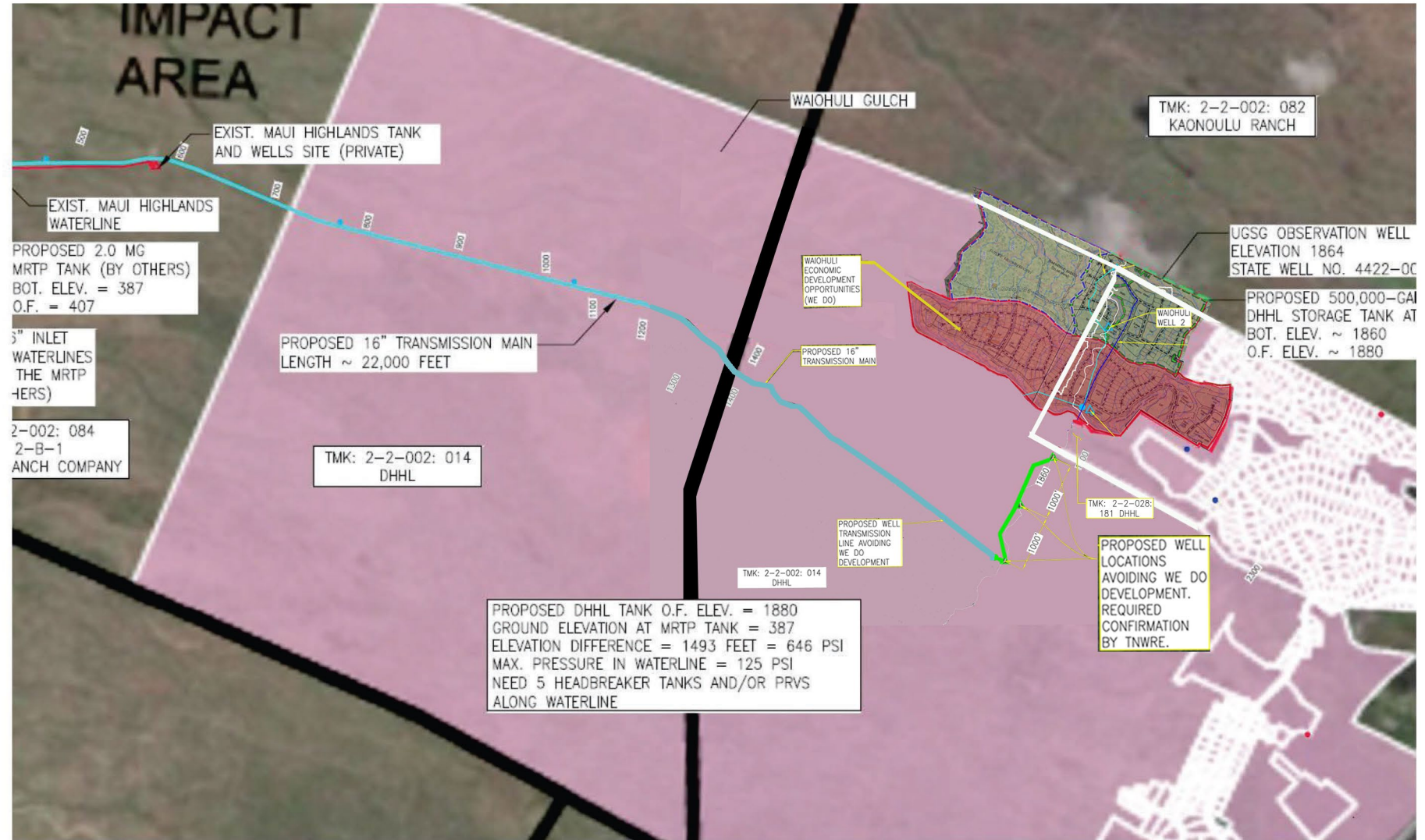
Potential Courses of Action

#1 TCRA

GOAL OF THE ACTION: Clear the footprint of the water line prior to the initiation of the construction

#2 REMEDIAL INVESTIGATION + 3Rs TRAINING

GOAL OF THE ACTION: To educate and inform workers of the historical use and the potential existence of UXO.





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QUESTIONS

