STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

Hale Ponoʻi, 91-5420 Kapolei Parkway, Kapolei, Oʻahu, 96707, and Zoom Meeting ID: 609 754 2925
Monday, March 16, 2026, at 9:30 a.m. to be continued, if necessary,
on Tuesday, March 17, 2026, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live
Note: Commission Meeting Packets will be available at dhhl.hawaii.gov by Wednesday, January 14, 2026.

I. ORDER OF BUSINESS

A. Roll Call
B. Approval of Agenda
C. Approval of Minutes:
    a. February 17 & 18, 2026 Regular Meeting
D. Public Testimony on Agendized Items – see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify when the agenda item is called for discussion. Pursuant to section 92-3, Hawaiʻi Revised Statutes, and section 10-2-11(c), Hawaiʻi Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

D-2 Approval of Consent to Mortgage (see exhibit)
D-3 Approval Streamline Refinance of Loans
D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
D-5 Approval of Certify Applications of Qualified Applicants for the month of February, 2026 (see exhibit)
D-6 Commission Designation of Successors to Application Rights-Public Notice 2018, 2022, 2023, 2024(see exhibit)
D-7 Approval of Assignment of Leasehold Interest (see exhibit)
D-8 Approval of Amendment of Leasehold Interest (see exhibit)
D-9 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
D-10 Commission Designation of Successor – **PAULETTE K. LANE,** Residential Lease No. 12930, Lot No. 108, Kauluokahai, Oahu
D-11 Commission Designation of Successor – **BEVERLY P. DOI,** Residential Lease No. 1269-A, Lot No. 201-B, Keaukaha, Hawaii
D-12 Commission Designation of Successor – **CADE K. KUAMOO**, Residential Lease No. 4260, Lot No. 314, Keaukaha, Hawaii
D-13 Commission Designation of Successor – **DAVID K. KEAULANA**, Residential Lease No. 8388, Lot No. 97, PKE, Oahu
D-14 Request to Surrender Lot – **YVETTE SATOMI MASAOKA**, Residential Lease No. 9970, Lot No. 6-A, Kurtistown, Hawaii

B. REGULAR AGENDA

Office of the Chairman

C-1 Approval of Budget to Support Geothermal Exploration and Development on Department of Hawaiian Home Lands (DHHL) Trust Lands.

Land Development Division

E-1 Ratification of Agreements Between Department of Hawaiian Home Lands, Hawaii Housing Finance and Development Corporation, and Department of Human Services, and Approval of Advancement of Trust Funds for Use Under the 2025 Tri-Party Memorandum of Agreement for Water System Improvements at Wahikuli, Villages of Leialiʻi, Maui, Hawaiʻi

E-2 Approval of Lease Award and Cancellation of Corresponding Application - Courtyards at Waipouli – Rent with Option to Purchase Residential Project Lease Kapa'a, Kaua'i (see exhibit)

E-3 Approval of Lease Award and Cancellation of Corresponding Application- Puʻuhona Subdivision Residential Lots - Waikapū, Maui (see exhibit)

E-4 Approval of Environmental Assessment, Hoʻolehua Scattered Lots Subdivision; Hoʻolehua, Molokaʻi, Hawaiʻi; TMK Nos. (2)5-2-005:031; (2)5-2-026:003, :014, :016, and :017, Puʻu Kapele Ave. (por.), Farrington Ave. (por.) and Moʻomomi Ave. (por.)

Land Management Division

F-1 Approval to Issue a Right of Entry to Spectrum Oceanic, LLC, Portions of Various TMKs Statewide--Islands of Maui, Hawaii, Oahu, Kauai, Molokai, Lanai, State of Hawaii

F-2 Approval to Extend the term of Right-of-Entry Permit No. 750 issued to De Mont Kalai Manaole, Lualualei, Oahu Island, Tax Map Key No. (1) 8-6-001:052 (p)

F-3 Approval to Issue Right-of-Entry Permit, EC Trucking, LLC, Nanakuli, Island of Oahu, Tax Map Key No (1) 8-8-007:002 (p)

F-4 Approval to Issuance of License Agreement to Alu Like, Inc., Nanakuli, Island of Oahu, TMK: (1)8-9-005:022

Planning Office

G-1 Declare a Finding of No Significant Impact (FONSI) for the Final Environmental Assessment for the Ka'ū Hawaiian Culture Community Center Tax Map Key No. (3) 9-5-005:003 (por.), Waiʻōhinu, Kaʻū, Hawaiʻi.

G-2 Approval of Recommendations for Various Grant Awards (see exhibit)

Administrative Services Office

H-1 Transfer of Hawaiian Home Receipts Fund Balance – End of 3rd Quarter, FY26

III. EXECUTIVE SESSION

The Commission anticipates convening 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 matters:

1. Discussion on Right of Entry Permit to Spectrum Oceanic, LLC, Portions of Various TMKs Statewide--Islands of Maui, Hawaii, Oahu, Kauai, Molokai, Lanai, State of Hawaii

IV. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOP

Office of the Chairman

C-2 For Information Only - Legislative Update 2026
C-3 For Information Only - Status Report of DHHL Enforcement Unit Efforts and Statistics (February 9, 2026 – March 9, 2026)

Homestead Services Division

D-1 HSD Status Reports
- A. Homestead Lease Totals & Monthly Activity Reports
- B. Delinquency Report
- C. DHHL Guarantees for FHA Construction Loans

Land Development Division

E-5 For Information Only – Land Development Updates (Options & Opportunities related to Housing. Partnerships with Governmental Agencies, 501(c)(3) entities, and other Hawaiian Trusts, 2026 Homestead Lease Awards Schedule, House Bill 2049 Relating to Housing, and 10-year Projection)

Land Management Division

F-5 For Information Only - Genesis Oahu, Solid Waste to Sustainable Fuels and Tire Processing Plant DHHL Lands in Honouliuli, Ewa, Oahu Island TMK: (1)9-1-013:117

Planning Office

G-3 For Information Only - Integrating Coastal Zone Management In Hawaiian Home Lands – NOAA Project of Special Merit
G-4 For Information Only - Status Update on Plan Implementation in Koʻolaupoko Moku – Oʻahu Island Plan and Waimanalo Regional Plan

V. ANNOUNCEMENTS AND RECESS

1. DHHL Community Meeting March 16, 2026, 6:30 p.m. Blanche Pope Elementary School, 41-133 Huli Street, Waimanalo, Hawaii, 96795

STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

Hale Ponoʻī, 91-5420 Kapolei Parkway, Kapolei, Oʻahu, 96707,
and Zoom Meeting ID: 609 754 2925
Tuesday, March 17, 2026, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live

I. ORDER OF BUSINESS

A. Roll Call
B. Public Testimony on Agendized Items - see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaiʻi Revised Statutes, and section 10-2-11(c), Hawaiʻi Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

II. ITEMS FOR INFORMATION/DISCUSSION

General Agenda

Requests to Address the Commission

J-1 Jan Makepa – Waianae Valley Homestead Association
J-2 Kalaniakea Wilson – Koa Kia'i
J-3 Garen Mousser, Garry Mousser Jr. – Various Concerns
J-4 Brandon Ching, Noelani Couch, Blaise Couch
J-5 Sheen Butler, Anthony Akiona – Various Concerns
J-6 Jay Lusano, Daniel Chung – Various Concerns
J-7 Nalani Kaneakua – Hosea Lovell Foundation
J-8 Leiana Keliikoa – Paukukalo Hall
J-9 Patty Kahanamoku Teruya – Various Concerns
J-10 Ruth Solomon – Nanakuli Concerns
J-11 De Mont Manaole – Various Concerns
J-12 Kekoa Enomoto – Pa'upena Community Development Corporation

III. ANNOUNCEMENTS AND ADJOURNMENT

A. Next Regular HHC Meeting –April 20 & 21, 2026, Lanikeha Community Center, 2200 Farrington Avenue, Ho'olehua, Moloka'i.
B. Adjournment

Kali Watson, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Pauline Namuʻo, Oʻahu
Makai Freitas, West Hawaiʻi
Walter Kaneakua, Oʻahu
Archie Kalepa, Maui
Michael Kaleikini, East Hawaiʻi
Sanoe Marfil, Oʻahu
Lawrence Lasua, Molokaʻi
Shaylyn K. Ornellas, Kauaʻi

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 730-0298 or michael.l.lowe@hawaii.gov as soon as possible, preferably by March 13, 2026. If a response is received after that, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Public Testimony on Agendized Items can be provided either as (1) in person at the meeting location by filling out a form at the reception table, (2) written testimony mailed to *Commission Testimony, P.O. Box 1879, Honolulu, HI, 96815*, or emailed to *DHHL.icro1@hawaii.gov* by March 13, 2026, or (3) live, oral testimony online by joining the Zoom meeting and relabeling your profile to include the agenda item you wish to testify on. Please keep your computer muted and your camera off until you are called. You will need a computer with internet access, a video camera, and a microphone to participate and be visible to Commission members and other meeting participants.

Disruption of Interactive Technology – If all participating Commissioners cannot maintain audiovisual communication and a quorum is lost, the meeting will automatically be recessed for 30 minutes. During that time, an attempt will be made to restore audiovisual communication. If such an attempt to restore is unsuccessful within 30 minutes, all Commissioners, public members, staff, and other interested individuals shall log on to the Zoom link in this Notice, thereby establishing audio communication for all participants, and the meeting will continue. If reconvening the meeting is impossible because audio and visual communication cannot be re-established, the meeting will be terminated.

ITEM D-2 EXHIBIT

APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
LUAT-HUEU, Tammy	10535	Puuhona, Maui
KAHUHU, Ronelle	13233	Puuhona, Maui
KAUHOLA, William	13238	Puuhona, Maui
WONG, Kauanani	13089	Puuhona, Maui
HONOKAUPU, Esther	13086	Puuhona, Maui
SCHNITZER, Elyce	3457	Paukukalo, Maui
CADORNA, Cynthia	10486	Puuhona, Maui
AH MOOK SANG, Jarrett	16976	Puuhona, Maui
ENGLISH, John-Bull	12239	Waiehu Kou 4, Maui
HOOPAI, Chyson	9802	Maluohai, Oahu
KAUANOE, James	12432	Kauluokahai, Oahu
VELLINA, Nikkole	9543	Waiehu Kou 2, Maui
KEALOHANUI, Diamond	12757	Maluohai, Oahu
BAILEY, Clifford K. Jr.	8921	Waianae, Oahu
KALEI, Peter	2578	Kewalo, Oahu
SUAPAIA, Richard K.	10357	Leialii, Maui
GARCES, Petronilo M.	10594	Waiohuli, Maui
HASHIMOTO, Travis K.	12991	Kakaina, Oahu
PALAKIKO, Fenton Jr.	11969	Kaupea, Oahu
KEALOHA , Janalyn	13225	Puuhona, Maui
MINDORO, Melina	16761	Puuhona, Maui

ITEM D-3 EXHIBIT

APPROVAL OF STREAMLINE REFINANCE OF LOANS

LESSEE	LEASE NO.	AREA
SHIM, Haili P.	11540	Leialii, Maui
ALCONCEL, Jonona M.	10977	Lanai, Lanai

ITEM D-4 EXHIBIT

APPROVAL OF HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT	AREA
AGUADA, Pamela L.	Nanakuli Area / Oahu IW Res
AKANA, Anne N.	Oahu IW Res to Hawaii IW Res
AKITA, Lindbergh M.	Kauai IW Res
APOLO, David K.	Maui IW Agr
DEFREITAS, Joseph K.	Oahu IW Res

HALL, Robert L.	Oahu IW Res
HASHIMOTO, Saadia L.	Waimanalo Area / Oahu IW Res
HASHIMOTO, Travis K.	Oahu IW Res
HO, Bruce S.	Oahu IW Res
KIAAINA, Holly-Ann Kawaihae	Oahu IW Res
KOESTER, Jordan R.K.	Oahu IW Agr
LOCHMAN, Melissa K.C.	Oahu IW Res
LOVELL, Richard K. Jr.	Hawaii IW Res
MANERA, Deldrine K.K.	Molokai IW Agr
PANA, Maria K.	Maui IW Agr
PARAGES, May P.	Oahu IW Res
POEPOE, Russell K.	Hawaii IW Pas
RAMOS, Leatrice K.	Molokai IW Agr to Oahu IW Agr
RAMOS, Leatrice K.	Molokai IW Res to Oahu IW Res
RIVERA, Virginia	Oahu IW Agr
RIVERA, Virginia	Oahu IW Res
SANTOS, Thomas W. Jr.	Maui IW Pas
SOON, Malia J.S.N.	Oahu IW Res to Kauai IW Res
	* IW = Islandwide

ITEM D-5 EXHIBIT

APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS FOR FEBRUARY 2026

APPLICANT	AREA
ARICAYOS, Carolee K.	Maui IW Agr
ARICAYOS, Carolee K.	Maui IW Res
AWAI-HERNANDEZ, Leona	Oahu IW Res
CABLAY, Patrianna M.	Oahu IW Res
CABLAY, Peter S.K., Jr.	Oahu IW Res
CABLAY, Precious E.	Oahu IW Res
CABLAY, Priscilla P.	Oahu IW Res
DAPITAN, Kenui A.	Maui IW Agr
DISTAJO, Albert K., Jr.	Hawaii IW Res
DISTAJO, Albert K., Jr.	Kauai IW Pas
HATTORI, Robert B.B.	Oahu IW Res
II, Julynn W.	Maui IW Agr
II, Julynn W.	Maui IW Res
KAHANA, Ekekela M.	Oahu IW Agr
KAHANA, Ekekela M.	Oahu IW Res
KAHANA, Wayne-Kawika K.K.G.S.	Oahu IW Agr
KAHANA, Wayne-Kawika K.K.G.S.	Oahu IW Res
KAIMINAAUAO, Kahakualii	Kauai IW Agr

KAIMINAAUAO, Kahakualii	Kauai IW Res
KAMOKU, Hedie K.	Hawaii IW Agr
KAMOKU, Hedie K.	Hawaii IW Res
KAUHI, Mikiele N.	Hawaii IW Pas
KAUHI, Mikiele N.	Hawaii IW Res
KAUHI, Shayna K.O.	Oahu IW Res
KAUHI, Shayna K.O.	Molokai IW Pas
KIHE, Hayzel K.	Hawaii IW Agr
KIHE, Hayzel K.	Hawaii IW Res
KYLE, Abraham O., III	Oahu IW Agr
KYLE, Abraham O., III	Oahu IW Res
KYLE, Abraham O., IV	Oahu IW Agr
KYLE, Abraham O., IV	Oahu IW Res
MAILOU MILLER, Welena Ana K.O.K.	Oahu IW Agr
MAILOU MILLER, Welena Ana K.O.K.	Oahu IW Res
MARROTTE, Maenani K.	Oahu IW Res
MARROTTE, Maenani K.	Hawaii IW Agr
ROY, Christhor K.K.M.	Oahu IW Res
ROY, Christhor K.K.M.	Hawaii IW Agr
ROY, Christopher T.H.M.	Maui IW Agr
ROY, Christopher T.H.M.	Maui IW Res
SANAY, Preston K., Jr.	Kauai IW Agr
SANAY, Preston K., Jr.	Kauai IW Res
WHITE, Kaulana K.	Oahu IW Agr
WHITE, Kaulana K.	Oahu IW Res
YNIGUES, Casie K.	Hawaii IW Pas
YNIGUES, Casie K.	Hawaii IW Res
YNIGUES, Craig A., Jr.	Hawaii IW Pas
YNIGUES, Craig A., Jr.	Hawaii IW Res
	* IW = Islandwide

ITEM D-6 EXHIBIT
COMMISSION DESIGNATION OF SUCCESSORS TO APPLICATION RIGHTS
PUBLIC NOTICE 2018, 2022, 2023, 2024

APPLICANT	AREA
ADAMS, Alice L.	Maui IW Agr
AFONG, Scotty W.	Oahu IW Agr
AFONG, Scotty W.	Oahu IW Res
KINILAU, Rodney D.	Oahu/Nanakuli IW Res
MAHI, Thomas I.K.	Hawaii IW Agr
NAIPO, Laahila C.L.	Molokai/Hoolehua IW Agr
NAIPO, Laahila C.L.	Oahu/IW Res

RIVERA, Joyleen K.	Kauai IW Agr
	* IW = Islandwide

ITEM D-7 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
BANKS, Cristin A. K.	6947	Makuu, Hawaii
BELL, Tricia W.	4942	Kuhio Village, Hawaii
BELL, Genesis	2806	Kuhio Village, Hawaii
CASUGA, Laurie Ann G.	9380	Kaniohale, Hawaii
COLON, Merlyn U. K.	4133	Waimanalo, Oahu
EVANS, Sybil M. U.	4243	Keaukaha, Hawaii
LUM, Jamie K. M. L. K.	8770	Waimanalo, Oahu
MAHIAI, Robert M., III	2349	Kapaakea, Molokai
LAGRAVE-WONG, Taysha-Lin K.	2349	Kapaakea, Molokai
MAKANUI, Kalena I.	10881	Laiopua, Hawaii
MEISNER, Manon K.	9408	Kaniohale, Hawaii
RICKARD, Mervyn K.	7992	Puukapu, Hawaii
SPEED, Vanessa N.	10099	Waiehu 3, Maui
TAGUPA, Erin M. N.	3021	Waimanalo, Oahu
VAUGHN, Eleanor L.	4787	Waiakea, Hawaii
WAIALAE, Tracy K.	9376	Kaniohale, Hawaii
FINLEY, Brieana K.	10749	Laiopua, Hawaii
AWAI, James M.	13237	Puuhona, Maui
BACOS, Glenda M. N.	13209	Puuhona, Maui
CAMARILLO, Cora-Lee K.	13246	Puuhona, Maui
DEMELLO, Marian L.	13211	Puuhona, Maui
KAAA, Mark F.	13260	Puuhona, Maui
KAAHANUI, Tisha-Ann E.	7794	Hoolehua, Molokai
KAAUAMO, Francis, Jr.	10451	Puuhona, Maui
KEAHI, Geraldine N.	13235	Puuhona, Maui
KEALIIKANAKAOLE, Kaumakaiwakepoohalaokahiipakaokanahele	9063	Kamaoa, Hawaii
LANDGRAF, Naomi S. U. L. N.	13202	Puuhona, Maui
MATSUDA, Rockne K. T.	13226	Puuhona, Maui
NAKAMURA, Roxane P.	7842	Hoolehua, Molokai
PALAFOX, Carolann K.	13204	Puuhona, Maui
PLUNKETT, Iris K.	15888	Laiopua, Hawaii
VASCONCELLOS, Denise K. K.	10614	Puuhona, Maui
WRIGHT, Ellareen U.	13225	Puuhona, Maui

ITEM D-8 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
DOI, Beverly P.	1269-A	Keaukaha, Hawaii
GOMES, Phyllis M.	4998	Hoolehua, Molokai
HIRO, Roxane	7842	Hoolehua, Molokai
KANEAKUA, Russell K.	8177	Waimanalo, Oahu
KEKAHUNA, Tica L. C.	4993	Hoolehua, Molokai
KUPAU, Solomon W.	3888	Hoolehua, Molokai
POAHA, Susan B. K.	2356	Kapaakea, Molokai

QUNITUA, Dorothy Ann K.	4839	Hoolehua, Molokai
SPEED, Vanessa N.	10099	Waiehu 3, Maui
TAGUPA, Erin M. N.	3021	Waimanalo, Oahu
WERNER, Paulette M. T.	3297	Nanakuli, Oahu

ITEM D-9 EXHIBIT

APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC SYSTEMS FOR CERTAIN LESSEES

LESSEE	LEASE NO.	AREA
AHUNA, Jona Marie K. P.	13024	Anahola, Kauai
AMINA, Ada A.	3772	Nanakuli, Oahu
BERNARDINO, Ian N. K.	12968	Kauluokahai, Oahu
CARTER, Michelle M.	3302	Waimanalo, Oahu
GANER, John K.	10249	Waianae, Oahu
HESAPENE, Camille I.	8866	Hanapepe, Kauai
KAPUAALA, Raymond K.	5679	Nanakuli, Oahu
KASSEBEER, Harrigail L.	1710-A	Waimanalo, Oahu
KELIIKOA-KAMAI, Dreena K.	5316	Waianae, Oahu
KOA, David Kawika Lilii, III	13250	Puuhona, Maui
LEAVER, Novella K.	3958	Waimanalo, Oahu
LOPES, Phoebe P.	8815	Waimanalo, Oahu
MAHI, Kalani J.	7553	Waiohuli, Maui
MOISA, Melvin H.	12855	Kauluokahai, Oahu
PAIO, Matthew N.	13101	Puuhona, Maui
PIZARRO, Anthony K.	1723-A	Waimanalo, Oahu
SCHUTTE, William P., Jr.	3708	Nanakuli, Oahu
SHIMABUKURO, Shane	11051	Anahola, Kauai
TATE, Leona E. P.	12912	Waianae, Oahu
TEXEIRA, Paul K.	935	Nanakuli, Oahu
TEXEIRA, Monica Lynne	935	Nanakuli, Oahu

ITEM NO. E-2 EXHIBIT

APPROVAL OF LEASE AWARD –
COURTYARDS AT WAIPOULI – RENT WITH THE OPTION TO PURCHASE RESIDENTIAL PROJECT LEASE – KAPAA, KAUAI

NAME	APPL DATE	LEASE NO
ALLISON K KAILI	7/30/2008	16982
ANUHEA K.K. BROWN	9/22/2023	16991
BENJAMIN K BROWN	3/12/202	16998
CARLA K CONTRADES	3/16/2006	16996
COTY K HENSLEY	11/19/2018	16989
DARRIN L ZABLAN	7/10/1987	16994

DENNIE L DEMELLO	7/31/2015	16987
DESIRE M DE FRIES	10/1/2004	16999
ELIZABETH K.L. LAURETA	4/25/2024	16993
FRANCISCO L LAGMAY	9/20/1990	16761
GARY P ADRIC	11/18/2011	16984
GILBERT BALAI JR	8/24/2023	16990
HENRIE R.K. KAUI	4/6/2006	16997
JACQUELYN K CONTRADES	3/7/2005	16979
JAMES MULI HUSSEY	1/22/2013	16988
JONATHAN A.K. APANA	11/27/1991	16968
JOSEPH C JANICKI SR	2/12/1992	16778
JULIEANN N BALAI	4/21/1992	16978
LINNWOOD P.K. CONTRADES	7/19/2005	16985
MAILE A BALAI	5/17/2022	16992
MONALISA M BOYER	4/26/2011	16983
ORA ANN M PIA	1/26/2005	16995
ROLAND MAHUIKI	12/14/2006	16981
SEAN K PULAWA	6/23/1986	15085
SHY P KANEHOLANI	4/20/2012	16986
THALIA W CELEBRADO	2/24/2006	16980

ITEM NO. E-3 EXHIBIT

APPROVAL OF LEASE AWARD – PU‘UHONA SUBDIVISION
RESIDENTIAL TURNKEY - WAIKAPŪ, MAUI

NAME	APPL DATE	LOT NO	TMK	LEASE NO
CRUISE K. K. AH CHAN	1/4/2021	93	(2)3-5-044-093	17000
WESLEY K. BISSEN JR.	5/23/2022	151	(2)3-5-044-151	17001

ITEM NO. G-2 EXHIBIT

RFP-26-HHL-002
Grant for Improvements to Existing Facilities on Hawaiian Home Lands (Statewide)
Grant Applications Funding Recommendations

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
	OAHU					
OAHU	Aloha 'Aina Ho'opulapula O Wai'anae	$135,000.00	$0.00	$0.00	$135,000.00	$0.00
OAHU	Aloha 'Aina Ho'opulapula O Wa'ianae	$110,000.00	$0.00	$0.00	$110,000.00	$0.00
OAHU	Kanehili Community Association, dba, c/o Hawaiiana Management Co., Ltd.	$1,000,000.00	$40,000.00	$63,000.00	$1,103,000.00	$0.00
OAHU	Kula No Na Po'e Hawai'i	$1,000,000.00	$57,000.00	$150,000.00	$1,207,000.00	$1,000,000.00

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
OAHU	Papakolea Community Development Corporation, dba, Papakolea Community Development Corporation	$1,000,000.00	$500,000.00	$0.00	$1,500,000.00	$0.00
OAHU	Waianae Coast Community Foundation	$75,000.00	$0.00	$5,000.00	$80,000.00	$0.00
	HAWAII					
HAWAII	Five Mountains Hawai'i, Inc. dba Kipika o ke Ola	$1,000,000.00	$10,335,625.83	$0.00	$11,335,625.83	$1,000,000.00
HAWAII	Homestead Community Development Corporation, dba, Homestead Housing Authority on behalf of Keaukaha Panaewa Farmers Association	$1,000,000.00	$5,500,000.00	$0.00	$6,500,000.00	$1,000,000.00
HAWAII	Ho'ola	$335,000.00	$0.00	$65,000.00	$400,000.00	$100,000.00
HAWAII	O Maku'u Ke Kahua	$1,000,000.00	$500,000.00	$0.00	$1,500,000.00	$1,000,000.00
HAWAII	Waimea Nui Agriculture Inc.	$216,820.00	$0.00	$13,000.00	$229,820.00	$216,000.00
HAWAII	Waimea Nui Community Development Corporation dba WNCDC	$344,570.00	$0.00	$50,000.00	$394,570.00	$344,000.00
	KAUAI					
KAUAI	Homestead Community Development Corporation, dba, Homestead Housing Authority	$752,090.00	$50,270.00	$12,782.00	$815,142.00	$0.00
	MAUI					
MAUI	Ka 'Ohana O Kahikinui	$58,250.00	$0.00	$9,600.00	$67,850.00	$0.00
MAUI	Keokea Homestead Farm Lots dba Keokea Homestead Farm Lots	$1,000,000.00	$0.00	$0.00	$1,000,000.00	$0.00
MAUI	Pa'upena Community Development, Inc.	$584,975.00	$0.00	$26,000.00	$610,975.00	$0.00
MAUI	Waiohuli Hawaiian Homesteaders Association, Inc. dba Waiohuli Hawaiian Homesteaders Association, Inc.	$1,000,000.00	$0.00	$100,000.00	$1,100,000.00	$219,750.00
	MOLOKAI					
MOLOKAI	Moloka'i Homestead Farmers Alliance	$1,000,000.00	$1,000.00	$11,000.00	$1,012,000.00	$500,000.00
	TOTAL	**$11,611,705.00**	**$16,983,895.83**	**$505,382.00**	**$29,100,982.83**	**$5,379,750.00**

RFP-26-HHL-003
Grant for Project Implementation (Statewide)
Grant Applications Funding Recommendations

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
	O'AHU					
OAHU	Boys and Girls Club of Hawaii, dba, Boys & Girls Club of Hawaii	$300,000.00	$546,469.00	$0.00	$846,469.00	$0.00
OAHU	Kids Hurt Too Hawaii, dba, Kids Hurt Too	$300,000.00	$473,362.80	$175,000.00	$948,362.80	$0.00
OAHU	Kula No Na Po'e Hawai'i	$298,932.00	$60,132.00	$0.00	$359,064.00	$298,380.00
	HAWAI'I					
HAWAII	Five Mountains Hawai'i, Inc., dba, Kipuka o ke Ola	$256,000.00	$0.00	$68,000.00	$324,000.00	$256,000.00
HAWAII	Hui Aloha Pu'ukapu	$273,870.00	$10,356.50	$8,037.60	$292,264.10	$273,870.00
HAWAII	La'i'opua 2020, dba, Laiopua 2020	$282,200.00	$75,000.00	$25,431.67	$382,631.67	$278,200.00
HAWAII	Na Kupa'a O Kuhio, dba, Na Kupua'a O Kuhio	$300,000.00	$0.00	$0.00	$300,000.00	$300,000.00
HAWAII	Waimea Hawaiian Homesteaders' Association, Inc., dba, Waimea Hawaiian Homesteaders', Inc.	$298,800.00	$0.00	$253,725.00	$552,525.00	$298,800.00
	KAUA'I					
KAUAI	Ho'akeolapono Trades Academy and Institute, dba, Ho'akeolapono Trades Academy and Institute	$300,000.00	$22,000.00	$0.00	$322,000.00	$0.00
KAUAI	Homestead Community Development Authority, dba, Homestead Housing Authority	$299,635.00	$69,550.00	$0.00	$369,185.00	$0.00
KAUAI	Malama Kauai, dba, Malama Kauai	$226,380.00	$0.00	$56,145.00	$282,525.00	$0.00
	MAUI					
MAUI	Waiohuli Hawaiian Homesteaders, Inc., dba, Waiohuli Hawaiian Homesteaders, Inc.	$300,000.00	$0.00	$25,000.00	$325,000.00	$170,000.00
	MOLOKA'I					
MOLOKAI	Molokai Affordable Housing Alliance	$116,000.00	$229,800.00	$0.00	$345,800.00	$0.00
	TOTAL	**$3,551,817.00**	**$1,486,670.30**	**$611,339.27**	**$5,649,826.57**	**$1,875,250.00**

RFP-26-HHL-004
Grant for Community Capacity Building (Statewide)
Grant Applications Funding Recommendations

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
	O'AHU					
OAHU	Waianae Coast Community Foundation	$5,000.00	$24,000.00	$7,500.00	$36,500.00	$5,000.00
	HAWAI'I					
HAWAII	Hui Aloha Pu'ukapu	$20,000.00	$3,039.22	$4,353.70	$27,392.92	$20,000.00
HAWAII	La'i'opua 2020, dba, Laiopua 2020	$20,000.00	$0.00	$51,000.00	$71,000.00	$20,000.00
HAWAII	Waimea Nui Agriculture Inc.	$20,000.00	$6,000.00	$5,000.00	$31,000.00	$20,000.00
	MAUI					
MAUI	Waiehu Chinese Cemetery Association on behalf of Waiehu Kou 3 Association	$20,000.00	$3,000.00	$7,000.00	$30,000.00	$20,000.00
MAUI	Waiohuli Hawaiian Homesteaders' Association, Inc., DBA, Waiohuli Hawaiian Homesteaders, Inc.	$20,000.00	$0.00	$0.00	$20,000.00	$20,000.00
	MOLOKA'I					
MOLOKAI	Molokai Homestead Farmers Alliance on behalf of Molokai Homestead Association of Veterans	$20,000.00	$0.00	$1,000.00	$21,000.00	$20,000.00
	TOTAL	**$125,000.00**	**$36,039.22**	**$75,853.70**	**$236,892.92**	**$125,000.00**

RFP-26-HHL-004
Grant for Disaster Preparedness and Mitigation in existing homesteads (Statewide)
Grant Applications Funding Recommendations

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
	STATEWIDE					
STATE	Hawaii Wildfire Management Organization	$1,000,000.00	$0.00	$100,713.60	$1,100,713.60	$500,000.00
	HAWAI'I					
HAWAII	Hui Aloha Pu'ukapu	$345,573.00	$14,404.36	$6,530.55	$366,507.91	$345,000.00
HAWAII	La'i'opua 2020	$332,271.00	$65,000.00	$49,213.76	$446,484.76	$175,000.00
HAWAII	Waimea Nui Community Development Corporation, dba, WNCDC	$898,803.00	$0.00	$23,800.00	$922,603.00	$300,000.00
	MAUI					
MAUI	Waiohuli Hawaiian Homesteaders Association, Inc., dba Waiohuli Hawaiian Homesteaders, Inc.	$1,000,000.00	$0.00	$0.00	$1,000,000.00	$300,000.00
	TOTAL	**$3,576,647.00**	**$79,404.36**	**$180,257.91**	**$3,836,309.27**	**$1,620,000.00**

Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Ponoʻī, Kapolei, Oahu

C ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16 and 17, 2026

TO: Members, Hawaiian Homes Commission

FROM: Russell K. Kaupu,
Property Development Agent
Office of the Chair (OCH)

SUBJECT: Approval of Budget to Support Geothermal Exploration and Development on Department of Hawaiian Home Lands (DHHL) Trust Lands

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC):

(1) Approve $1,000,000.00 from the **Hawaiian Home Operating Fund** to create a budget to be administered and used by OCH staff authorized by the Chair to support DHHL's geothermal exploration and development work;

(2) Authorize the Chair to shift funding between line items in this budget, not to exceed an aggregate of $250,000 increase or decrease in any specific line item.

BACKGROUND

Attachment 1 to this written submittal is a PowerPoint Presentation made by DHHL to the Hawaii Geothermal Working Group created pursuant to House Concurrent Resolution 58 (2025 Regular Session - requesting that the Hawaii State Energy Office convene a Geothermal Energy Working Group to evaluate the regulatory and policy landscape surrounding geothermal energy in Hawaii). This presentation (to be shared with the HHC at this present meeting) provides a history of geothermal-related efforts within DHHL and a snapshot of where we have been in the process, where we currently are, and where we are headed. It is the background for the budget request made herein.

DISCUSSION

Budgeted funds are requested to continue DHHL's geothermal exploration and development work. Funding from OCH and HHC (to support the work of the Geothermal-PIG) sources have been used to date. Thes requested funds will be used in combination with federal and state

monies (both legislative funding and executive agency grants) and privately sourced capital. The prospective uses of the $1,000,000.00 requested break down as follows:

• Consultants	$ 185,000
• Industry conferences/meetings	$ 10,000
• Travel	$ 15,000
• Exploration (including gov. funding match requirements)	$ 750,000
• Beneficiary and community outreach	$ 40,000
• TOTAL:	**$1,000,000**

RECOMMENDATION

OCH requests approval of the motion as stated.

Attachment 1

DHHL Presentation to the Hawaii Geothermal Working Group



HAWAIIAN HOME LANDS

Russell K. Kaupu
Property Development Agent
Office of the Chair

91-5420 Kapolei Parkway, Kapolei, HI 96707
Office: (808) 730-0168 [voice]
Mobile: (808) 829-2630 [text]
russell.k.kaupu@hawaii.gov | www://dhhl.hawaii.gov

"ongoing efforts, next steps, priorities and challenges"

March 4, 2026



PRINCE JONAH KŪHIŌ KALANIANAʻOLE
KEALIʻI MAKAʻAINANA - THE CITIZEN PRINCE
MARCH 26, 1871 – JANUARY 7, 1922

"After extensive investigation and survey on the part of various organizations organized to rehabilitate the Hawaiian race, it was found that the only method in which to rehabilitate the race was to place them back upon the soil."

- Delegate Kalanianaʻole

Hawaiian Homes Commission Act

On July 9, 1921, President Warren G. Harding signed the Hawaiian Homes Commission Act, 1920 as amended, an effort spearheaded by Prince Kūhiō and a group of advocates.

Through its passage, the United States set aside approximately 200,000 acres of land to establish a permanent homeland for native Hawaiians, who were identified as a "landless and dying" people as the result of disease, intermarriage, and loss of lands.

"After extensive investigation and survey on the part of various organizations organized to rehabilitate the Hawaiian race, it was found that the only method in which to rehabilitate the race was to place them back upon the soil," Kūhiō wrote to U.S. Senators before the passage of the Act.

The Hawaiian Homes Commission Act intended to return native Hawaiians to the land while encouraging them to become self-sufficient homesteaders on the leased parcels of trust land.

History of Geothermal Efforts Within DHHL

1.	January 2009	The Hawaiian Homes Commission (HHC) adopts its HOʻOMALUÕ Energy Policy. Objective 2 – "**Koʻo:** Facilitate the use of diverse renewable energy recourses" – states the objectives to: • Pursue leasing lands suitable for renewable energy, with priority given to entities that would provide "firm" renewable energy power such as geothermal. • "Seek partnerships for the development of renewable energy resources."
2.	March 17, 2014	Hawaii Att. Gen. Op. 14-1 is issued to DHHL concluding that: "(1) DHHL is entitled to 100 percent of royalties derived from geothermal resource development on its lands; and (2) DHHL has the sole authority to manage and dispose of geothermal resources on its lands." Conclusion (1) is codified as a proviso (exception) in HRS §182-7(c) to the general obligation to pay 30% of royalties to the applicable county.
3.	December 9, 2016	Date of final report on "Magnetotelluric and Audio Magnetotelluric Surveys" on DHHL lands on the East Flank of Mauna Kea submitted by Professor Donald Thomas, Hawaii Institute of Geophysics and Planetology, UH Center for the Study of Active Volcanoes. Concluded that measurements made from 70 stations on DHHL lands "that flank the Mana/Keanakolu Road that runs from the intersection with the Mauna Kea Observatory Access Road north toward Waimea where it eventually intersects with Hawaii State 19" indicate: (1) "thermal activity at shallow depths"; and (2) "potential for high elevation groundwater resources in the region that could, if carefully developed, provide a viable water supply for DHHL lessees. Report presented to DHHL staff.
4.	October 19, 2021	Malama Solomon asks the HHC "to consider becoming a founding partner in a business venture to create a sustainable renewable energy future in Hawai`i to provide an opportunity to Hawaiian homestead programs to become a viable beneficiary of these sovereign assets: Geothermal Energy and the Hawai`i Deep Water Cable." Total funds needed for this project are estimated at $1 billion (including submarine cable).

DEPARTMENT OF HAWAIIAN HOME LANDS

HOʻOMALUŌ

ENERGY POLICY

To enable native Hawaiians and the broader community working together to lead Hawai'i's effort to achieve energy self-sufficiency and sustainability.

January 2009

OBJECTIVE 1

Mālama ʻāina: Respect and protect our native home lands.

ACTIVITIES:

Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL's forest lands. (An appropriate plan that incorporates the preservation of values, traditions, and culture of Native Hawaiians that restores balance, harmony, and sustainability of the forest lands for future generations.)

Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL's other lands—lands other than forest lands, lands for homesteading and lands for general lease.

Identify properties in DHHL Land inventory that have potential for carbon sequestration and determine if carbon sequestration is a viable use of DHHL lands.

Evaluate each Regional Plan to determine if energy self-sufficiency and sustainability goals and objectives should be incorporated into the regions. (The regions contained within the Regional Plans can serve as today's 'ahupua'a' - the past Hawaiian land-management system of self-sufficiency for future generations.)

Develop, implement, and maintain plans to reduce DHHL's carbon footprint (reduce greenhouse gas emission).

OBJECTIVE 2

Koʻo: Facilitate the use of diverse renewable energy resources.

ACTIVITIES:

Identify properties in DHHL's land inventory that have potential for renewable energy projects.

Pursue the leasing of those lands that are identified as suitable for renewable energy projects. (First priority should be given to entities that would provide "firm" renewable energy power such as garbage-to-energy (mass-burn), geothermal, pump-storage hydropower, solar-thermal and second priority to 'as-available' renewable energy power such as wind, solar-photovoltaic, and wave.)

Encourage existing and future general lessees and licensees of DHHL's properties to design and build their facilities so that they are energy and resource efficient.

Seek partnerships for the development of renewable energy resources. In this connection, build relationships that could assist DHHL on non-energy related issues.

Evaluate DHHL's available authorities/powers that could expedite renewable energy projects for the state of Hawai'i.

Seek innovative processes to provide reliable electricity, by assisting electric utilities (in a world where energy is an essential but very limited resource) to reduce Hawai'i's dependency on fossil fuels.

OBJECTIVE 3

Kūkulu pono: Design and build homes and communities that are energy efficient, self-sufficient and sustainable.

ACTIVITIES:

Promote, design, and build new affordable homes (that minimize lifestyle and visual impacts) using the "Hawai'i BuiltGreen" and "ENERGY STAR" programs. (These programs ensure the designing and building of new energy and resource efficient homes in Hawai'i.)

Strive to plan, design, and build new communities utilizing the "ahupua'a" concept and the "Green Communities" program. (The Green Communities program's criteria are designed to provide a cost effective approach and standard for creating healthy, affordable, and environmentally responsible homes and communities.

Assist beneficiaries to utilize energy efficiency rebates, financial assistance, tax credits and other incentives offered by utility companies and federal, state and county governments.

Promote the benefits of hybrid electric vehicles to help reduce beneficiaries' transportation (gasoline) costs. (70% of Hawai'i's imported fossil fuel is used for transportation that must be use efficiently or conserved.)

Assist beneficiaries to obtain mortgages under the "Energy Efficient Mortgage" program. (The program can help beneficiaries save money and, reduce their loan qualifying income requirements.)

Seek partnerships with federal agencies like with the U.S. Department of Energy that provide access to current state-of-the-art technical advancements in energy.

Seek partnerships that provide grants and other financial assistance for the developments of state-of the-art net zero energy homes.

Join with electric utilities and the Public Benefits Administration as partners to advocate, communicate and educate the public on state-of-the-art energy initiatives.

Energy efficient homes generate lower electricity and home maintenance costs that would help beneficiaries qualify for a higher home mortgage or increase their purchasing/savings power.

OBJECTIVE 4

Kōkua nō i nā kahu: Provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homesteaders and their communities.

ACTIVITIES:

Identify effective energy efficiency and conservation retrofit applications and develop a plan to assist homesteaders with the retrofitting of their homes. (Retrofit applications may include: solar hot water heating system, insulation/radiant barriers, low-flow toilet and shower head, photovoltaic system, CFL bulbs, ENERGY STAR appliances, energy efficient windows, clothes line, ventilation techniques, and roof/attic vents.

Assist homestead communities to achieve potential energy self-sufficiency by identifying properties near existing homesteads that could be utilized for community renewable energy projects that could also generate revenue for their respective regional plan projects.

Seek partnerships to assist homesteaders with retrofit applications and energy self-sufficiency projects.

Help homesteaders lower their monthly electricity and maintenance costs that would increase their purchasing/savings power and generate revenue for their respective Regional Plan projects.

OBJECTIVE 5

Hoʻona'auao: Prepare and equip beneficiaries to promote a green, energy efficient lifestyle in and around communities.

ACTIVITIES:

Seek partnerships that provide opportunities to learn how to live a self-sufficient and sustainable, greener lifestyle.

Develop and implement resource efficiency programs for beneficiaries to reduce, reuse, and recycle resources. These resources include construction and demolition materials, household items, yard waste, and other items which might be sent to landfills or incineration.

Assist homestead communities to become more aware of their energy use and carbon footprint.

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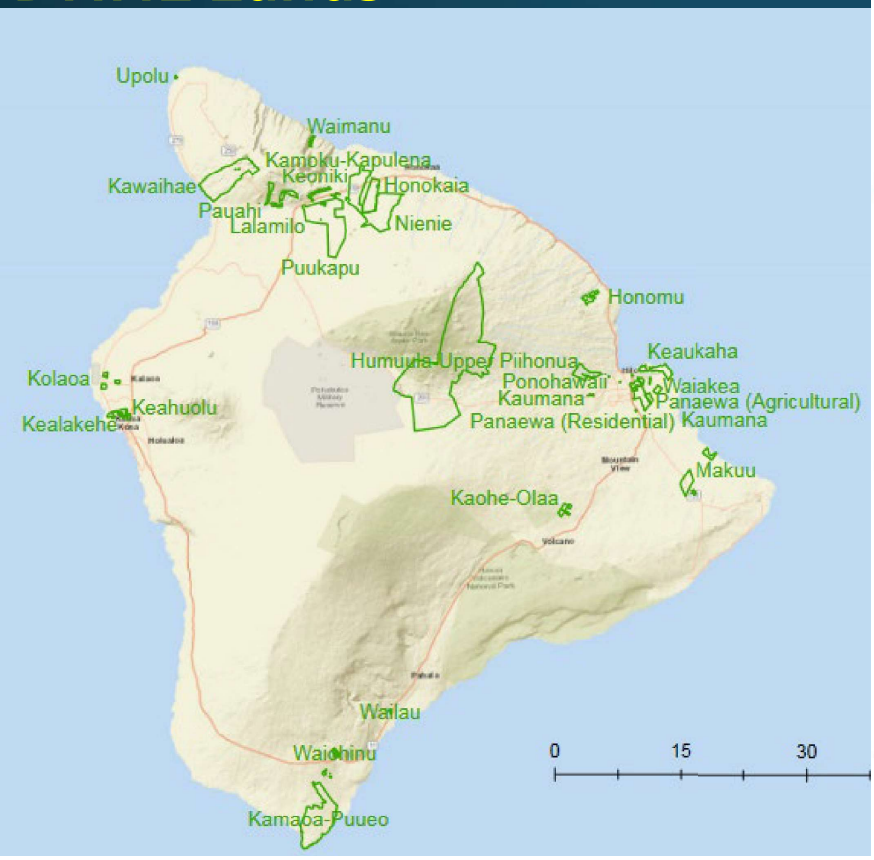
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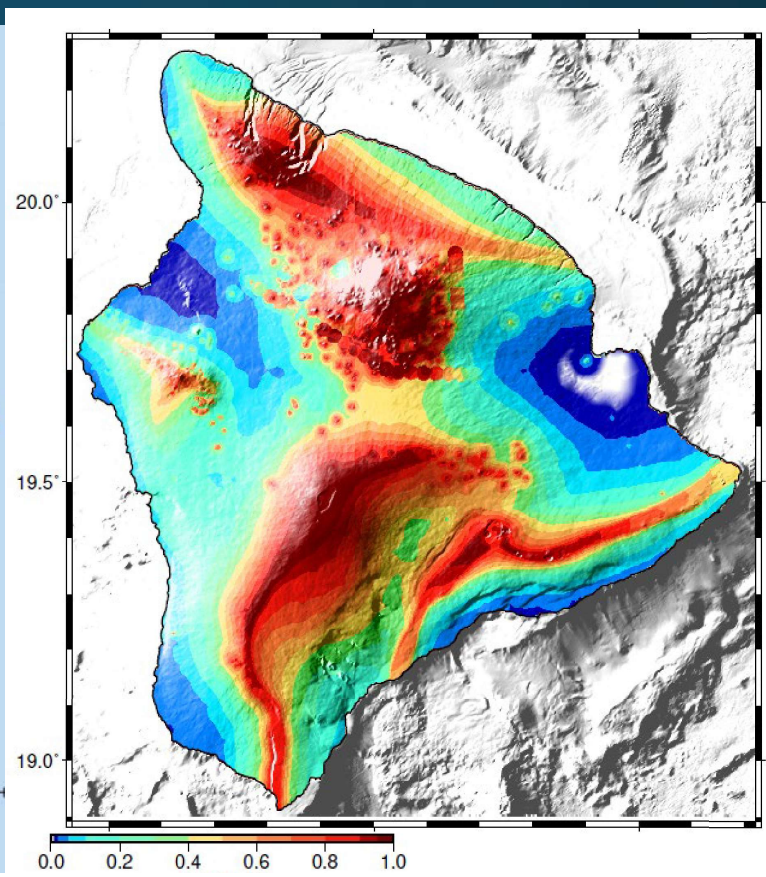
5.	May 17, 2022	Presentation by Kawehi Correa, Malama Solomon and Robbie Cabral to the HHC proposing a geothermal power plant and undersea power cable development project by DHHL and Waika LLC. DHHL's contribution to this development project would be: "(1) Land leased and managed by Waika LLC, (2) $2 million in capital improvements funds for land exploration and federal funding application, and (3) federal grant qualifier." Total development costs projected at $3 billion. DHHL declines.
6.	July 1, 2022	Act 205 appropriates the sum of $500,000 for fiscal year 2022-2023 for Waika Consulting LLC to investigate, explore, and identify geothermal resources on Hawaiian home lands. Notice to Proceed on DHHL Professional Services Contract No. 71388 dated June 7, 2023 issued to Waika Consulting LLC to do early exploration work at DHHL/Humu'ula sites along Mana Road on the East Flank of Maunakea.
7.	December 19, 2022	Presentation by the Land Management Division (LMD) of DHHL to the HHC to share maps of DHHL lands that show geothermal development potential.
8.	March 20, 2023	Interim HHC Chairman Ikaika Anderson establishes a Permitted Interaction Group (PIG) to "Study Evaluate, and Recommend Strategies Related to Geothermal Exploration, Feasibility, Extraction, and or Use on Hawaiian Home Lands." This committee meets four times from April – July, 2023 and benefits from presentations from: • **Don Thomas** (Geothermal Researcher/Advocate and Professor, UH Center for the Study of Active Volcanoes); • **Nicole Lautze** (Director, Hawai`i Groundwater & Geothermal Resources Center; Professor, Hawai`i Institute of Geophysics & Planetology); • **Robbie Cabral**, **Malama Solomon** and **Mililani Trask** (Waika Consulting LLC); and • **Nona Taute, PhD** (recorded presentation to Renew & Rebuild Hawaii regarding geothermal development in Aotearoa, NZ and the Maori perspective on same).

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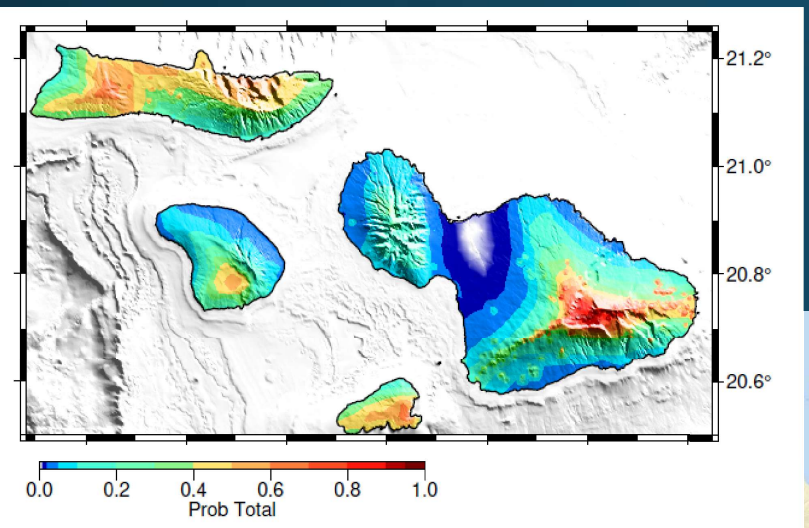
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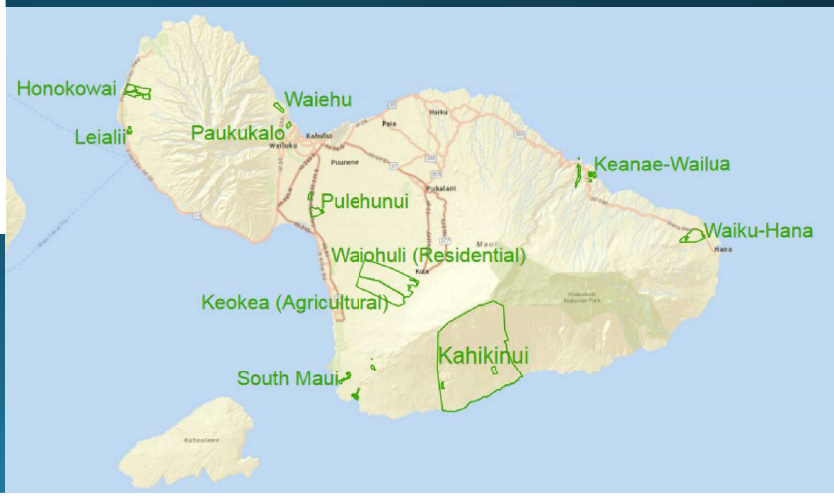
DHHL Lands


Upolu
Waimanu
Kamoku-Kapulena
Keoniki
Kawaihae
Honokaia
Pauahi
Lalamilo
Nienie
Puukapu
Honomu
Keaukaha
Humuula-Upper
Piihonua
Kolaoa
Ponohawaii
Waiakea
Kaumana
Panaewa (Agricultural)
Keahuolu
Kealakehe
Panaewa (Residential)
Kaumana
Makuu
Kaohe-Olaa
Wailau
Waiohinu
0
15
30
Kamaoa-Puueo


20.0°
19.5°
19.0°
0.0
0.2
0.4
0.6
0.8
1.0

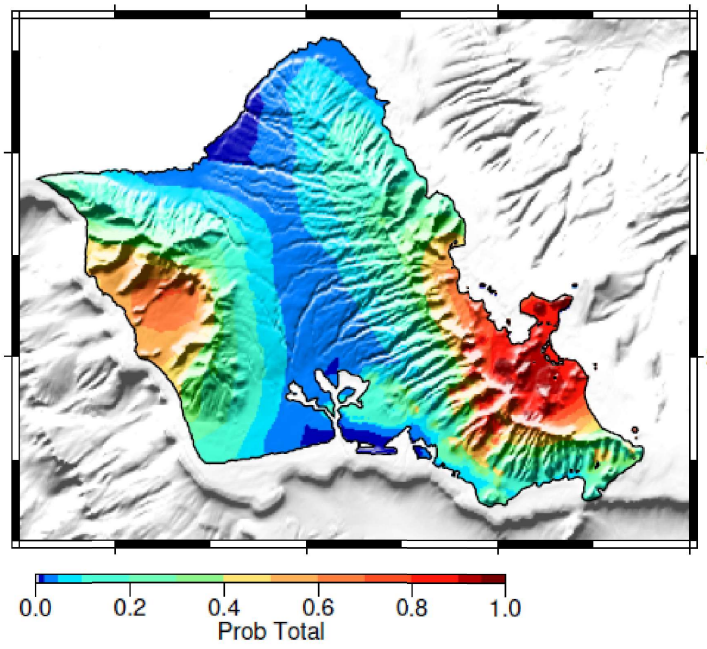
DHHL Lands


21.2°
21.0°
20.8°
20.6°
0.0
0.2
0.4
0.6
0.8
1.0
Prob Total


Honokowai
Waiehu
Leialii
Paukukalo
Keanae-Wailua
Pulehunui
Waiku-Hana
Waiohuli (Residential)
Keokea (Agricultural)
Kahikinui
South Maui

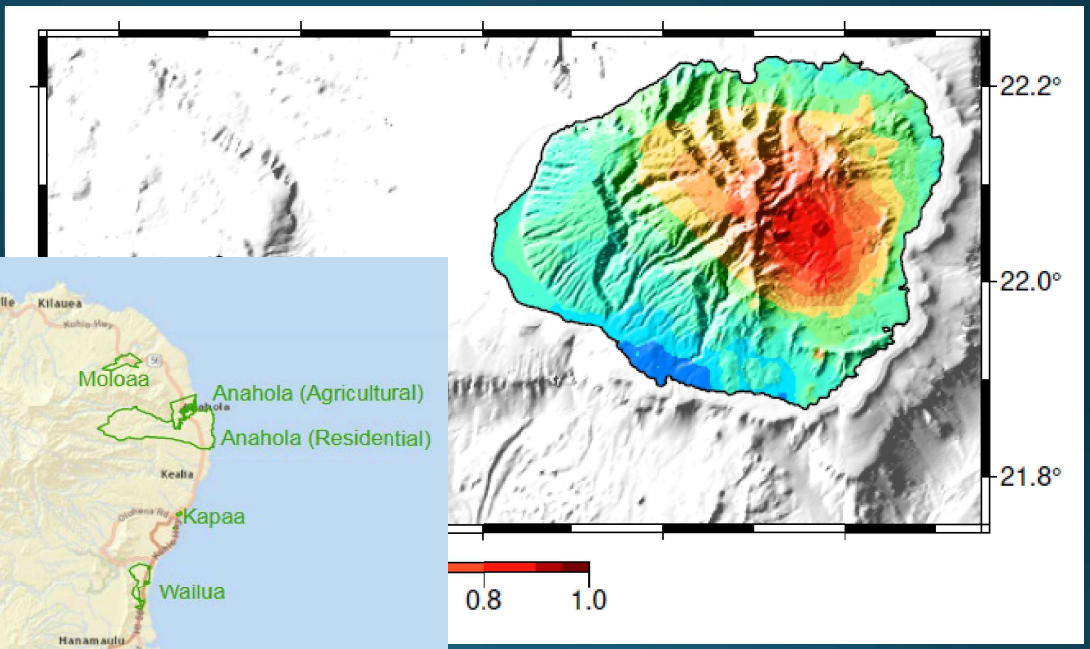
DHHL Lands


Haleiwa
Waialua
Hauula
Kaaawa
Oahu
Schofield Barracks
Makaha Valley
Waianae
Lualualei
Waianae Kai
Maili
Princess Kahanu Estates
Nanakuli
Waipio Acres
Village Park
Pearl City
Waipahu
East Kapolei
Kapolei
Kanehili
Maluohai
Kaupea
Kalaeloa
Waiahole
Kahaluu
Kaneohe
Haiku
Kailua
Honolulu
Makai
Papakolea
Kalawahine
Waimanalo
Kakaina-Kumuhau
Kewalo


21.6°
21.4°
0.0
0.2
0.4
0.6
0.8
1.0
Prob Total

DHHL Lands


Princeville
Kilauea
Hanalei
Moloaa
Anahola (Agricultural)
Anahola (Residential)
Kealia
Kapaa
Kauai
Waimea
Wailua
Hanamaulu
Lihue
Kekaha
Waimea
Makaweli
Hanapepe
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Kauai


22.2°
22.0°
21.8°
0.8
1.0

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Hawaii's Groundwater and Geothermal Resources:



what we know?

Not a lot

what we don't know

A lot more

Nicole Lautze & Donald Thomas

Hawai'i Groundwater and Geothermal Resources Center (HGGRC)

lautze@hawaii.edu

http://www.higp.hawaii.edu/hggrc/

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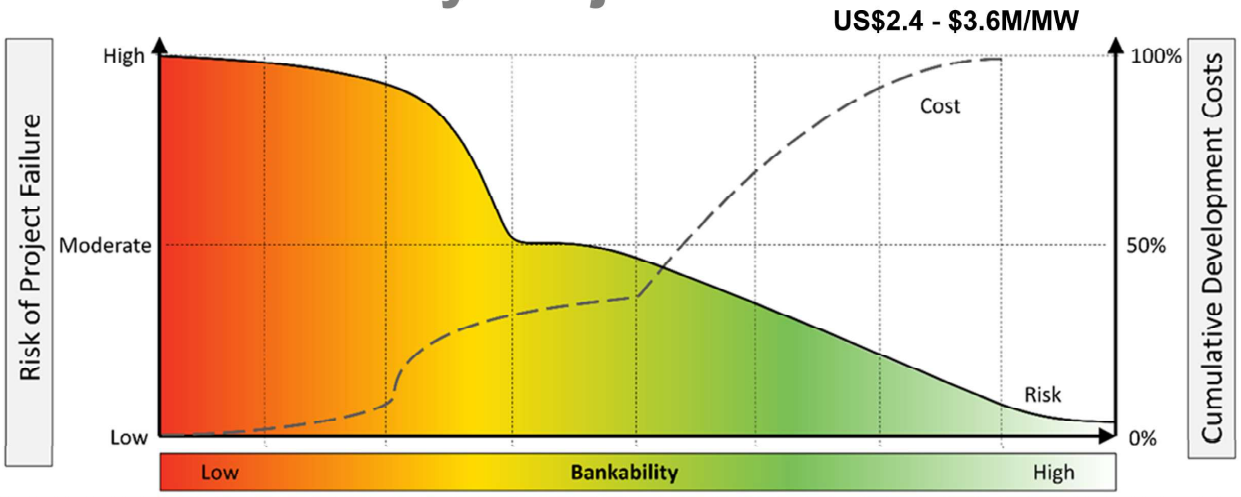
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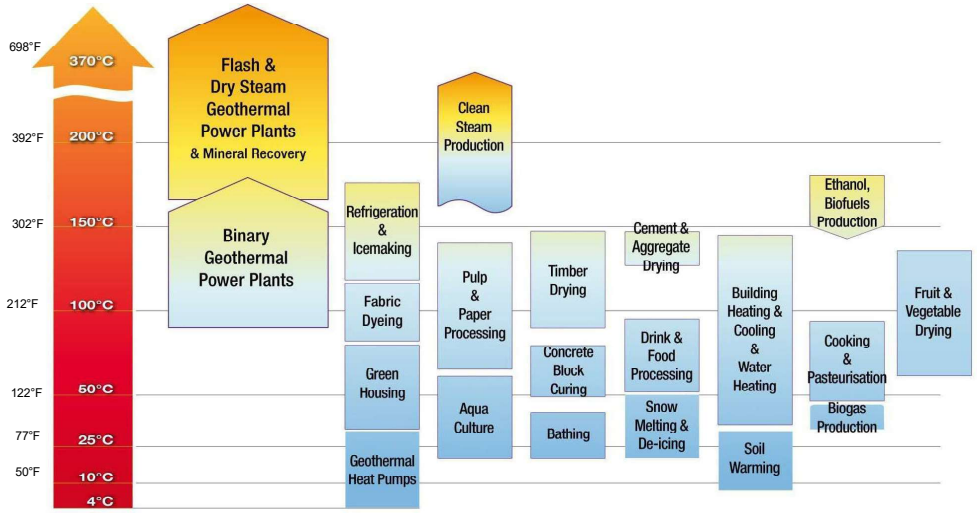
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Geothermal Electricity Project

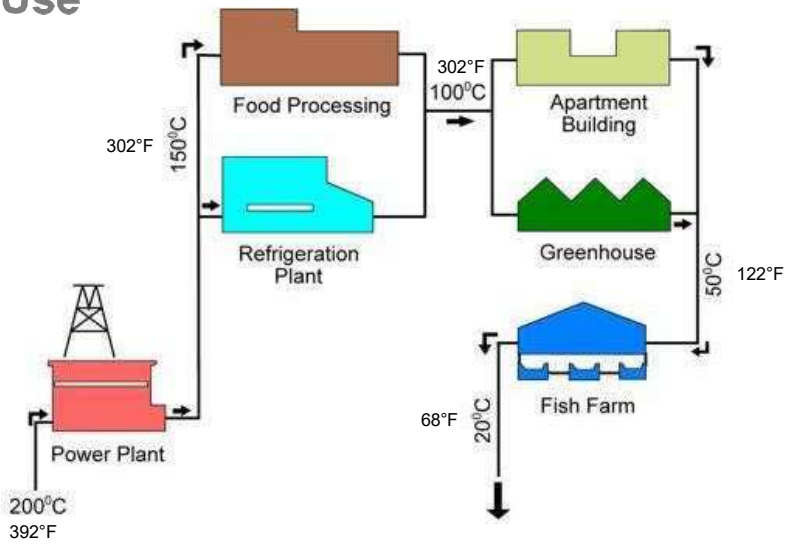


Initial Reconnaissance $600-$1.75M	Exploration Drilling $11.5-$17.5M	Production Drilling $11.5-$70M	Power Plant Construction $11.5-$120M+	Operation & Maintenance
Year 1-2	Year 2-3	Year 4-6	Year 6-8	Years 9-30+

Direct Use


698°F
370°C
392°F
200°C
302°F
150°C
212°F
100°C
122°F
50°C
77°F
25°C
50°F
10°C
4°C
Flash & Dry Steam Geothermal Power Plants & Mineral Recovery
Binary Geothermal Power Plants
Refrigeration & Icemaking
Fabric Dyeing
Green Housing
Geothermal Heat Pumps
Clean Steam Production
Pulp & Paper Processing
Aqua Culture
Timber Drying
Concrete Block Curing
Bathing
Cement & Aggregate Drying
Drink & Food Processing
Snow Melting & De-icing
Building Heating & Cooling & Water Heating
Soil Warming
Ethanol, Biofuels Production
Cooking & Pasteurisation
Biogas Production
Fruit & Vegetable Drying

Cascade Use


Food Processing
302°F
100°C
Apartment Building
302°F
150°C
Refrigeration Plant
Greenhouse
50°C
122°F
Power Plant
200°C
392°F
68°F
20°C
Fish Farm

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HAWAIIAN HOMES TRUST LANDS OF INTEREST:

- Hawai‘i: Humu‘ula/Upper Pi‘ihonua, Pu‘ukapu, Kawaihae and Kamā‘oa/Pu‘u‘eo (South Point)
- Maui: Kahikinui and Wākiu/Hāna
- Moloka‘i: Ho‘olehua/Nā‘iwa
- O‘ahu: Lualualei/Wai‘anae Valley, Waimānalo, Ha‘ikū Valley and Waiāhole
- Kaua‘i: Upper Wailua

3 Potential Sites?

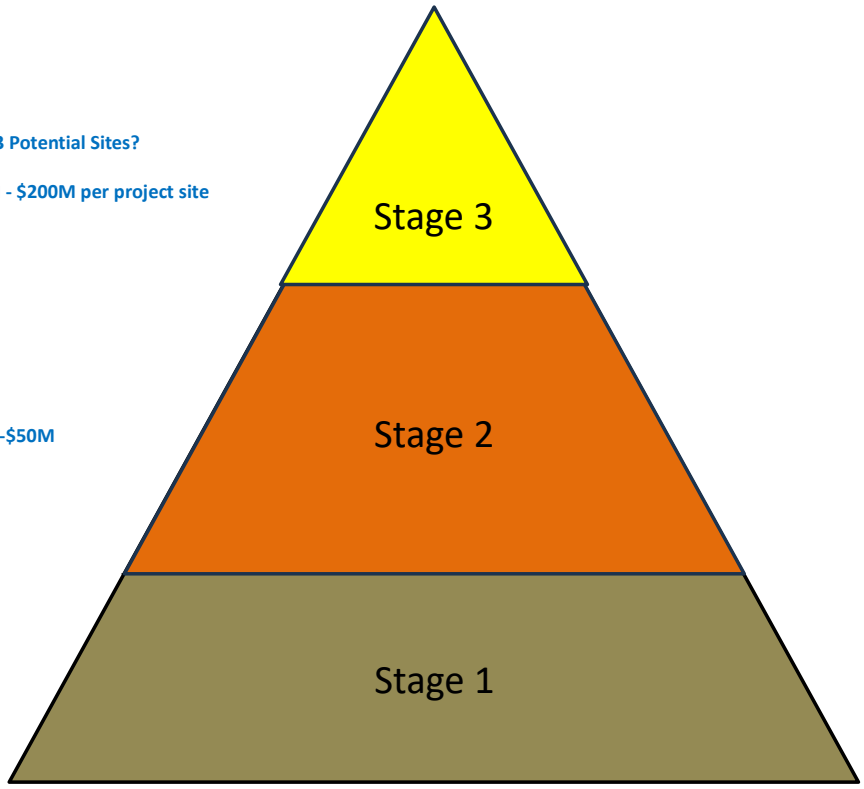
~ $150M - $200M per project site

6 Potential Sites?

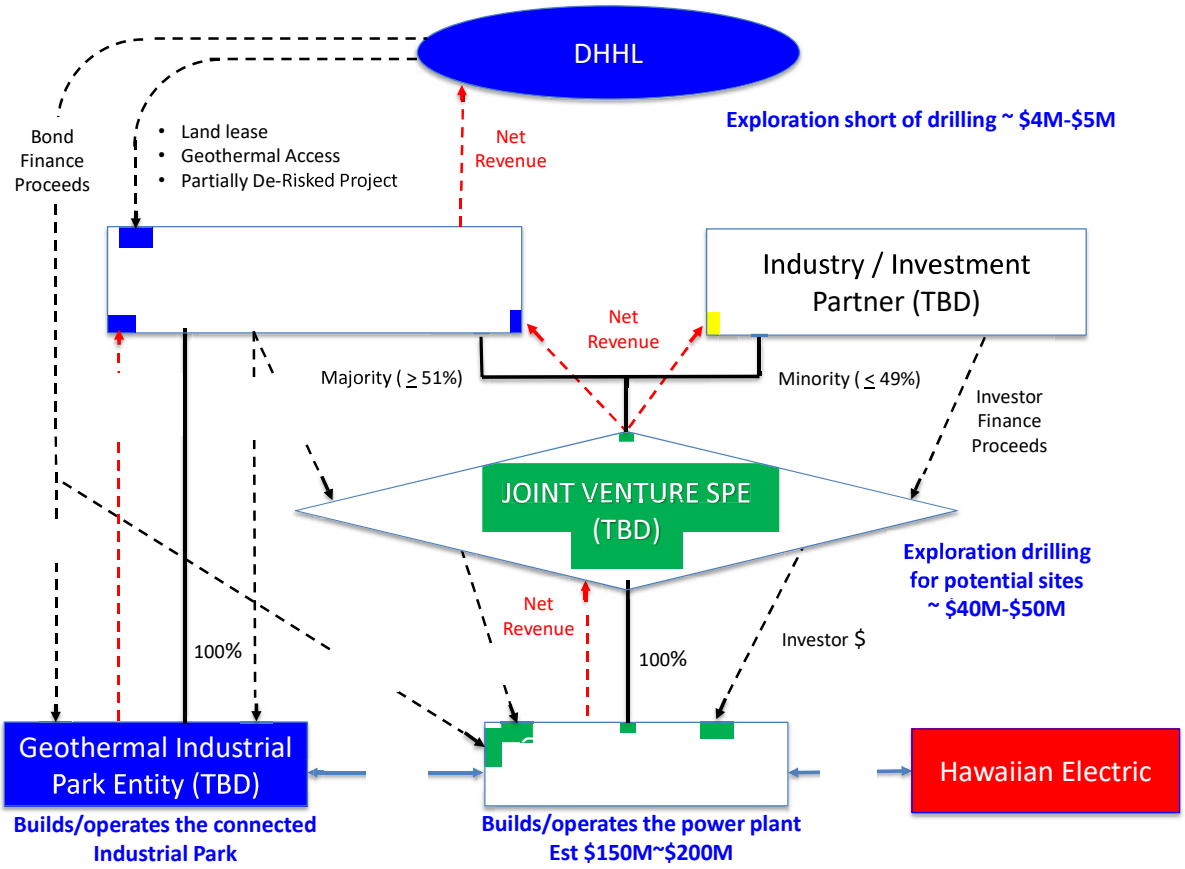
Exploration Drilling ~ $40M-$50M

12 Potential Sites

Exploration Short of Drilling ~ $4M-$5M



DHHL GEOTHERMAL DEVELOPMENT STRUCTURE/FLOW CHART



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So … Why DHHL?

- Kuleana for an Indigenous Resource
- Head Start on a Perfect Storm
- Ability to be both the Crown and the Governed
- Benefits and Opportunities for our Beneficiaries
- Ability to Talk Story

Mahalo!

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairman and Members, Hawaiian Homes Commission

From: Oriana Leao, NAHASDA Government Relations Program Specialist

Subject: Item C-2: For Information Only – Legislative Update 2026

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

DHHL's Legislative Proposals

The Hawaiian Homes Commission approved 13 legislative proposals. Five (5) legislative proposals were submitted to be included in the Governor's Package for the 2026 Regular Session. Following this approval, the legislative proposals were reviewed by the Department of the Attorney General, the Department of Budget and Finance, the Governor's Policy Office, and the Governor, and three (3) were included in the Governor's Administrative Package. The remaining legislative proposals were introduced by legislators in the Senate and the House of the 2026 State Legislature.

HHL-01(26)
RELATING TO HOUSING

This proposal exempts any development of homestead lots or housing projects for the Department of Hawaiian Home Lands from general excise and use taxes.

2025

SB1405, SD1: 2/13/25 Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

No new referral as of 2026.

HB1086, HD1: 2/14/25 Report adopted; referred to FIN.

No new referral as of 2026.

HHL-02(26)
RELATING TO TAX EXEMPTION

This proposal exempts all development projects for the Department of Hawaiian Home Lands from general excise and use taxes.

More Review Needed.

HHL-03(26)
RELATING TO HISTORIC PRESERVATION REVIEWS

This proposal allows the Department of Hawaiian Home Lands to assume review of the effect of any proposed project on historic properties or burial sites for lands under its jurisdiction except for projects affecting properties listed or nominated for inclusion in the Hawaii register of historic places or the national register of historic places.

2025

SB1406: 2/13/26 Measure deferred by HWN and WLA.

HB1087, HD2: 2/2/26 Re-Referred to HWN/WLA, JDC.

No hearings scheduled for HB1087, HD2.

2026

SB3126: 2/2/26 Referred to HWN/WLA, JDC.

No hearings scheduled for SB3126.

HB2307: 1/30/26 Referred to WAL, JHA, FIN.

No hearings scheduled for HB2307.

This legislative proposal was included in Governor's Administrative Package.

HHL-03(26)
RELATING TO HISTORIC PRESERVATION REVIEWS (FTE POSITIONS)

Allows the Department of Hawaiian Home Lands to assume historic preservation review of the effect of any proposed project for lands under its jurisdiction except for projects affecting properties listed or nominated for inclusion in the Hawaii register of historic places or the national register of historic places. Appropriates funds for full-time equivalent positions for historic preservation reviews by the Department of Hawaiian Home Lands.

2026

SB2786: 1/30/26 Referred to HWN/WLA, WAM/JDC.

No hearings scheduled for SB2786.

HB2223, HD2: 2/19/26 Referred to FIN.

No hearing scheduled.

HHL-04(26)
RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

This proposal adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Hawaii Housing Finance and Development Corporation Board of Directors.

2025

SB759: 2/13/25 Referred to WAM.

No hearing scheduled.

HB921: 1/23/25 Referred to HSG, JHA.

No hearings scheduled for HB921.

HHL-05(26)
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

This proposal adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Hawaii Community Development Authority.

2025

SB1112: 2/13/26 Recommendation that the measure be passed with amendments was not adopted.

HB920: 1/23/25 Referred to WAL, JHA.

No hearings scheduled for HB920.

HHL-06(26)
RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS

This proposal appropriates funds to the Department of Hawaiian Home Lands for the investigation, exploration, and identification of geothermal resources on Hawaiian Home Lands.

2025

SB151, SD1: 2/11/25 Referred to WAM.

No hearing scheduled for SB151, SD1.

HB1307, HD2: 3/4/25 Referred to HWN/EIG, WAM.

No hearings scheduled for HB1307, HD2.

2026

HB1982, HD2: 2/18/26 Referred to FIN.

No hearing scheduled for HB1982, HD2.

HHL-07(26)
RELATING TO LAND TRANSFERS

This proposal authorizes the transfer of certain lands under the jurisdiction of certain State agencies to the Department of Hawaiian Home Lands.

More Review Needed.

HHL-08(26)
RELATING TO THE HAWAIIAN HOMES COMMISSION ACT, 1920, AS AMENDED (LOAN GUARANTEE INCREASE)

This proposal increases the limit of the State's liability for moneys borrowed by the Department of Hawaiian Home Lands or loans made to lessees that are guaranteed by the Department from $100,000,000 to $500,000,000.

2025

SB1653: 2/13/25 Referred to WAM.

No hearing scheduled for SB1653.

HB1351, HD1: 2/10/25 Referred to FIN.

No hearing scheduled for HB1351.

2026

SB3127, SD1: 2/19/26 Referred to WAM/JDC.

No hearing scheduled for SB3127, SD1.

HB2308, HD1: 2/18/26 Referred to FIN.

No hearing scheduled for HB2308, HD1.

This legislative proposal was included in Governor's Administrative Package.

Proposal HHL-09(26)
RELATING TO ECONOMIC DEVELOPMENT (GREEN FEE PROJECTS – ACT 96, SLH 2025)

This proposal appropriates funds to the Department of Hawaiian Home Lands for Department of Hawaiian Home Lands projects that meet the criteria of Act 96, Session Laws of Hawai'i 2025.

2026

SB2785: 2/17/26 Referred to WAM.

No hearing scheduled for SB2785.

HB2400, HD1: 2/18/26 Referred to FIN.

No hearing scheduled for HB2400, HD1.

Proposal HHL-10(26)- WITHDRAWN
RELATING TO THE HAWAIIAN HOMES COMMISSION ACT, 1920, AS AMENDED (LEASE CONDITION FOR CRIMINAL ACTIVITY)

This proposal amends section 208 of the Hawaiian Homes Commission Act, 1920, as amended, (HHCA) to prohibit lessees, any other person who resides in or has access to the premises through the lessee, or any member of the public from violating any federal, state, or local law, or activity that threatens the health, safety, or right to peaceful enjoyment of the lessee or other persons residing on the leased premises or neighboring properties and neighboring residents.

More Review Needed.

Proposal HHL-11(26)
RELATING TO THE HAWAIIAN HOMES COMMISSION ACT, 1920 (NIECES AND NEPHEWS)

This proposal amends sections 208 and 209 of the Hawaiian Homes Commission Act, 1920, as amended, to include nieces and nephews as qualifying relatives of lessees for the purposes of lease transfer and lease successorship.

2026

SB3128: 2/2/26 Referred to HWN/JDC.

No hearings scheduled for SB3128.

HB2309 HD1: 3/10/26 Received from House. Passed First Reading.

This legislative proposal was included in Governor's Administrative Package.

Proposal HHL-12(26)
RELATING TO TAX REVENUES

This proposal increases transient accommodations tax rates by 1 percentage point and deposits the increased revenues into the Hawaiian Home General Loan Fund established under the Hawaiian Homes Commission Act, 1920, as amended. This proposal will help the Department to fund new development projects as well as repair and maintenance needs for different kinds of lands and projects on Hawaiian Home Lands.

More Review Needed.

Proposal HHL-13(26)
RELATING TO THE RENTAL HOUSING REVOLVING FUND

This proposal authorizes the Rental Housing Revolving Fund to be available to provide loans or grants to buyers with incomes above sixty and at or below one-hundred-forty per cent of the median family income for the State to purchase a rental unit.

2026

SB2787: 2/10/26 Measure deferred by HOU.

HB2401: 2/13/26 Measure deferred by HSG.

Other DHHL Related Measures

The Legislature also passed the following DHHL related measures:

HB1713, HD1, Relating to School Impact Fees

HB1730, HD2, Relating to Wastewater Systems

HB1800, Relating to the State Budget

HB2017, HD3, Relating to Agriculture

HB2049, HD3, Relating to Housing (Conveyance Tax)

HB2250, HD2, Relating to Making Appropriations for Claims Against the State, Its Officers, or Its Employees

HB2271, HD2, Relating to Making Appropriations for Public Employment Cost Items

HB2606, HD2, Relating to Off-Site Construction

SB17, SD2, Relating to Wildfire Mitigation

SB2002, SD2, Relating to Water

SB2312, SD1, Relating Government Contracts

SB2799, SD1, Relating to the Kalaupapa Settlement

SB2811, SD2, Relating to State Building Projects

SB2921, SD1, Relating to State Funds

SB3090, SD1, Relating to Making Emergency Appropriations for Public Employment Cost Items

RECOMMENDED MOTION/ACTION

None; For information only.

STATE OF HAWAIʻI

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16 – March 17, 2026

To: Chairman and Members, Hawaiian Homes Commission

From: David Hoke, Administrator, Enforcement Unit

Subject: For Information Only – Monthly Enforcement Unit Efforts and Statistics (February 9, 2026 – March 9, 2026)

RECOMMENDED ACTIONS: For information only.

DISCUSSION:

Total requests received since last submittal: 16

- Oahu: 1 (Nanakuli)
- Maui: 0
- Kauai: 0
- East Hawaii: 6 (Keaukaha x 1 / Panaewa x 1 / Waiakea x 4)
- West Hawaii: 0
- Molokai: 0
- Lanai: 0
- LMD: 5 (Lihue x 1 / Pulehunui x 3 / Wailuku x 1)
- LDD: 0
- OCH: 2 (Kapolei x 1 / Waianae Valley x 1)
- Self-Generated by EU: 2 (Keaukaha, East Hawaii x 1 / PKE, Oahu x 1)
- Skip Trace: 0

Total requests received in 2026: 27

Total reports submitted since the last submittal: 24

Total reports submitted in 2026: 56

Official correspondence sent related to EU investigations since the last submittal: 4

Events and Operations:

- 2/10/26 – Property Inspection and follow up investigations in Anahola, Kauai.
- 2/12/26 – Attend Hale Makana Groundbreaking in Maili, Oahu.
- 2/13/26 – Inventory 37 vehicles as part of a CCH in Waiohuli, Maui.
- 2/17/26 – Attend HHC Community Meeting at Kapolei Middle School, Oahu.
- 2/17/26 – Makani Pahili 2026 Activation Functional Exercise (FE) MSEL Initial Synchronization Meeting.
- 2/19/26 – Initial site visits at two LMD parcels for upcoming homeless operations in Pulehunui and Paukukalo, Maui.
- 2/20/26 – Investigation in Waianae Valley based on a complaint in the HHC Meeting.
- 2/22/26 – Distribute tsunami information to DHHL staff regarding an earthquake in Borneo as part of EMO role.
- 2/23/26 – Participated in Indigent Native Hawaiian Homesteading Pilot Project Meeting
- 2/25/26 – Property inspection of LMD parcel in Kalaeloa, Oahu.
- 2/28/26 – Attend Waipouli Lease Award Event, Wailua, Kauai.
- 3/2/26 – Secure LMD parcels during Kauai County clean up at Lydgate Park, Wailua, Kauai.
- 3/4/26 – Post notices on LMD parcel for upcoming homeless enforcement and clean up in Honokohau, West Hawaii.
- 3/4/26 – Distribute tsunami information to DHHL staff after an earthquake in Alaska as part of EMO role.
- 3/5/26 – Attend and participate in Status Conference as part of a CCH at EHDO.
- 3/6/26 – Homeless enforcement and cleanup operation on LMD parcel in Honokohau, West Hawaii. ***Accompanied by Commissioner Kankeakua.
- 3/6/26 – Escort vendor and post notices at a residential parcel that will be secured, Waimea, West Hawaii. ***Accompanied by Commissioner Kankeakua
- 3/9/26 – Attend HIEMA and National Weather Service Meeting regarding an approaching low pressure system as part of EMO role.

Beneficiary Engagement:

- 3/5/26 – Attend Panaewa Monthly NSW Meeting.
- 3/9/26 – Monthly EU Check In via email (70 recipients)
- 3/9/26 – Attend Papakolea Homestead NSW Training

Interagency Collaboration:

- County Police:
    - HPD – Narco/Vice, Records Division, D8 Community Police Team
    - HCPD – East Hawaii Community Police Team, Narco/Vice, Records Division
- State of Hawaii Department of Law Enforcement – Deputy Director, Ernest Robello
- State of Hawaii Emergency Management – Emergency Management Lead, Francis Kau
- HOPE Outreach Services, Hawaii Island

Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Ponoʻī, Kapolei, Oahu

D ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16 - 17, 2026

TO: Chairperson and Members, Hawaiian Homes Commission

FROM: Juan Garcia, HSD Administrator
Homestead Services Division

SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION ACTION

None

DISCUSSION

The following reports are for information only:

EXHIBIT A: Homestead Lease and Application Totals and Monthly Activity Reports

EXHIBIT B: Delinquency Report

EXHIBIT C: DHHL Guarantees for FHA Construction Loans

ITEM NO. D-1

Statewide Lease Application and Applicant Totals
as of March 1, 2026

ISLAND	AC	AREA / TYPE	2/1/2026 TOTALS	ADDS	DELETES	3/1/2026 TOTALS	
O'ahu	113	Nānākuli Res	151	0	0	151	0.96%
	123	Papakōlea / Kewalo Res	61	0	2	59	0.39%
	133	Waimānalo Res	501	0	9	492	3.17%
	143	Wai'anae Res	132	0	6	126	0.84%
	191	O'ahu Islandwide Agr	4,273	4	2	4,275	27.07%
	193	O'ahu Islandwide Res	10,668	9	204	10,473	67.58%
		Total O'ahu Apps	**15,786**	**13**	**223**	**15,576**	**100.00%**
Maui	213	Paukūkalo Res	48	0	3	45	0.52%
	221	Kula Agr	4	0	0	4	0.05%
	222	Kula Pas	3	0	0	3	0.03%
	291	Maui Islandwide Agr	4,835	5	3	4,837	55.51%
	292	Maui Islandwide Pas	626	2	0	628	7.21%
	293	Maui Islandwide Res	3,914	10	728	3,196	36.68%
		Total Maui Apps	**9,430**	**17**	**734**	**8,713**	**100.00%**
Hawai'i	313	Keaukaha / Waiākea Res	61	0	1	60	0.39%
	321	Pana'ewa Agr	10	0	0	10	0.06%
	333	Kawaihae Res	13	0	0	13	0.08%
	341	Waimea Agr	9	0	0	9	0.06%
	342	Waimea Pas	39	0	0	39	0.25%
	343	Waimea Res	43	0	0	43	0.28%
	391	Hawai'i Islandwide Agr	7,361	1	9	7,353	47.53%
	392	Hawai'i Islandwide Pas	1,987	0	1	1,986	12.84%
	393	Hawai'i Islandwide Res	5,963	0	7	5,956	38.50%
		Total Hawai'i Apps	**15,486**	**1**	**18**	**15,469**	**100.00%**
Kaua'i	511	Anahola Agr	3	0	0	3	0.07%
	512	Anahola Pas	19	0	0	19	0.43%
	513	Anahola Res	36	0	0	36	0.82%
	523	Kekaha Res	8	0	0	8	0.18%
	532	Pu'u 'Ōpae Pas	7	0	0	7	0.16%
	591	Kaua'i Islandwide Agr	2,327	0	2	2,325	53.01%
	592	Kaua'i Islandwide Pas	320	0	0	320	7.30%
	593	Kaua'i Islandwide Res	1,680	0	12	1,668	38.03%
		Total Kaua'i Apps	**4,400**	**0**	**14**	**4,386**	**100.00%**
Moloka'i	613	Kalama'ula Res	3	0	0	3	0.14%
	621	Ho'olehua Agr	15	0	0	15	0.70%
	622	Ho'olehua Pas	1	0	0	1	0.05%
	623	Ho'olehua Res	6	0	0	6	0.28%
	633	Kapa'akea Res	6	0	0	6	0.28%
	643	One Ali'i Res	1	0	0	1	0.05%
	691	Moloka'i Islandwide Agr	1,115	1	7	1,108	51.56%
	692	Moloka'i Islandwide Pas	203	0	0	203	9.45%
	693	Moloka'i Islandwide Res	808	1	2	806	37.51%
		Total Moloka'i Apps	**2,158**	**2**	**9**	**2,149**	**100.00%**
Lāna'i	713	Lāna'i Res	74	0	0	74	100.00%
		Total Lāna'i Apps	**74**	**0**	**0**	**74**	**100.00%**

O'AHU APP TYPE TOTALS

Agr		Pas		Res		
4,275	+	0	+	11,301	=	15,576
27.45%		0.00%		72.55%		100.00%

MAUI APP TYPE TOTALS

Agr		Pas		Res		
4,841	+	631	+	3,241	=	8,713
51.34%		6.69%		34.37%		92.40%

HAWAI'I APP TYPE TOTALS

Agr		Pas		Res		
7,372	+	2,025	+	6,072	=	15,469
47.66%		13.09%		39.25%		100.00%

KAUA'I APP TYPE TOTALS

Agr		Pas		Res		
2,328	+	346	+	1,712	=	4,386
53.08%		7.89%		39.03%		100.00%

MOLOKA'I APP TYPE TOTALS

Agr		Pas		Res		
1,123	+	204	+	822	=	2,149
52.26%		9.49%		38.25%		100.00%

LĀNA'I APP TYPE TOTALS

Agr		Pas		Res		
0	+	0	+	74	=	74
0.00%		0.00%		100.00%		100.00%

STATEWIDE TOTALS

2/1/2026	Adds	Deletes *	3/1/2026
47,334	33	998	46,367

STATEWIDE APP TYPE TOTALS

Agr	Pas	Res
19,939	3,206	23,222

* The total number of deletes reported is a reflection of Homestead Services, Applications Branch Application Transfers/Cancellations Submittal, Oahu District Operations Assignment of Leasehold Interest Submittal, and Land Development Division, Housing Project Branch Lease Award and Cancellation Submittal.

ITEM NO. D-1
EXHIBIT A

DHHL Applicant Summary as of March 1, 2026

Individuals with only **RESIDENTIAL** applications:	6,428	21.73%
Individuals with only **AGRICULTURAL** applications:	4,674	15.80%
Individuals with only **PASTORAL** applications:	739	2.50%
Individuals with **RESIDENTIAL and AGRICULTURAL** applications:	15,282	51.65%
Individuals with **RESIDENTIAL and PASTORAL** applications:	2,464	8.33%
***Total Number of DHHL APPLICANTS:**	**29,587**	100.00%

* The number of applicants in each category is determined by a "unique identifier" (*i.e.* , SSN) which ensures that each applicant is counted only once even if the individual holds the maximum two lease applications and appears twice on the DHHL waitlist.

ITEM NO. D-1
EXHIBIT A

Lease Report For the Month Ending February 28, 2026

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL LEASES			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU																
Kakaina	44	0	0	**44**	0	0	0	**0**	0	0	0	**0**	44	0	0	**44**
Kalawahine	87	0	0	**87**	0	0	0	**0**	0	0	0	**0**	87	0	0	**87**
Kanehili	393	0	0	**393**	0	0	0	**0**	0	0	0	**0**	393	0	0	**393**
Kapolei	170	0	0	**170**	0	0	0	**0**	0	0	0	**0**	170	0	0	**170**
Kauluokahai	750	0	0	**750**	0	0	0	**0**	0	0	0	**0**	750	0	0	**750**
Kaupea	383	0	0	**383**	0	0	0	**0**	0	0	0	**0**	383	0	0	**383**
Kaupuni	19	0	0	**19**	0	0	0	**0**	0	0	0	**0**	19	0	0	**19**
Kewalo	235	0	0	**235**	0	0	0	**0**	0	0	0	**0**	235	0	0	**235**
Kumuhau	49	0	0	**49**	0	0	0	**0**	0	0	0	**0**	49	0	0	**49**
Lualualei	144	0	0	**144**	30	0	0	**30**	0	0	0	**0**	174	0	0	**174**
Maluohai	221	0	0	**221**	0	0	0	**0**	0	0	0	**0**	221	0	0	**221**
Nanakuli	1,027	0	0	**1,027**	0	0	0	**0**	0	0	0	**0**	1,027	0	0	**1,027**
Papakolea	60	0	0	**60**	0	0	0	**0**	0	0	0	**0**	60	0	0	**60**
Princess Kahanu Estates	266	0	0	**266**	0	0	0	**0**	0	0	0	**0**	266	0	0	**266**
Waiahole	0	0	0	**0**	16	0	0	**16**	0	0	0	**0**	16	0	0	**16**
Waianae	405	0	0	**405**	11	0	0	**11**	0	0	0	**0**	416	0	0	**416**
Waimanalo	692	0	0	**692**	2	0	0	**2**	0	0	0	**0**	694	0	0	**694**
TOTAL	**4,945**	**0**	**0**	**4,945**	**59**	**0**	**0**	**59**	**0**	**0**	**0**	**0**	**5,004**	**0**	**0**	**5,004**
MAUI																
Hikina	31	0	0	**31**	0	0	0	**0**	0	0	0	**0**	31	0	0	**31**
Honokowai	0	0	0	**0**	47	0	0	**47**	0	0	0	**0**	47	0	0	**47**
Kahikinui	0	0	0	**0**	0	0	0	**0**	99	0	0	**99**	99	0	0	**99**
Kamalani	2	0	0	**2**	0	0	0	**0**	0	0	0	**0**	2	0	0	**2**
Keokea	0	0	0	**0**	63	0	0	**63**	0	0	0	**0**	63	0	0	**63**
Leialii	107	0	0	**107**	0	0	0	**0**	0	0	0	**0**	107	0	0	**107**
Paukukalo	177	0	0	**177**	0	0	0	**0**	0	0	0	**0**	177	0	0	**177**
Puuhona	90	2	0	**92**	0	0	0	**0**	0	0	0	**0**	90	2	0	**92**
Waiehu 1	39	0	0	**39**	0	0	0	**0**	0	0	0	**0**	39	0	0	**39**
Waiehu 2	109	0	0	**109**	0	0	0	**0**	0	0	0	**0**	109	0	0	**109**
Waiehu 3	113	0	0	**113**	0	0	0	**0**	0	0	0	**0**	113	0	0	**113**
Waiehu 4	98	0	0	**98**	0	0	0	**0**	0	0	0	**0**	98	0	0	**98**
Waiehu Mauka	12	0	0	**12**	55	0	0	**55**	0	0	0	**0**	67	0	0	**67**
Wailuku	20	0	0	**20**	0	0	0	**0**	0	0	0	**0**	20	0	0	**20**
Waiohuli	541	1	0	**542**	0	0	0	**0**	0	0	0	**0**	541	1	0	**542**
TOTAL	**1,339**	**3**	**0**	**1,342**	**165**	**0**	**0**	**165**	**99**	**0**	**0**	**99**	**1,603**	**3**	**0**	**1,606**
EAST HAWAII																
Discovery Harbour	3	0	0	**3**	0	0	0	**0**	0	0	0	**0**	3	0	0	**3**
Honomu	0	0	0	**0**	15	0	0	**15**	0	0	0	**0**	15	0	0	**15**
Kamaoa	0	0	0	**0**	0	0	0	**0**	23	0	0	**23**	23	0	0	**23**
Kaumana	45	0	0	**45**	0	0	0	**0**	0	0	0	**0**	45	0	0	**45**
Keaukaha	445	0	0	**445**	0	0	0	**0**	0	0	0	**0**	445	0	0	**445**
Kurtistown	3	0	0	**3**	0	0	0	**0**	0	0	0	**0**	3	0	0	**3**
Makuu	0	0	0	**0**	149	0	0	**149**	0	0	0	**0**	149	0	0	**149**
Panaewa	13	0	0	**13**	256	0	0	**256**	0	0	0	**0**	269	0	0	**269**
Piihonua	16	0	0	**16**	0	0	0	**0**	0	0	0	**0**	16	0	0	**16**
Puueo	0	0	0	**0**	11	0	0	**11**	0	0	0	**0**	11	0	0	**11**
University Heights	4	0	0	**4**	0	0	0	**0**	0	0	0	**0**	4	0	0	**4**
Waiakea	266	0	0	**266**	0	0	0	**0**	0	0	0	**0**	266	0	0	**266**
TOTAL	**795**	**0**	**0**	**795**	**431**	**0**	**0**	**431**	**23**	**0**	**0**	**23**	**1,249**	**0**	**0**	**1,249**
WEST HAWAII																
Honokaia	0	0	0	**0**	0	0	0	**0**	24	0	0	**24**	24	0	0	**24**
Humuula	0	0	0	**0**	0	0	0	**0**	5	0	0	**5**	5	0	0	**5**
Kamoku	0	0	0	**0**	0	0	0	**0**	15	0	0	**15**	15	0	0	**15**
Kaniohale	222	0	0	**222**	0	0	0	**0**	0	0	0	**0**	222	0	0	**222**
Kawaihae	211	0	0	**211**	0	0	0	**0**	2	0	0	**2**	213	0	0	**213**
Laiopua	568	0	0	**568**	0	0	0	**0**	3	0	0	**3**	571	0	0	**571**
Lalamilo	30	0	0	**30**	0	0	0	**0**	0	0	0	**0**	30	0	0	**30**
Nienie	0	0	0	**0**	0	0	0	**0**	21	0	0	**21**	21	0	0	**21**
Puukapu/Waimea/Kuhio Vil	117	0	0	**117**	109	0	0	**109**	216	0	0	**216**	442	0	0	**442**
Puupulehu	32	0	0	**32**	0	0	0	**0**	0	0	0	**0**	32	0	0	**32**
TOTAL	**1,180**	**0**	**0**	**1,180**	**109**	**0**	**0**	**109**	**286**	**0**	**0**	**286**	**1,575**	**0**	**0**	**1,575**
KAUAI																
Anahola	558	0	0	**558**	45	0	0	**45**	0	0	0	**0**	603	0	0	**603**
Hanapepe	47	0	0	**47**	0	0	0	**0**	0	0	0	**0**	47	0	0	**47**
Kekaha	115	0	0	**115**	0	0	0	**0**	0	0	0	**0**	115	0	0	**115**
Puu Opae	0	0	0	**0**	0	0	0	**0**	1	0	0	**1**	1	0	0	**1**
TOTAL	**720**	**0**	**0**	**720**	**45**	**0**	**0**	**45**	**1**	**0**	**0**	**1**	**766**	**0**	**0**	**766**
MOLOKAI																
Hoolehua	142	0	0	**142**	313	0	0	**313**	18	0	0	**18**	473	0	0	**473**
Kalamaula	156	0	0	**156**	65	0	0	**65**	0	0	0	**0**	221	0	0	**221**
Kapaakea	43	0	0	**43**	0	0	0	**0**	3	0	0	**3**	46	0	0	**46**
Moomomi	0	0	0	**0**	2	0	0	**2**	0	0	0	**0**	2	0	0	**2**
One Alii	25	0	0	**25**	0	0	0	**0**	0	0	0	**0**	25	0	0	**25**
TOTAL	**366**	**0**	**0**	**366**	**380**	**0**	**0**	**380**	**21**	**0**	**0**	**21**	**767**	**0**	**0**	**767**
LANAI																
Lanai	76	0	0	**76**	0	0	0	**0**	0	0	0	**0**	76	0	0	**76**
TOTAL	**76**	**0**	**0**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**76**	**0**	**0**	**76**
STATEWIDE TOTAL	**9,421**	**3**	**0**	**9,424**	**1,189**	**0**	**0**	**1,189**	**430**	**0**	**0**	**430**	**11,040**	**3**	**0**	**11,043**

ITEM NO. D-1
EXHIBIT-A

DELINQUENCY REPORT - STATEWIDE
March 16, 2026
($Thousands)

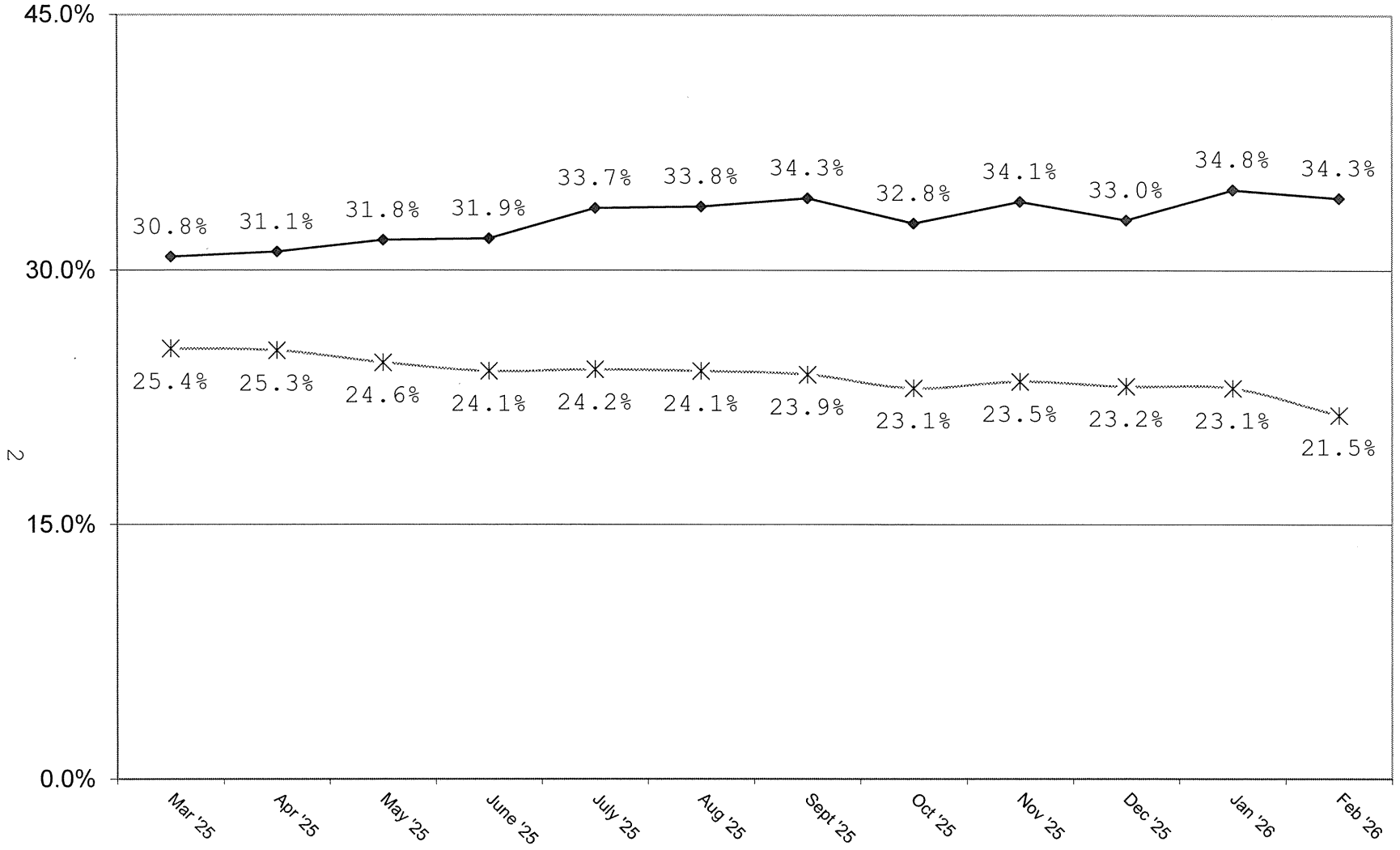
	Total Outstanding		Total Delinquency		RISK 30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 2/28/2026	
DIRECT LOANS	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	$
OAHU	349	36,046	120	12,353	11	1,383	12	1,189	11	867	86	8,914	34.4%	34.3%
EAST HAWAII	174	10,010	50	3,513	4	110	1	39	4	225	41	3,139	28.7%	35.1%
WEST HAWAII	74	7,385	12	1,256	2	193	2	223	6	622	2	218	16.2%	17.0%
MOLOKAI	73	6,106	7	267	0	0	2	46	1	19	4	202	9.6%	4.4%
KAUAI	91	8,952	11	747	1	15	0	0	2	205	8	527	12.1%	8.3%
MAUI	142	30,854	22	3,181	2	48	2	186	3	478	15	2,470	15.5%	10.3%
TOTAL DIRECT	**903**	**99,353**	**222**	**21,316**	**20**	**1,748**	**19**	**1,682**	**27**	**2,416**	**156**	**15,470**	**24.6%**	**21.5%**
	100.0%	**100.0%**	**24.6%**	**21.5%**	**2.2%**	**1.8%**	**2.1%**	**1.7%**	**3.0%**	**2.4%**	**17.3%**	**15.6%**		
Advances (including RPT)	**226**	**5,409**	**226**	**5,409**	**0**	**0**	**0**	**0**	**226**	**5,409**			**100%**	**100%**
DHHL LOANS & Advances	**1,129**	**104,762**	**448**	**26,725**	**20**	**1,748**	**19**	**1,682**	**253**	**7,824**	**156**	**15,470**	**39.7%**	**25.5%**
LOAN GUARANTEES as of June 30, 2025														
SBA	2	67	0	0	0	0	0	0	0	0			0.0%	0.0%
USDA-RD	274	35,831	43	6,613	0	0	0	0	43	6,613			15.7%	18.5%
Habitat for Humanity	32	893	16	429	0	0	0	0	16	429			50.0%	48.0%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	10	204	10	204	0	0	0	0	10	204			100.0%	100.0%
FHA Interim	6	1,357	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	20	2,084	2	323	0	0	0	0	2	323			10.0%	15.5%
TOTAL GUARANTEE	**350**	**40,517**	**72**	**7,576**	**0**	**0**	**0**	**0**	**72**	**7,576**			**20.6%**	**18.7%**
PMI Loans	105	13,056	2	169	1	90	1	79	0	0			1.9%	1.3%
HUD REASSIGNED for Recovery	**109**	**11,265**	**88**	**9,771**	**1**	**78**	**1**	**71**	**4**	**250**	**82**	**9,371**	**80.7%**	**86.7%**
FHA Insured Loans	2,892	534,153	196	30,452	0	0	0	0	196	30,452			6.8%	5.7%
TOTAL INS. LOANS	**3,106**	**558,474**	**286**	**40,392**	**2**	**168**	**2**	**150**	**200**	**30,702**	**82**	**9,371**	**9.2%**	**7.2%**
OVERALL TOTALS(EXC Adv/RPT's)	**4,359**	**698,343**	**580**	**69,284**	**22**	**1,916**	**21**	**1,832**	**299**	**40,694**	**238**	**24,841**	**13.3%**	**9.9%**
ADJUSTED TOTALS	**4,585**	**703,752**	**806**	**74,692**	**22**	**1,916**	**21**	**1,832**	**525**	**46,102**	**238**	**24,841**		**10.6%**

ITEM NO. D-1
EXHIBIT B

Note: HUD 184A loan program has 582 loans, with a total outstanding principal balance of $104,906,334.99 as of June 30, 2025. 3 Loans, totaling $634,723.85 are delinquent.

The deferred interest for 405 loans comes out to $1,814,082.10 as of 02/28/2026.

OAHU
Direct Loans
Delinquency Ratio Report



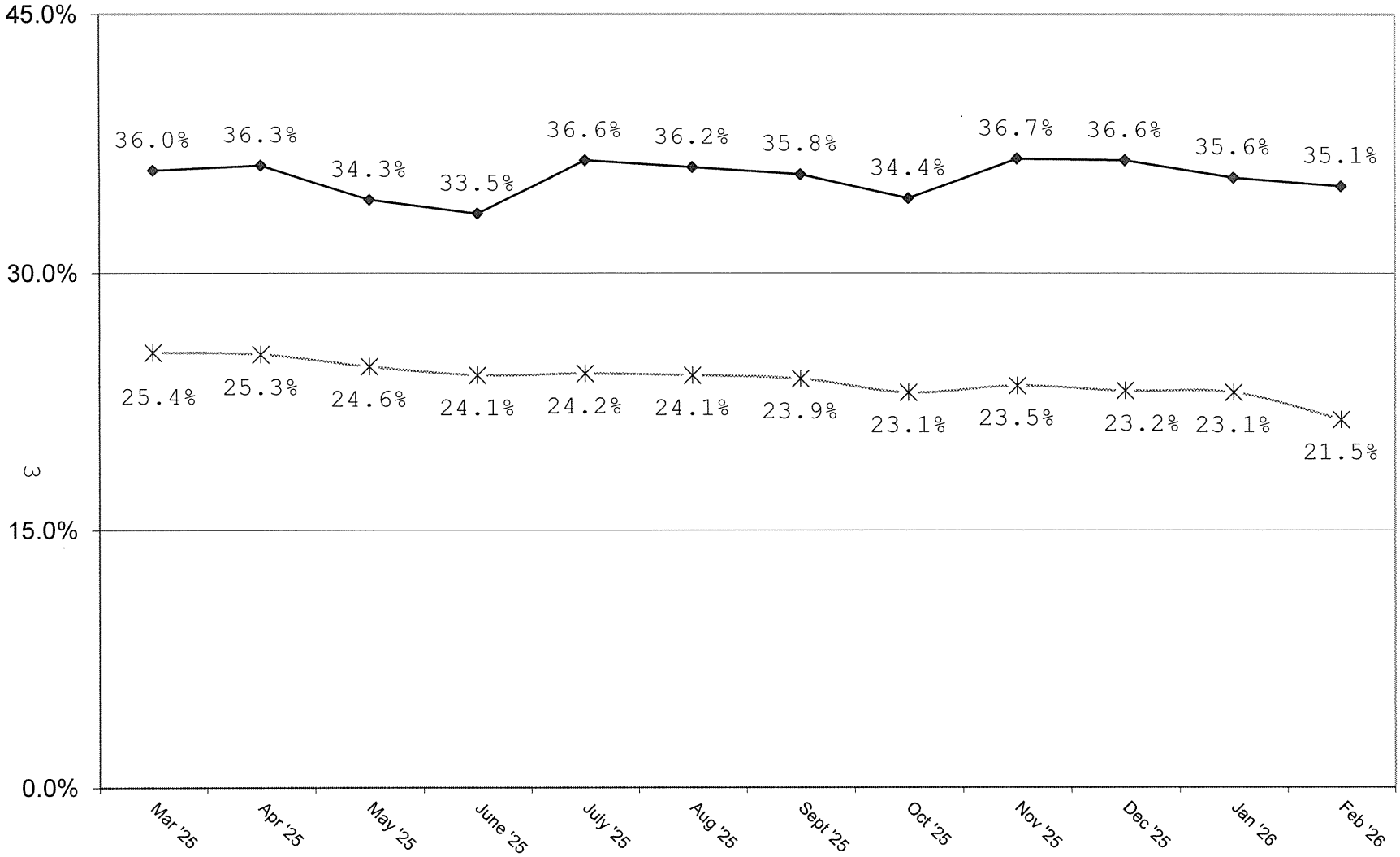
Fiscal Year '25 - '26

Overall — Oahu

2

ITEM NO. D-1
EXHIBIT B

EAST HAWAII
Direct Loans
Delinquency Ratio Report



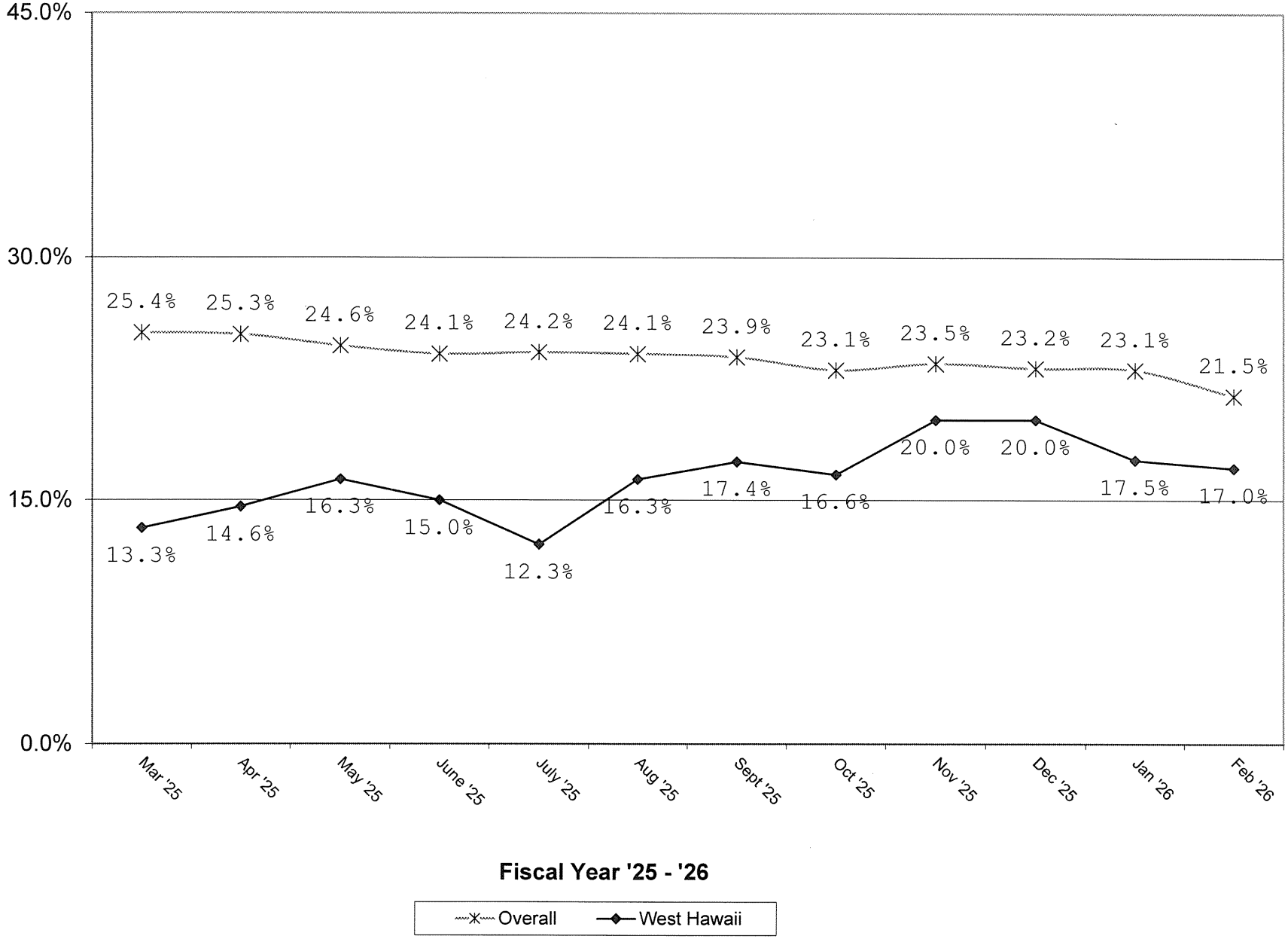
Fiscal Year '25- '26

Overall — East Hawaii

3

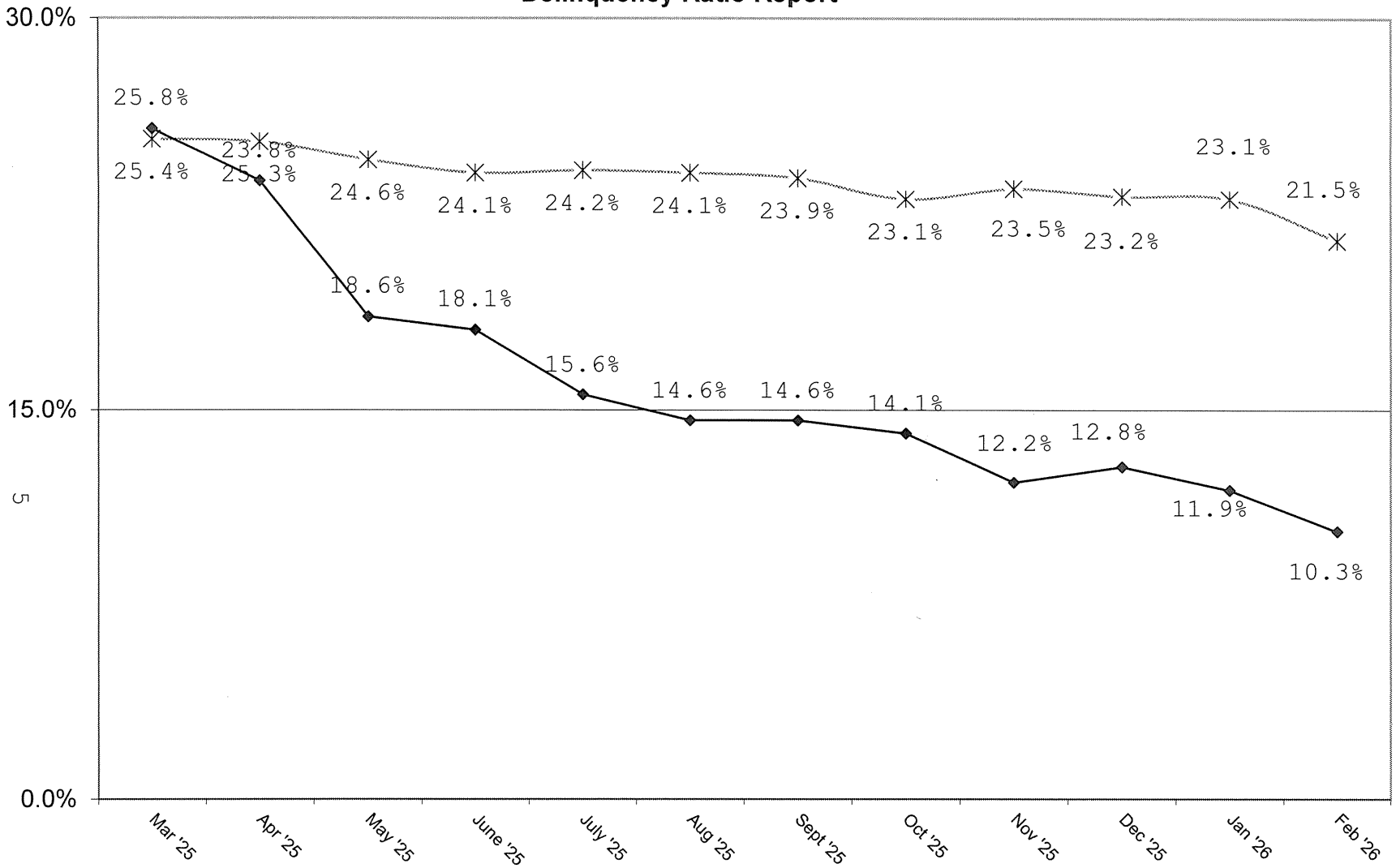
ITEM NO. D-1
EXHIBIT B

WEST HAWAII
Direct Loans
Delinquency Ratio Report



ITEM NO. D-1
EXHIBIT B

MAUI
Direct Loans
Delinquency Ratio Report



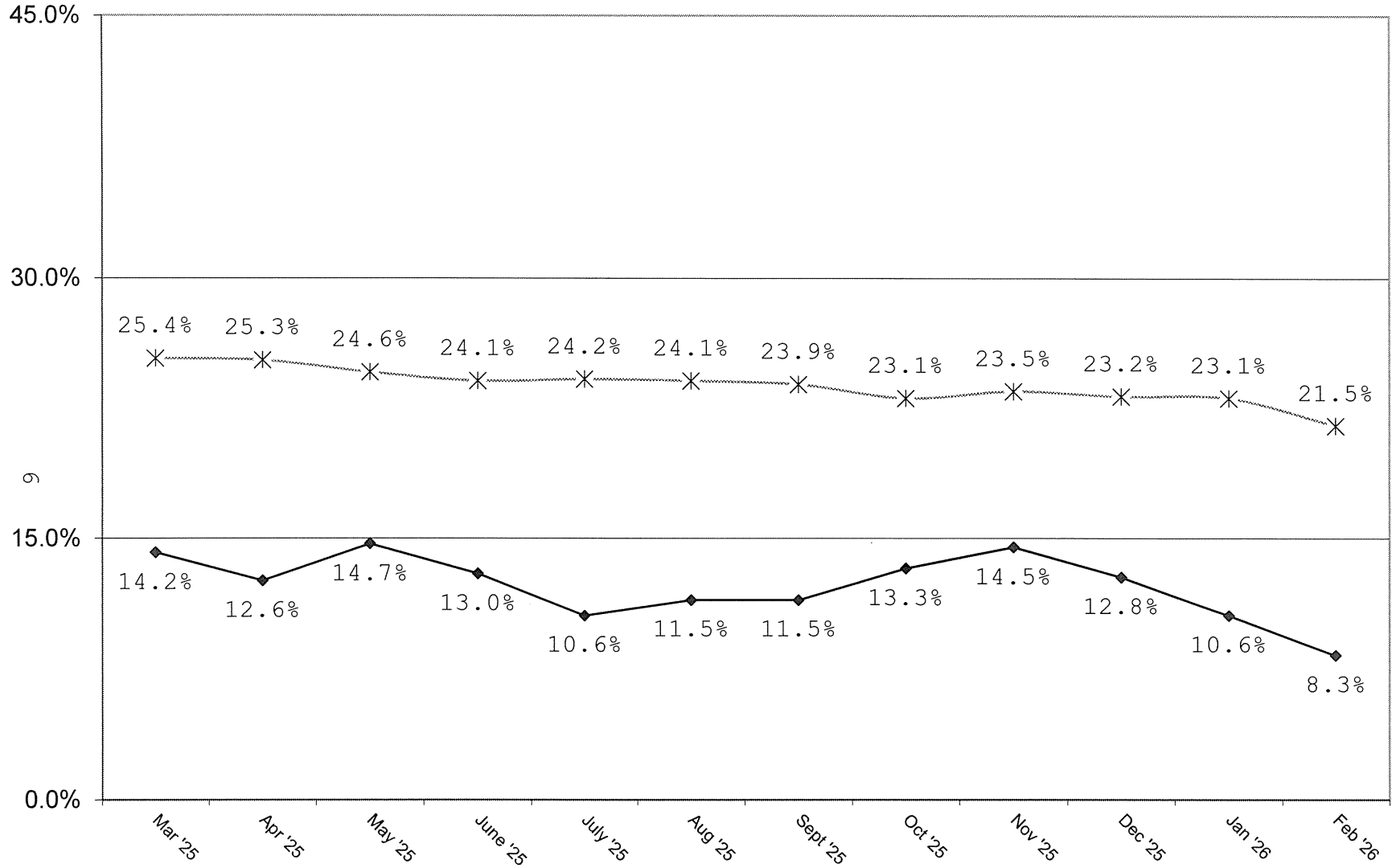
5

Fiscal Year '25 - '26

Overall — Maui

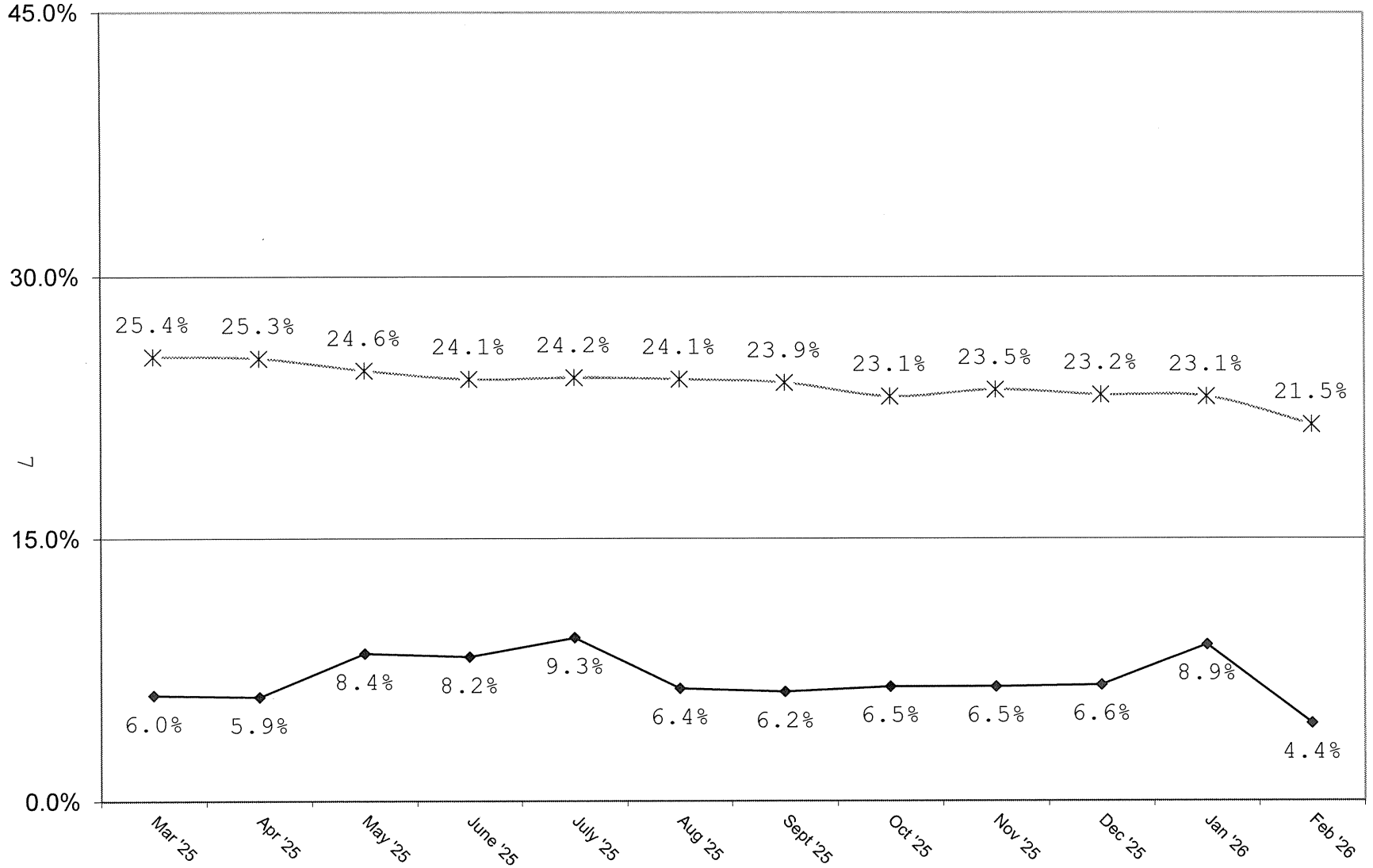
ITEM NO. D-1
EXHIBIT B

KAUAI
Direct Loans
Delinquency Ratio Report



ITEM NO. D-1
EXHIBIT B

MOLOKAI
Direct Loans
Delinquency Ratio Report



ITEM NO. D-1
EXHIBIT B

March 16, 2026

SUBJECT: **DHHL Guarantees for FHA Construction Loans**

DISCUSSION: The Department issues guarantees to FHA lenders during the construction period of a home, as FHA does not insure the loan until the home is completed. The loan term for these loans do not exceed fifteen (15) months from the date of loan signing. The following FHA Interim Construction loans were issued guarantees:

*Note: FHA loans are insured by the U.S. Department of Housing and Urban Development (HUD) and do not impact the State's guaranty ceiling.

LEASE NO.	AREA	LESSEE	Loan Amount	Date Approved
1637	Kewalo	Aipelena-Thoren, Keola	$355,555	2/23/26

	No.		Balance
FY Ending 6/30/25	0	$	-0-
Previous Months	1	$	285,775
This Month	1		355,555
FY '25-'26 to date	2		641,330

ITEM NO. D-1
EXHIBIT C

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Darlene Fernandez, TA Loan Services Manager

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

To approve the following consents to mortgages for Federal Housing Administration (FHA) insured loans, Department of Veterans Affairs (VA) loans, United States Department of Agriculture, Rural Development (USDA, RD) guaranteed loans, United States Housing and Urban Development (HUD 184A) guaranteed loans and Conventional (CON) loans insured by private mortgage insurers.

DISCUSSION

PROPERTY	LESSEE	LENDER	LOAN AMOUNT
OAHU			
Maluohai Lease No. 9802 TMK: 1-9-1-120:016	HOOPAI, Chyson(Purchase)VA	Department of Veterans Affairs	$ 632,813
Kauluokahai Lease No. 12432 TMK: 1-9-1-017:088	KAUANOE, James(Cash-out refinance)FHA	Pennymac Loan Services	$ 243,930
Maluohai Lease No. 12757 TMK: 1-9-1-120:094	KEALOHANUI, Diamond (Purchase)FHA	Security National Mortgage	$ 700,000
Waianae Lease No. 8921 TMK: 1-8-5-031:059	BAILEY, Clifford K. Jr.(Cash-out refinance)FHA	HighTech Lending Inc	$ 207,600

Kewalo Lease No. 2578 TMK: 1-2-4-041:052	KALEI, Peter(Purchase)FHA	Security National Mortgage	$ 675,000
Kakaina Lease No. 12991 TMK: 1-4-1-041:002	HASHIMOTO, Travis K. (Refinance)FHA	Security National Mortgage	$ 650,000
Kaupea Lease No. 11969 TMK: 1-9-1-140:134	PALAKIKO, Fenton Jr. (Refinance)FHA	Security National Mortgage	$ 536,000
MAUI			
Puuhona Lease No. 10535 TMK: 2-3-5-044:046	LUAT-HUEU, Tammy(Purchase)FHA	MLD Mortgage Inc., DBA the Money Store	$ 704,577
Puuhona Lease No. 13233 TMK: 2-3-5-044:154	KAHUHU, Ronelle (Purchase)FHA	MLD Mortgage Inc., DBA the Money Store	$ 777,105
Puuhona Lease No. 13238 TMK: 2-3-5-044:085	KAUHOLA, William (Purchase)FHA	Cardinal Financial Company	$ 700,167
Puuhona Lease No. 13089 TMK: 2-3-5-044:047	WONG, Kauanani (Purchase)FHA	American Savings Bank	$ 429,913
Puuhona Lease No. 13086 TMK: 2-3-5-044:050	HONOKAUPU, Esther(Purchase)FHA	Mason-McDuffie Mortgage Corporation	$ 663,105
Paukukalo Lease No. 3457 TMK: 2-3-3-005:015	SCHNITZER, Elyce(Cash-out refinance)FHA	Cardinal Financial Company	$ 259,500

Puuhona Lease No. 10486 TMK: 2-3-5-044:149	CADORNA, Cynthia (Purchase)FHA	MLD Mortgage Inc., DBA the Money Store	$ 530,885
Puuhona Lease No. 16976 TMK: 2-3-5-044:022	AH MOOK SANG, Jarrett (Purchase)FHA	Security National Mortgage	$ 646,077
Waiehu Kou 4 Lease No. 12239 TMK: 2-3-2-025:028	ENGLISH, John-Bull (Purchase)VA	Department of Veterans Affairs	$ 700,000
Waiehu Kou 2 Lease No. 9543 TMK: 2-3-2-023:050	VELLINA, Nikkole (Assumption)FHA	Mechanics Bank	$ 100,503
Leialii Lease No. 10357 TMK: 2-4-5-036:055	SUAPAIA, Richard K.(Cash-out refinance)FHA	Bank of Hawaii	$ 425,000
Waiohuli Lease No. 10594 TMK: 2-3-5-044:045	GARCES, Petronilo M. (Purchase)FHA	Cardinal Financial Company	$ 663,106
Puuhona Lease No. 13225 TMK: 2-3-5-044:019	KEALOHA, Janalyn (Purchase)FHA	MLD Mortgage Inc., DBA the Money Store	$ 646,077
Puuhona Lease No. 16761 TMK: 2-3-5-044:037	MINDORO, Melina(Purchase)FHA	Cardinal Financial Company	$ 700,167

RECAP	NO.	FHA AMOUNT	NO.	VA AMOUNT
FY Ending 6/30/25	139	$ 60,617,861	21	$ 9,415,801
Prior Months	91	$ 44,803,035	12	$ 6,776,000
This Month	19	10,258,712	2	1,332,813
Total FY '25-26	110	$ 55,061,747	14	$ 8,108,813

		HUD 184A AMOUNT		USDA-RD AMOUNT
FY ENDING 6/30/25	21	$ 8,221,129	5	$ 2,150,160
Prior Months	25	$ 10,615,994	3	$ 1,221,514
This Month	0	0	0	0
Total FY '25-26	25	$ 10,615,994	3	$ 1,221,514

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Darlene Fernandez, TA Loan Services Branch Manager

SUBJECT: **Approval of Streamline Refinance of Loans**

RECOMMENDED MOTION/ACTION

To approve the refinancing of loans from the Hawaiian Home General Loan Fund.

DISCUSSION

The following lessees have met the "Streamline/Interest rate reduction loan" criteria, which was approved by the Hawaiian Homes Commission at its August 19, 2013 meeting. This criteria includes twelve (12) consecutive monthly payments, borrower's current interest rate is higher than the current DHHL interest rate, current with their Homeowners Insurance, Real Property Tax, Lease Rent, county sewer/refuse fees, and does not have any advances made by DHHL on the borrowers behalf.

HSD's recommendation for approval is based on actual payment history, over the past twelve (12) months and the review of the above-mentioned criteria. Streamline/Interest Rate Loan refinancing will provide lessees a chance to simply reduce their interest rate and payments without DHHL having to credit and/or income qualify the borrower.

The following lessee(s) has met the aforementioned criteria and is recommended for Streamline/Interest rate reduction loan refinance program:

LESSEE	LEASE NO. & AREA	REFINANCING LOAN TERMS
Shim, Haili P.	11540, Leialii	NTE $232,000 @ 4% interest per annum, NTE $1108 monthly, repayable over 30 years.

Loan Purpose: Refinance FHA Buyback Loan No. 18630 and to include deferred COVID interest ($19,973.10). Original loan amount of $186,840 at 6.25% per annum, $1,150.41 monthly, repayable over 30 years. A Contested Case Hearing was held on 6/8/2012 for this account; stipulated payment agreement of $1400 per month.

Alconcel, Jonona M.	10977, Lanai	NTE $127,000 @ 4% interest per annum, NTE $770 monthly, repayable over 20 years.

Loan Purpose: Refinance existing Contract of Loan No. 18146 and to include deferred COVID interest ($790.62). Original loan amount of $181,322 at 6.375% per annum, $1132 monthly, repayable over 30 years. A Contested Case Hearing was not held for this account.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Applications Branch Manager
Homestead Services Division

SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

To approve the transfers and cancellations of applications from the Application Waiting Lists for reasons described below:

DISCUSSION

1. Requests of Applicants to Transfer

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AKANA, Anne N.	02/23/2004	HAWAII	RES	04/07/2025
SOON, Malia J.S.N.	12/21/2010	KAUAI	RES	04/04/2025

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

RAMOS, Leatrice K.	07/06/1992	OAHU	AGR	04/08/2025

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

RAMOS, Leatrice K.	07/06/1992	OAHU	RES	04/08/2025

2. Deceased Applicants

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

RIVERA, Virginia	PN 2023	06/21/1995

NANKULI AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AGUADA, Pamela L.	PN 2024	08/05/1971

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

DEFREITAS, Joseph K.	PN 2023	11/21/1985
HO, Bruce S.	PN 2023	01/07/2008
PARAGES, May P.	PN 2023	08/30/1976
RIVERA, Virginia	PN 2023	06/21/1995

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

PANA, Maria K.	PN 2023	07/03/1989

MAUI ISLANDWIDE PASTORAL LEASE LIST

SANTOS, Thomas W. Jr.	PN 2023	07/08/1994

HAWAII ISLANDWIDE PASTORAL LEASE LIST

POEPOE, Russell K.	PN 2024	12/20/1994

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

LOVELL, Richard K. Jr.	PN 2023	03/22/1990

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

AKITA, Lindbergh M.	PN 2024	08/22/2005

3. Awards of Leases

WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

HASHIMOTO, Saadia L.	Awarded Residential Lease #12991, Lot 2 in Kakaina Subdivision, Waimanalo, Oahu dated 06/09/2023. Remove application dated 02/20/1974.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

KOESTER, Jordan R.K.	Assigned/transferred Agricultural Lease #6628, Lot 18 relocated to Lot No. 4A-1-4 in Waianae, Oahu dated 10/11/2025. Remove application dated 03/02/2020.

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

HALL, Robert L.	Awarded Residential Project Lease #15507 dated 09/17/2025. Remove application dated 09/18/2001.
HASHIMOTO, Travis K.	Assigned Residential Lease #12991 Lot 2 in Kakaina Subdivision, Waimanalo, Oahu dated 06/09/2023. Remove application dated 08/30/2013.
LOCHMAN, Melissa K.C.	Assigned Residential Lease #5843 Lot 20 in Kalamaula, Molokai dated 01/14/2026. Remove application dated 09/11/2015.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

APOLO, David K.	Assigned Agricultural Lease #7449, Lot 13 in Kula, Makawao, Maui 12/02/2025. Remove application dated 06/12/1997.

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

MANERA, Deldrine K.K.	Assigned Agricultural Lease #7797, Lot 22 in Hoolehua, Molokai dated 04/06/2022. Remove application dated 03/12/1987.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

AFONG, Scotty W.	Succeeded to Oahu Islandwide Agricultural application of Parent, Sanford Afong, dated 10/09/1987. Remove application dated 09/21/1998.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

ADAMS, Alice L.	Succeeded to Maui Islandwide Agricultural application of Parent, Nancy K. Nakoa dated 07/26/2005. Remove application dated 12/27/2007.

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

RIVERA, Joyleen K.	Succeeded to Kauai Islandwide Agricultural application of Uncle, Kenneth H. Kaauwai dated 10/07/1982. Remove application dated 03/11/1986.

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

Cumulative FY 2024-2025 Transaction Total		662
Last Month's Transaction Totals		865
Transfers from Island to Island		4
Deceased		11
Cancellations:		
	Awards of Leases	7
	NHQ	0
	Voluntary Cancellations	0
	Successorship	3
	Additional Acreage	0
	HHC Adjustments	0
This Month's Transaction Total		25
This Month's Cumulative FY 2025-2026 Transaction Total		**890**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Applications Branch Manager
Homestead Services Division

SUBJECT: **Approval to Certify Applications of Qualified Applicants for the month of February 2026**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of February 2026. The Department has verified the native Hawaiian blood quantum requirement of each applicant according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

At its October 2020 regular meeting, the Hawaii Homes Commission adopted the recommendation of the HHC Investigative Committee on the Native Hawaiian Qualification Process to recall to the HHC, pursuant to Hawaii Administrative Rules § 10-2-16(a), the authority to accept the Native Hawaiian Quantum (NHQ) determination for an individual as a function requiring the exercise of judgement or discretion. The recommendation included a process to implement the Commission's review and acceptance of NHQ determinations. These applicants have been deemed by the Department to have met the native Hawaiian blood quantum requirement through the kumu ʻohana process.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

KAHANA, Ekekela M.	04/08/2025
KAHANA, Wayne-Kawika K.K.G.S.	04/08/2025
MAILOU MILLER, Welena Ana K.O.K.	04/08/2025

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KYLE, Abraham O., III	04/09/2025
KYLE, Abraham O., IV	04/09/2025
WHITE, Kaulana K.	04/10/2025

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AWAI-HERNANDEZ, Leona	04/04/2025
MARROTTE, Maenani K.	04/04/2025
ROY, Christhor K.K.M.	04/04/2025
CABLAY, Patrianna M.	04/07/2025
CABLAY, Peter S.K., Jr.	04/07/2025
CABLAY, Precious E.	04/07/2025
CABLAY, Priscilla P.	04/07/2025
KAHANA, Ekekela M.	04/08/2025
KAHANA, Wayne-Kawika K.K.G.S.	04/08/2025
MAILOU MILLER, Welena Ana K.O.K.	04/08/2025
HATTORI, Robert B.B.	04/09/2025
KAUHI, Shayna K.O.	04/09/2025
KYLE, Abraham O., III	04/09/2025
KYLE, Abraham O., IV	04/09/2025
WHITE, Kaulana K.	04/10/2025

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

ROY, Christopher T.H.M.	04/04/2025
ARICAYOS, Carolee K.	04/07/2025
DAPITAN, Kenui A.	04/07/2025
II, Julynn W.	04/07/2025

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

ROY, Christopher T.H.M.	04/04/2025
ARICAYOS, Carolee K.	04/07/2025
II, Julynn W.	04/07/2025

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

MARROTTE, Maenani K.	04/04/2025
ROY, Christhor K.K.M.	04/04/2025
KAMOKU, Hedie K.	04/09/2025
KIHE, Hayzel K.	04/09/2025

HAWAII ISLANDWIDE PASTORAL LEASE LIST

KAUHI, Mikiele N.	04/09/2025
YNIGUES, Casie K.	04/09/2025
YNIGUES, Craig A., Jr.	04/09/2025

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

DISTAJO, Albert K., Jr.	04/09/2025
KAMOKU, Hedie K.	04/09/2025
KAUHI, Mikiele N.	04/09/2025
KIHE, Hayzel K.	04/09/2025
YNIGUES, Casie K.	04/09/2025
YNIGUES, Craig A., Jr.	04/09/2025

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

SANAY, Preston K., Jr.	04/21/2025
KAIMINAAUAO, Kahakualii	04/23/2025

KAUAI ISLANDWIDE PASTORAL LEASE LIST

DISTAJO, Albert K., Jr.	04/09/2025

KAUAI ISLANDWIDE RESISENTIAL LEASE LIST

SANAY, Preston K., Jr.	04/21/2025
KAIMINAAUAO, Kahakualii	04/23/2025

MOLOKAI ISLANDWIDE PASTORAL LEASE LIST

KAUHI, Shayna K.O.	04/09/2025

Previous Cumulative Total for Current FY	299
Current Month's Total	47
Fiscal Year Total: July 2025-June 2026	**346**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator

FROM: Jeremy Caneso-Bantolina, Applications Branch Manager
Homestead Services Division

SUBJECT: **Commission Designation of Successors to Application Rights - Public Notice November 2018, 2022, 2023, 2024**

RECOMMENDED MOTION/ACTION

1. To designate the following individuals as successors to the application rights of deceased applicants who did not name a qualified successor.

2. To approve the certification of applications to successorship rights of qualified successors. The Department has verified the native Hawaiian blood quantum requirement of each prospective successor according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

The following qualified applicants passed away on or after October 26, 1998, without naming qualified successors. Pursuant to 10-3-8(c) of the *Hawaii Administrative Rules*, a public notice listing the names of deceased applicants and calling for possible successors to their application rights was published in the Honolulu Star-Advertiser, The Maui News, Hawaii Tribune Herald, West Hawaii Today, and The Garden Island on the last two consecutive Sundays of November for the year the Department received notification. Requests to succeed to the decedents' application rights were submitted within the required 180 days following the last date of publication. Prospective successors were the sole respondents and are deemed by the Department to have met the requirements of successorship according to section 10-3-8(b) of the *Hawaii Administrative Rules*. HSD recommends approval of the following designees:

1. Deceased Applicant:	Daniel Kinilau
Date of death:	May 3, 2000
Successor to app rights:	Rodney D. Kinilau
Relationship to decedent:	Child
Island:	Oahu/Nanakuli
Type:	Islandwide Residential
Date of Application:	May 15, 1951
Date of Public Notice:	November 2024
2a. Deceased Applicant:	Elizabeth K. Van Winkle
Date of death:	June 3, 2010
Successor to app rights:	Laahila C.L. Naipo
Relationship to decedent:	Grandchild
Island:	Molokai/Hoolehua
Type:	Islandwide Agricultural
Date of Application:	December 23, 1968
Date of Public Notice:	November 2023
2b. Island:	Oahu
Type:	Islandwide Residential
Date of Application:	January 11, 1999
3. Deceased Applicant:	Kenneth H. Kaauwai
Date of death:	September 10, 2005
Successor to app rights:	Joyleen K. Rivera
Relationship to decedent:	Niece
Island:	Kauai
Type:	Islandwide Agricultural
Date of Application:	October 7, 1982
Date of Public Notice:	November 2022
4a. Deceased Applicant:	Sanford Afong
Date of death:	June 14, 2011
Successor to app rights:	Scotty Afong
Relationship to decedent:	Child
Island:	Oahu
Type:	Islandwide Agricultural
Date of Application:	October 9, 1987
Date of Public Notice:	November 2018
4b. Island:	Oahu
Type:	Islandwide Residential
Date of Application:	November 28, 1977

5. Deceased Applicant:	Thomas Mahi
Date of death:	February 1, 2010
Successor to app rights:	Thomas I.K. Mahi
Relationship to decedent:	Child
Island:	Hawaii
Type:	Islandwide Agricultural
Date of Application:	June 14, 1985
Date of Public Notice:	November 2024

Previous Cumulative Total for Current FY	58
Current Month's Total	5
Fiscal Year Total: July 2025-June 2026	**63**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval of Assignment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

1. To approve the assignment of the leasehold interest, pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended, and subject to any applicable terms and conditions of the assignment, including but not limited to the approval of a loan.

2. To approve and accept that the transferees are of no less than the required 25% or 50% Hawaiian ancestry as appropriate pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended.

DISCUSSION

Thirty-two (32) assignments of lease.

1. Lessee Name: Cristin A. K. Banks
Agr. Lease No. 6947, Lot No. 45
Lease Date: 11/14/1997
Area: Makuu, Hawaii
Property Sold & Amount: No, N/A
Improvements: 2 bedrooms, 1 bath dwelling

Transferee Name: Celica C. N. Banks
Relationship: Sister
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

2. Lessee Name: Tricia W. Bell
Res. Lease No. 4942, Lot No. 15-A & B
Lease Date: 10/20/1978
Area: Kuhio Village, Hawaii, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedrooms, 2 bath dwelling

Transferee Name: Dana K. Cecil
Relationship: Sister
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

3. Lessee Name: Genesis Bell
Res. Lease No. 2806, Lot No. 5
Lease Date: 8/17/1953
Area: Kuhio Village, Hawaii
Property Sold & Amount: No, N/A
Improvements: 4 bedrooms, 1 bath dwelling

Transferee Name: Tricia W. Bell
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

4. Lessee Name: Laurie Ann G. Casuga
Res. Lease No. 9380, Lot No. 67
Lease Date: 5/1/1999
Area: Kaniohale, Hawaii
Property Sold & Amount: Yes, $385,000.00
Improvements: 3 bedrooms, 2 bath dwelling

Transferee Name: Armenio A. K. Blanco
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 9/29/2014

Reason for Transfer: "Financial reasons." Special Condition: Transferee to obtain funds to pay purchase price.

5. Lessee Name: Merlyn U. K. Colon
Res. Lease No. 4133, Lot No. 60
Lease Date: 02/05/1974
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedrooms, 2 bath dwelling

Transferee Name: Christeen P. Okada
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

6. Lessee Name: Sybil M. U. Evans
Res. Lease No. 4243, Lot No. 204-A
Lease Date: 5/12/1977
Area: Keaukaha, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedrooms, 2 bath dwelling

Transferee Name: Blossom U. Evans
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

7. Lessee Name: Jamie K. M. L. K. Lum
Res. Lease No. 8770, Lot No. 6
Lease Date: 1/1/1998
Area: Waimanalo, Oahu
Property Sold & Amount: Yes, $120,000.00
Improvements: 4 bedrooms, 2-1/2 bath dwelling

Transferee Name: Noah Kauhimakaokalani Kawai
Relationship: Nephew
Loan Assumption: No
Applicant: Yes, Oahu IW Res., 08/12/2019

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

8. Lessee Name: Robert M. Mahiai, III & Taysha-Lin K. Lagrave-Wong
Res. Lease No. 2349, Lot No. 27
Lease Date: 4/27/1950
Area: Kapaakea, Molokai
Property Sold & Amount: No, $560,000.00
Improvements: 3 bedroms, 1 bath dweling

Transferee Name: Nadine M. Kaahanui
Relationship: Aunty
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

9. Lessee Name: Kalena I. Makanui
Res. Lease No. 10881, Lot No. 54
Lease Date: 3/18/2014
Area: Laiopua, Hawaii
Property Sold & Amount: Yes, $205,000.00
Improvements: 2 bedrooms, 1 bath dwelling

Transferee Name: Dayna H. Teriipaia
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Moving off island." Special Condition: Transferee to obtain funds to pay purchase price.

10. Lessee Name: Manon K. Meisner
Res. 9408, Lot No. 95
Lease Date: 10/1/1999
Area: Kaniohale, Hawaii
Property Sold & Amount: Yes, $200,000.00
Improvements: 3 bedrooms, 3 bath dwelling

Transferee Name: Rachael H. Meisner
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Financial reasons." Special Condition: Transferee to obtain funds to pay purchase price.

11. Lessee Name: Mervyn K. Rickard
Pas. Lease No. 7992, Lot No. 17
Lease Date: 2/1/1991
Area: Puukapu, Hawaii
Property Sold & Amount: Yes, $230,000.00
Improvements: Perimeter fencing and gate

Transferee Name: Albert Cummings, IV
Relationship: None
Loan Assumption: No
Applicant: No

Reason for Transfer: "Financial reasons." Special Condition: Transferee to obtain funds to pay purchase price.

12. Lessee Name: Vanessa N. Speed
Res. Lease No. 10099, Lot No. 107
Lease Date: 6/15/2005
Area: Waiehu 3, Maui
Property Sold & Amount: No, N/A
Improvements: 4 bedrooms, 2-1/2 bath dwelling

Transferee Name: Kahoneokamaileoaukekulelia F. H. V. Speed
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

13. Lessee Name: Erin M. N. Tagupa
Res. Lease No. 3021, Lot No. 54
Lease Date: 8/24/1956
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 6 bedrooms, 4 bath dwelling

Transferee Name: Bradley T. K. A. Tagupa
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

14. Lessee Name: Eleanor L. Vaughn
Res. Lease No. 4787, Lot No. 5
Lease Date: 7/8/1986
Area: Waiakea, Hawaii
Property Sold & Amount: No, N/A
Improvements: 3 bedrooms, 2 bath dwelling

Transferee Name: David E. Heanu
Relationship: Nephew
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 04/29/1997

Reason for Transfer: "Giving lease to relative."

15. Lessee Name: Tracy K. Waialae
Res. Lease No. 9376, Lot No. 63
Lease Date: 5/1/2000
Area: Kaniohale, Hawaii
Property Sold & Amount: Yes, $430,000.00
Improvements: 2 bedrooms, 1 bath dwelling

Transferee Name: Bruce D. M. Pai
Relationship: None
Loan Assumption: No
Applicant: Yes, Hawaii IW Res., 03/17/1987

Reason for Transfer: "Medical reasons." Special Condition: Transferee to obtain funds to pay purchase price.

16. Lessee Name: Brieana K. Finley
Res. Lease No. 10749, Lot No. UNDV123
Lease Date: 12/3/2005
Area: Laiopua, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Gabriel K. Rivera
Relationship: Brother
Loan Assumption: No
Applicant: No

Reason for Transfer: "Housing instability, low affordable housing market."

17. Lessee Name: James M. Awai
Res. Lease No. 13237, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Jamie J. U. Paa
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

18. Lessee Name: Glenda M. N. Bacos
Res. Lease No. 13209, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Sheri L. P. Bacos
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

19. Lessee Name: Cora-Lee K. Camarillo
Res. Lease No. 13246, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Tiare K. Ika
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative"

20. Lessee Name: Marian L. Demello
Res. Lease No. 13211, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Brandi Saragosa
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

21. Lessee Name: Mark. F. Kaaa
Res. Lease No. 13260, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Eva K. K. Medeiros
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

22. Lessee Name: Tisha-Ann E. Kaahanui
Agr. Lease No. 7794, Lot No. 19
Lease Date: 2/1/1987
Area: Hoolehua, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Bradford W. I. Kaahanui
Relationship: Brother
Loan Assumption: No
Applicant: Yes, Molokai IW Agr., 12/31/2002

Reason for Transfer: "Giving lease to relative."

23. Lessee Name: Francis Kaauamo, Jr.
Res. Lease No. 10451, Lot No. 78
Lease Date: 6/18/2005
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Alana A. Kanoho-Kaauamo
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

24. Lessee Name: Geraldine N. Keahi
Res. Lease No. 13235, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Joshua L. Vaughan
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

25. Lessee Name: Kaumakaiwakepoohalaokahiipakaokanahele Kealiikanakaole
Pas. Lease No. 9063, Lot No. 10
Lease Date: 2/1/1991
Area: Kamaoa, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Allison K. M. Makekau
Relationship: Cousin
Loan Assumption: No
Applicant: Yes, Hawaii IW Pas., 03/11/2024

Reason for Transfer: "Giving lease to relative."

26. Lessee Name: Naomi S. U. L. N. Landgraf
Res. Lease No. 13202, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Emma S. L. L. Landgraf
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

27. Lessee Name: Rockne K. T. Matsuda
Res. Lease No. 13226, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Shavonn-Haevyn L. Matsuda
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

28. Lessee Name: Roxane P. Nakamura
Res. Lease No. 7842, Lot No. 13
Lease Date: 2/28/1996
Area: Hoolehua, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Aulani L. A. Hiro
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

29. Lessee Name: Carolann K. Palafox
Res. Lease No. 13204, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Janeen K. Souza
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative"

30. Lessee Name: Iris K. Plunkett
Res. Lease No. 15888, Lot No. To be determined
Lease Date: To be determined
Area: Laiopua, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Kamuela K. Plunkett
Relationship: Son
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative"

31. Lessee Name: Denise K. K. Vasconcellos
Res. Lease No. 10614, Lot No. 5
Lease Date: 6/18/2005
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Liana L. M. Vasconcellos
Relationship: Daughter
Loan Assumption: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

32. Lessee Name: Ellareen U. Wright
Res. Lease No. 13225, Lot No. To be determined
Lease Date: To be determined
Area: Puuhona, Maui
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Janalyn K. Kealoha
Relationship: Daughter
Loan Assumption: No
Applicant: Yes, Maui IW Res., 04/16/2019

Reason for Transfer: "Giving lease to relative."

Assignments for the Month of March `26	32
Previous FY '25 - '26 balance	320
FY '25 - '26 total to date	352
Assignments for FY '24 - '25	183

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Eleven (11) amendments of lease.

1.	Lessee:	Beverly P. Doi
	Res. Lease No.:	1269-A
	Lot No., Area, Island:	201-B, Keaukaha, Hawaii
	Amendment:	To extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditions, and covenants. (Successorship).
2.	Lessee:	Phyllis M. Gomes
	Agr. Lease No.:	4998
	Lot No., Area, Island:	118-G, Hoolehua, Molokai
	Amendment:	To amend the lease title, and to incorporate the currently used terms, conditions, and covenants to the lease and update the property description. (Successorship)

3.	Lessee:	Roxane Hiro
	Res. Lease No.:	7842
	Lot No., Area, Island:	13, Hoolehua, Molokai
	Amendment:	To release life interest. (Transfer)
4.	Lessee:	Russell K. Kaneakua
	Res. Lease No.:	8177
	Lot No., Area, Island:	33, Waimanalo, Oahu
	Amendment:	To amend the tenancy from joint tenant to tenant in severalty due to the death of the joint tenant, and covenants to the lease. (Successorship)
5.	Lessee:	Tica L. C. Kekahuna
	Res. Lease No.:	4993
	Lot No., Area, Island:	86-C, Hoolehua, Molokai
	Amendment:	To amend the lot number and property description. (Successorship)
6.	Lessee:	Solomon W. Kupau
	Res. Lease No.:	3888
	Lot No., Area, Island:	36-H, Hoolehua, Molokai
	Amendment:	To amend the lease title and to incorporate the currently used terms, conditions and convenants to the lease. (Successorship)
7.	Lessee:	Susan B. K. Poaha
	Res. Lease No.:	2356
	Lot No., Area, Island:	33, Kapaakea, Molokai
	Amendment:	To amend the lease title, and to extend the lease term to an aggregate term of 199 years, and to incorporate the currently used terms, conditions, and covenants. (Successorship)

8.	Lessee:	Dorothy Ann K. Qunitua
	Res. Lease No.:	4839
	Lot No., Area, Island:	118-M, Hoolehua, Molokai
	Amendment:	To amend the lot number and property description. (Successorship)
9.	Lessee:	Vanessa N. Speed
	Res. Lease No.:	10099
	Lot No., Area, Island:	107, Waiehu 3, Maui
	Amendment:	To amend the lease to update the property description and to incorporate the currently used terms, conditions, and covenants to the lease. (Transfer)
10.	Lessee:	Erin M. N. Tagupa
	Res. Lease No.:	3021
	Lot No., Area, Island:	54, Waimanalo, Oahu
	Amendment:	To extend the lease term to an aggregate term of 199 years, and covenants to the lease. (Transfer)
11.	Lessee:	Paulette M. T. Werner
	Res. Lease No.:	3297
	Lot No., Area, Island:	56-A, Nanakuli, Oahu
	Amendment:	To amend the lease title and to extend the lease term to an aggregate term of 199 years. (Transfer)

Amendments for the Month of March '26	11
Previous FY '25 - '26 balance	428
FY '25 - '26 total to date	439
Amendments for FY '24 - '25	112

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Approval to Issue a Non-Exclusive License for Rooftop Photovoltaic Systems for Certain Lessees**

RECOMMENDED MOTION/ACTION

To approve the issuance of a non-exclusive license to allow the Permittee to provide adequate services related to the installation, maintenance, and operation of a photovoltaic system on the premises leased by the respective Lessees.

The non-exclusive license is necessary as the Lessee can not issue his/her own licenses.

DISCUSSION

Twenty (20) non-exclusive licenses.

1. Lessee: Jona Marie K. P. Ahuna
Res. Lease No.: 13024
Lot No., Area, Island: 24, Anahola, Kauai
Permittee: Sunrun Installation Services, Inc.

2. Lessee: Ada A. Amina
Res. Lease No.: 3772
Lot No., Area, Island: 308, Nanakuli, Oahu
Permittee: Goodleap, LLC

ITEM NO. D-9

3.	Lessee:	Ian N. K. Bernardino
	Res. Lease No.:	12968
	Lot No., Area, Island:	2, Kauluokahai, Oahu
	Permittee:	Sunrun Installation Services. Inc.
4.	Lessee:	Michelle M. Carter
	Res. Lease No.:	3302
	Lot No., Area, Island:	17-A, Waimanalo, Oahu
	Permittee:	Goodleap, LLC
5.	Lessee:	John K. Ganer
	Res. Lease No.:	10249
	Lot No., Area, Island:	25, Waianae, Oahu
	Permittee:	Sunrun Installation Services. Inc.
6.	Lessee:	Camille I. Hesapene
	Res. Lease No.:	8866
	Lot No., Area, Island:	25, Hanapepe, Kauai
	Permittee:	Sunrun Installation Services. Inc.
7.	Lessee:	Raymond K. Kapuaala
	Res. Lease No.:	5679
	Lot No., Area, Island:	55, Nanakuli, Oahu
	Permittee:	Sunrun Installation Services. Inc.
8.	Lessee:	Harrigail L. Kassebeer
	Res. Lease No.:	1710-A
	Lot No., Area, Island:	63-B, Waimanalo, Oahu
	Permittee:	Revolusun, LLC
9.	Lessee:	Dreena K. Keliikoa-Kamai
	Res. Lease No.:	5316
	Lot No., Area, Island:	65, Waianae, Oahu
	Permittee:	Revolusun, LLC
10.	Lessee:	David Kawika Lilii Koa, III
	Res. Lease No.:	13250
	Lot No., Area, Island:	26, Puuhona , Maui
	Permittee:	Sunrun Installation Services. Inc.

11.	Lessee:	Novella K. Leaver
	Res. Lease No.:	3958
	Lot No., Area, Island:	8, Waimanalo, Oahu
	Permittee:	Revolusun, LLC
12.	Lessee:	Phoebe P. Lopes
	Res. Lease No.:	8815
	Lot No., Area, Island:	51, Waimanalo, Oahu
	Permittee:	Sunrun Installation Services. Inc.
13.	Lessee:	Kalani J. Mahi
	Res. Lease No.:	7553
	Lot No., Area, Island:	115, Waiohuli, Maui
	Permittee:	Sunrun Installation Services. Inc.
14.	Lessee:	Melvin H. Moisa
	Res. Lease No.:	12855
	Lot No., Area, Island:	143, Kauluokahai, Oahu
	Permittee:	Goodleap, LLC
15.	Lessee:	Matthew N. Paio
	Res. Lease No.:	13101
	Lot No., Area, Island:	32, Puuhona , Maui
	Permittee:	Sunrun Installation Services. Inc.
16.	Lessee:	Anthony K. Pizarro
	Res. Lease No.:	1723-A
	Lot No., Area, Island:	75-B, Waimanalo, Oahu
	Permittee:	Revolusun, LLC
17.	Lessee:	William P. Schutte, Jr.
	Res. Lease No.:	3708
	Lot No., Area, Island:	102-A-1, Nanakuli, Oahu
	Permittee:	Sunrun Installation Services. Inc.
18.	Lessee:	Shane Shimabukuro
	Res. Lease No.:	11051
	Lot No., Area, Island:	17, Anahola, Kauai
	Permittee:	Sunrun Installation Services. Inc.

19. Lessee: Leona E. P. Tate
Res. Lease No.: 12912
Lot No., Area, Island: 1, Waianae, Oahu
Permittee: Revolusun, LLC

20. Lessee: Paul K. Texeira & Monica Lynne Texeira
Res. Lease No.: 935
Lot No., Area, Island: 28, Nanakuli, Oahu
Permittee: Sunrun Installation Services. Inc.

Non-Exclusive License for the Month of March '26	20
Previous FY '25 - '26 balance	127
FY '25 - '26 total to date	147
Non-Exclusive License for FY '24 - '25	166

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Commission Designation of Successor - PAULETTE LEINAALA LANE, Residential Lease No. 12930, Lot No. 108, Kauluokahai, Oahu**

RECOMMENDED MOTION/ACTION

1. To approve the designation of Shannon Kuuipo Lane (Shannon) and Shani Kauionahokulani Lane (Shani) as successors to Residential Lease No. 12930, Lot No. 108, Kauluokahai, Oahu (Lease), for the remaining term of the Lease;

2. To approve and accept that Shannon and Shani are of no less than the required 25% Hawaiian ancestry and are therefore qualified successors pursuant to Section 209 of the Hawaiian Homes Commission Act, 1920, as amended;

3. To stipulate that Shannon's and Shani's successorship rights and interest in the Lease do not vest until they have signed that: (i) Transfer Through Successorship of Lease; (ii) Lease Addendum; and such necessary and appropriate instruments; and that if Shannon and Shani do not sign all such documents on or before **May 31, 2026** (the Deadline), that the Commission's selection of Shannon and Shani as successors is automatically revoked;

4. To authorize the Department to extend the Deadline up to 60 days for good cause; and

5. To declare that if Shannon and Shani's selection as successors is revoked; then under Section 209(a) of the Hawaiian Homes Commission Act, 1920, as amended, "…the land

subject to the lease shall resume its status as unleased Hawaiian home lands and the department is authorized to lease the land to a native Hawaiian as provided by the Act."

DISCUSSION

Paulette Leinaala Lane (Decedent) received the Lease by way of Residential Lot Lease Award with a commencement date of May 24, 2021.

On September 9, 2024, the Decedent passed away without naming a qualified designated successor to her leasehold interest.

On December 26, 2024, the Department received the decedent's death certificate.

In compliance with Administrative Rule 10-3-63, the Department published legal notices in the Honolulu Star-Advertiser and the Hawaii Tribune Herald on June 8, 15, 22, and 29, 2025, and in West Hawaii Today, The Maui News, and The Garden Island newspapers on June 7, 14, 21, and 28, 2025, to notify all interested, eligible and qualified heirs of the Decedent to submit their successorship claims to the Lease.

The Department received a successorship claim from the Decedent's daughter, Shannon Kuuipo Lane (Shannon) who has been determined to be of at least 25% Hawaiian ancestry and is thus eligible for successorship to the Lease.

The Department also received a successorship claim from the Decedent's son, Henry Lot Kamehameha Lane, Jr. (Henry) who has been determined to be of at least 25% Hawaiian ancestry and is likewise eligible for successorship to the Lease. On January 16, 2026, however, Henry withdrew his successorship claim to the leasehold interest.

The Department received a final successorship claim from another daughter of the Decedent, Shani Kauionahokulani Lane (Shani) who has been determined to be of at least 25% Hawaiian ancestry and is eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), when a lessee fails to designate a successor, the commission is authorized to terminate this lease or to continue the lease by designating a successor. Section 209

states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or

2. If there is no husband or wife, then the children; or

3. If there is no husband, wife, or child, then the grandchildren; or

4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or

5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Pursuant to Section 209, Shannon and Shani are eligible to succeed to the leasehold interest.

Improvements to the homestead lot consist of a 5-bedroom and 3-bath, single-family dwelling.

As of July 2025, there is an existing Guild Mortgage loan in the original amount of $311,400 from May 10, 2021. The balance owing is $282,270 as of October 2025. Both prospective successors are aware of this obligation and understand they will be responsible for addressing the balance.

The lease rent account reports a credit balance of $94. There is a 7-year exemption regarding the real property tax.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

THROUGH: James Du Pont, Homestead District Operations Manager
Homestead Services Division

FROM: Piliwale Kailihiwa, EHDO District Supervisor II
Homestead Services Division

SUBJECT: Commission Designation of Successor – Beverly P. Doi, Residential Lease No. 1269-A, Lot No. 201-B, Keaukaha, Hawai'i

RECOMMENDED MOTION/ACTION

1. To approve the designation of Reinette C. I. Morgan (Reinette) & Randalynn U. Kaupu (Randalynn) to Residential Lease No. 1269-A, Lot No. 201-B, Keaukaha, Hawaii (Lease) for the remaining term of the Lease;

2. To approve and accept that Reinette & Randalynn are of no less than the required 25% Hawaiian ancestry and are therefore qualified successors pursuant to Section 209 of the Hawaiian Homes Commission Act, 1920, as amended;

3. To stipulate that Reinette & Randalynn's successorship rights and interest in the Lease do not vest until Reinette & Randalynn has signed that: (i) Transfer Through Successorship of Lease and such necessary and appropriate instruments; and that if Reinette & Randalynn does not sign all such documents on or before **May 31, 2026** (the Deadline) that the Commission's selection of Reinette & Randalyn as successors is automatically revoked;

4. To authorize the Department to extend the Deadline up to 60 days for good cause; and

5. To declare that if Reinette & Randalynn's selection as successors is revoked; then under Section 209(a) of the Hawaiian Homes Commission Act, 1920, as amended, "…the land subject to the lease shall resume its status as unleased Hawaiian home lands and the department is authorized to lease the land to a native Hawaiian as provided [by the] Act. "

DISCUSSION

By way of the Department of Hawaiian Home Lands Assignment of a Portion of Lease No. 1269-A, dated April 21, 1999, Beverly Doi (Beverly) received the Lease.

On May 19, 2023, the Decedent passed away, naming no successor to her homestead lease.

Pursuant to Administrative Rule 10-3-63, the Department published legal notices in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, the Maui News, and the Garden Island newspapers on December 6, 13, 20, and 27, 2023, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claims to the Lease.

The Department received successorship claims from the Decedent's daughters, Reinette C. I. Morgan and Randalynn U. Kaupu, whom have been determined to be of at least 25% Hawaiian ancestry and are thus eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), when a lessee fails to designate a successor, the commission is authorized to terminate this lease or continue the lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or

2. If there is no husband or wife, then the children; or

3. If there is no husband, wife, or child, then the grandchildren; or

4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or

5. If there is no husband, wife, child, or grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Improvements to the homestead lot consist of a 2-bedroom, 1-bath, single family dwelling, which was constructed in 2001.

There are no outstanding loans.

The real property tax has an outstanding balance of $749.00, and the lease rent is current.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

THROUGH: James Du Pont, Homestead District Operations Manager
Homestead Services Division

FROM: Piliwale Kailihiwa, EHDO District Supervisor II
Homestead Services Division

SUBJECT: Commission Designation of Successor – Cade K. Kuamoo, Residential Lease No. 4260, Lot No. 314, Keaukaha, Hawai'i

RECOMMENDED MOTION/ACTION

1. To approve the designation of Rich Satoru Kuamoo (Rich) to Residential Lease No. 4260, Lot No. 314, Keaukaha, Hawaii (Lease) for the remaining term of the Lease;

2. To approve and accept that Rich are of no less than the required 25% Hawaiian ancestry and are therefore qualified successors pursuant to Section 209 of the Hawaiian Homes Commission Act, 1920, as amended;

3. To stipulate that Rich's successorship rights and interest in the Lease do not vest until Rich has signed that: (i) Transfer Through Successorship of Lease and such necessary and appropriate instruments; and that if Rich does not sign all such documents on or before **May 31, 2026** (the Deadline) that the Commission's selection of Rich as successors is automatically revoked;

4. To authorize the Department to extend the Deadline up to 60 days for good cause; and

5. To declare that if Rich's selection as successor is revoked; then under Section 209(a) of the Hawaiian Homes Commission Act, 1920, as amended, "…the land subject to the lease shall resume its status as unleased Hawaiian home lands and the department is authorized to lease the land to a native Hawaiian as provided [by the] Act. "

ITEM NO. D-12

DISCUSSION

By way of the Department of Hawaiian Home Lands Transfer through Successorship to Lease No. 4260, dated September 27, 2017, Cade Kuamoo (Cade) received the Lease.

On May 11, 2024, the Decedent passed away, naming no successor to his homestead lease.

Pursuant to Administrative Rule 10-3-63, the Department published legal notices in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, the Maui News, and the Garden Island newspapers on December 6, 13, 20, and 27, 2024, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claims to the Lease.

The Department received successorship claims from the Decedent's son, Rich Satoru Kuamoo, whom have been determined to be of at least 25% Hawaiian ancestry and are thus eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), when a lessee fails to designate a successor, the commission is authorized to terminate this lease or continue the lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or

2. If there is no husband or wife, then the children; or

3. If there is no husband, wife, or child, then the grandchildren; or

4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or

5. If there is no husband, wife, child, or grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Improvements to the homestead lot consist of a 3-bedroom, 2-bath, single family dwelling, which was constructed in 1977.

There are no outstanding loans.

The real property tax has an outstanding balance of $21,228.46, and Rich will arrange for a payment plan with the County should he be designated as successor and the lease rent is current.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Ross K. Kapeliela, ODO Supervisor
Homestead Services Division

SUBJECT: **Commission Designation of Successor - DAVID K. KEAULANA, Residential Lease No. 8388, Lot No. 97, PKE, Oahu**

RECOMMENDED MOTION/ACTION

1. To approve the designation of Jesse Regan K. K. Keaulana-Kamakea (Jesse Regan) as successor to Residential Lease No. 8388, Lot No. 97, PKE, Oahu, for the remaining term of the Lease;

2. To approve and accept that Jesse Regan K. K. Keaulana-Kamakea, is of no less than the required 25% Hawaiian ancestry and is therefore a qualified successor pursuant to Section 209 of the Hawaiian Homes Commission Act, 1920, as amended (Act);

3. To stipulate that Jesse Regan's right and interest in the Lease does not vest until Jessee Regan has signed that: (i) Transfer Through Successorship of Lease; (ii) Lease Addendum; and such necessary and appropriate instruments; and that if Jesse Regan does not sign all such documents on or before **May 31, 2026** (the Deadline), that the Commission's selection of Jesse Regan as a successor is automatically revoked;

4. To authorize the Department to extend the Deadline up to 90 days for good cause;

5. To declare that if Jesse Regan's selection as a successor is revoked; then under Section 209 (a) of the Hawaiian Homes Commission Act, 1920, as amended, "the lease shall resume its status as unleased Hawaiian home lands and the department is

authorized to lease the land to a native Hawaiian as provided by the Act."

DISCUSSION

David K. Keaulana (Decedent) was awarded the Lease commencing on May 1, 1996.

On September 2, 2021, the Decedent designated his wife, Christine Keaulana, to receive the net proceeds.

On October 19, 2021, the Decedent passed away.

On May 26, 2023, the Department received the Decedent's death certificate.

Upon receiving the Decedent's death certificate, the Department confirmed that Christine was of non-Hawaiian ancestry and meets the criteria to receive net proceeds.

In compliance with Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, Hawaii Tribune Herald, West Hawaii Today, Maui News, and The Garden Island newspapers on December 11, 18, 25, and 31, 2024, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claim to the Lease.

The Department received a successorship claim from the Decedent's son, Jesse Regan, who has been determined to be of at least 25% Hawaiian ancestry and is thus eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended, when a lessee fails to designate a successor, the Commission is authorized to terminate the Lease or to continue the Lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or

2. If there is no husband or wife, then the children; or

3. If there is no husband, wife, or child, then the grandchildren; or

4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or

5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Improvements to the homestead lot consist of a 3-bedroom and 2-1/2-bathroom single family dwelling, which was constructed in 1995.

The improvements have been appraised at a value of $343,000 by Valley Isle Appraisal Company, dated January 30, 2026. The appraised value, less any financial obligations, will be paid to Christine Keaulana as net proceeds.

As of March 4, 2026, there is an existing department loan in the original amount of $142,842 from March 1, 2010. The balance owing is $155,271 and the loan delinquency is $154,271. The Lease rent account reports a credit balance of $71.00. The real property taxes are current, and association dues are past due in the amount of $330.

Jesse Regan is aware of and understands that he will be responsible for paying the department the $343,000 appraised value of the lot within 90 days following the completion of the successorship process.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 10, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division

FROM: Emily Park, Lease Coordinator
Homestead Services Division

Amber Kalua, Homestead Services Administrative Assistant
Homestead Services Division

SUBJECT: **Request to Surrender Lot - YVETTE SATOMI MASAOKA, Residential Lease No. 9970, Lot No. 6-A, Kurtistown, Hawaii**

RECOMMENDED MOTION/ACTION

1. To approve the surrender of Lot No. 6-A under Department of Hawaiian Home Lands Residential ("Department") Lot Lease No. 9970, commenced on September 15, 2003, situated at Kurtistown, Hawaii consisting of approximately 24,013 square feet, and further identified as Tax Map Key: 3-1-7-007:044;

2. To approve and accept the appraisal of the improvements in the amount of $330,000, and to pay net proceeds or to collect on deficiency if the value of the improvements is deemed to be less than the amount of the outstanding debt;

3. To authorize the Department to award Lot No. 6-A, Kurtistown, Hawaii to another qualified applicant on the waitlist;

4. To authorize Yvette to temporarily occupy Lot 6-A, Kurtistown, Hawaii until her lease amendment is approved and recorded. During this period of temporary occupancy, Yvette is required to continue paying the mortgage associated with the property, remain current on all property taxes, and pay all utilities for the home. She must also maintain valid homeowners insurance and remain responsible for all debts, fees, and expenses related to the home and property. In addition, she is required to maintain the home and property in good and tenantable condition to prevent any deterioration or damage; and

5. All the above are subject to the approval of the loan for the relocation lot located in Keaukaha, Hawaii.

DISCUSSION

Yvette Satomi Masaoka ("Yvette") received the Lease by way of Exchange of Leases and Consent instrument dated March 12, 2004.

On November 17, 2014, the Department approved a Request for Relocation for Yvette. Her reasons for requesting relocation were because she claimed that she has been harassed and threatened by her neighbor since 2007.

On March 10, 2026, Yvette submitted her Notice of Surrender of Lot Due to Relocation to the Department. She is requesting to surrender Lot 6-A in Kurtistown due to ongoing health and safety concerns stemming from long-standing disputes with her adjacent neighbor. These issues have created an environment that is no longer safe or suitable for her to remain. She wishes to relocate for her well-being and to become eligible for a Keaukaha Residential lot. Yvette's notice is attached as **Exhibit A** for reference and further substantiation of her request.

On November 5, 2025, the Department sent Yvette an acknowledgement letter requesting a response for appraisal method. The appraisal method response was signed and submitted on November 5, 2025, by Yvette.

An appraisal to determine the value of the home was completed on December 26, 2025, by Valley Isle Appraisal Co. The appraisal report valued the improvements on Lot No. 6-A, consisting of a 3-bedroom and 2.1-bath single family dwelling, at an appraisal amount of $330,000.

On January 13, 2026, the Department sent Yvette an Appraisal Acceptance Notification letter requesting Yvette accepts or rejects the appraisal amount. Yvette signed the letter and decided that she would accept the appraisal amount of $330,000.

There is an outstanding loan with Carrington Mortgage Services, LLC. The loan is current and the unpaid principal balance as of February 6, 2026, is approximately $55,421.26. Real property taxes are current. Lease rent is current with a credit of $75.00.

The Department requests approval of its recommended motion.

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
160 BAKER AVENUE
HILO, HAWAII 96720

NOTICE OF SURRENDER OF LOT DUE TO RELOCATION

I, Yvette S. Masaoka, have been approved for relocation by the Hawaiian Homes Commission on November 17, 2014. I hereby freely and voluntarily submit my notice of surrender of my interest in and to Department of Hawaiian Home Lands ("Department") Residential Lot Lease No. 9970, Lot No. 6-A, situated at Kurtistown, on the Island of Hawai'i ("Lease") for the following reason(s) (must be completed):

I here by surrender my lease No. 9970 for the Kurtistown property after 20 years of ongoing harassment by Native Threatening conduct of Hercules Jenkins That has made continued residence unsafe & emotionally unbearable. This decision is made solely out of necessity for my safety, peace of mind & long-term stability. MM

I understand that the surrender of my interest in and to the Lease is not effective until:

1. The surrender is accepted by the Chairman of the Hawaiian Homes Commission ("Commission")
2. The surrender is approved by the Hawaiian Homes Commission; and
3. A Surrender of Lot Interest document is executed; I remain responsible and liable for the following:

1. The premises demised under the Lease;
2. Payment of real property taxes demised under the Lease;
3. Payment of all taxes, assessments and charges of any kind arising out of the improvements on the premises demised under the Lease;
4. Maintaining homeowners' and hurricane insurance policies on any and all structures located on the premises demised under the lease.

I further understand that once the Commission approves my surrender of my interest in and to the Lease, the Department will appraise the value of all the improvements and growing crops or improvements and aqua-cultural stock, as the case may be, and will pay me the value thereof, less any indebtedness to the Department, or for outstanding taxes, or for any other indebtedness the payment of which has been assured by the Department, owed by me.

I further understand that, if I desire to rescind this Notice of Surrender, any such rescission will be permitted at the sole discretion of the Commission. If the Commission allows me to rescind this Notice of Surrender, I shall be responsible to repay the Department, upon demand, all costs incurred with the processing of my surrender, including, but not limited to, the full cost of the appraisal of the improvements as set forth above.

ITEM NO. D-14
EXHIBIT A

Notice of Surrender
Yvette S. Masaoka
Lease No. 9970, Lot 6-A

By signing below, I acknowledge that I have read, understood, and agreed to the terms outlined in this Notice of Surrender.

YVETTE S. MASAOKA, Lessee
Lease No. 9970, Lot No. 6-A

Date: 11/4/26

Surrender Accepted/Rejected

KALI WATSON, Chairman
Hawaiian Homes Commission

Date: _____

ITEM NO. D-14
EXHIBIT A

Notice of Surrender
Yvette S. Masaoka
Lease No. 9970, Lot 6-A

Approved by the Hawaiian Homes Commission

On _____

ITEM NO. D-14
EXHIBIT A

Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Ponoʻī, Kapolei, Oahu

E ITEMS

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
March 16 & 17, 2026

TO: Chairman and Members, Hawaiian Homes Commission

FROM: R. Kalani Fronda, CCIM
Acting Administrator, Land Development Division

SUBJECT: Ratification of Agreements Between DHHL, Hawaii Housing Finance and Development Corporation, and Department of Human Services, and Approval of Advancement of Trust Funds for Use Under the 2025 Tri-Party Memorandum of Agreement for Water System Improvements at Wahikuli, Villages of Leiali'i, Maui, Hawai'i

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RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission:

1. Ratify the Memorandum of Understanding / Disposition and Use of Real Property (DURF) dated June 21, 2024, between the Department of Hawaiian Home Lands (DHHL) and the Hawaii Housing Finance and Development Corporation (HHFDC). [Exhibit 1]
2. Ratify the Tri-Party Agreement dated August 25, 2025, between DHHL, the Hawaii Department of Human Services (DHS), and HHFDC related to the Ka Lā'i Ola wildfire recovery housing initiative. [Exhibit 2]
3. Approve the interim use of DHHL Trust Funds in the amount of $10,000,000 to fulfill DHHL's commitment toward infrastructure improvements associated with the project.
4. Acknowledge the commitment of the County of Maui to provide $10,000,000 from General Excise Tax (GET) set-aside funds to DHHL in support of this obligation, with transfer anticipated prior to the close of FY2026. [Exhibit 3]

DISCUSSION:

In 2017 DHHL and Hawaii Housing Finance and Development Corporation (HHFDC) entered into an MOU for the use of Dwelling Unit Revolving Funds for development of the Honokowai Well Improvements (2017 MOU; see Exhibit 5), which would support development of DHHL's Leiali'i Village 1B and potential development of affordable rentals by HHFDC. Under the 2017 MOU, HHFDC would finance the first $10 million of the Honokowai Well improvements using DURF funds in exchange for half the available capacity of the Honokowai Well and DHHL would be entitled to the other half of the available capacity of the Honokowai Well. The 2017 MOU included improvements required for dedication of the well to Maui Department of Water Supply (DWS): 0.5 million gallon reservoir, a control valve at the existing Wahikuli Booster Pump Station, a booster pump station at the existing 1.5 MG Wahikuli reservoir, water line "D" and waterline "E" as shown in the construction drawing entitled Honokowai Water System prepared by Austin, Tutsumi & Associates, Inc., for DHHL (Wahikuli Improvements).

In response to the devastating 2023 Maui wildfires, State and County agencies coordinated an expedited housing recovery effort to address the urgent displacement of West Maui residents. Approximately 150 acres in West Maui, mauka of DHHL's Leiali'i, were mobilized through a partnership between HHFDC, DHHL, and the Department of Human Services (DHS) to implement DHS's Ka Lā'i Ola wildfire recovery housing initiative. The initiative provides temporary housing and recovery services for households displaced by the wildfires with significant State, County, and federal resources to develop infrastructure and housing improvements on the site. Most of the Ka Lā'i Ola development is at a higher elevation than the existing DWS service area. In 2024, DHHL, HHFDC, and DHS executed an MOU agreeing to each of their respective duties to develop the Wahikuli Improvements using the $10 million in DURF funds (2024 Tri-Party MOU; see Exhibit 1).

In 2025, DHHL, HHFDC, and DHS entered into a Tri-Party Memorandum of Agreement in which DHHL would match the $10 million in DURF funding for the Wahikuli Improvements and provide up to $12 million, which includes a $1 million contingency, for the "Offsite Water Improvement Project" (2025 Tri-Party MOA; see Exhibit 2). The Offsite Water Improvement Project includes improvements to the Lahaina Civic Center Booster Pump and an additional 16" waterline needed to service DHHL lands at Leiali'i. The Hawaiian Homes Commission approved use of twenty-one million dollars in the 2025 Tri-Party MOA from the General Excise Tax

Fund—Department of Hawaiian Home Lands established by the County of Maui for housing infrastructure that directly supports homestead development. (Exhibit 4).

Although DHHL is not the developer or operator of the recovery housing program, the Department's participation through the Tri-Party agreements strategically positions the Hawaiian Home Lands Trust to benefit from expedited development substantial infrastructure improvements that will ultimately support future homestead development opportunities.

The requested Commission actions will ratify the agreements that formalize this partnership and authorize the interim use of trust funds necessary to fulfill DHHL's commitment under the Tri-Party Agreement.

PROJECT TIMELINE:

Ka Lā'i Ola Recovering Housing Initiative-Project Timeline



The project is supported by multiple funding sources secured and committed by DHS and partner agencies, including State appropriations, federal resources, and other program funds dedicated to wildfire recovery housing.

To facilitate timely implementation of the project, LDD requests a temporary advance of trust funds pending receipt of the County's funding transfer. The County of Maui has provided a letter confirming its commitment to provide $10,000,000 to DHHL, with transfer anticipated prior to the close of FY2026.

The County's correspondence confirms:

- Commitment of $10,000,000 in GET set-aside funds to DHHL
- Anticipated transfer of funds to the State of Hawai'i prior to the close of FY2026
- Acknowledgment that DHHL may utilize a temporary advance of trust funds pending the transfer
- Intent to finalize and execute a Memorandum of Understanding between the County and DHHL
- Recognition that the funding supports wildfire recovery housing while also advancing future DHHL housing opportunities

Importantly, the County's correspondence does not require approval of DHHL's use of trust funds, but rather acknowledges that DHHL may utilize a temporary advance pending the transfer of County funds.

BENEFITS TO THE HAWAIIAN HOME LANDS TRUST:

Participation in the Tri-Party Agreement provides several strategic benefits to DHHL and the Hawaiian Home Lands Trust.

Infrastructure Acceleration:
The project will deliver roads, utilities, grading, and other infrastructure improvements that effectively accelerate DHHL's long-term infrastructure plans for the area by approximately 15 to 20 years, significantly reducing future development costs to the Hawaiian Home Lands Trust.

Future Conveyance of Lands:
Upon completion of the wildfire recovery housing program and the sunset of DHS's operational use—anticipated to occur approximately five years following completion of the project—the agreement positions DHHL to pursue the conveyance of the property from HHFDC to DHHL. (see Exhibit 2).

Development Readiness:
With major infrastructure already constructed, DHHL will be positioned to move more quickly toward future homestead development opportunities.

Expanded Beneficiary Opportunities:
Future uses may include:

- Residential homestead lots
- Subsistence agricultural lots
- Potential citing of structures such as self-help dwellings or accessory dwelling units (ADUs)

Transportation and on-site costs associated with the placement of such structures would be the responsibility of the individual lessee requesting such improvements.

Leveraging External Investment:
The partnership allows DHHL to leverage significant investments made by State and County partners to prepare lands that will ultimately benefit Native Hawaiian DHHL beneficiaries.

Ratification of these agreements allows DHHL to support Maui's wildfire recovery today while securing infrastructure and future development opportunities that will ultimately benefit Native Hawaiian DHHL beneficiaries for generations.

FISCAL IMPACT:

Approval of the recommended action will authorize the interim use of $10,000,000 in DHHL Trust Funds to fulfill the Department's infrastructure funding commitment under the Tri-Party Agreement for the Ka Lā'i Ola wildfire recovery housing initiative. The County of Maui has committed to provide $10,000,000 in General Excise Tax (GET) set-aside funds to DHHL, with transfer anticipated prior to the close of FY2026. Accordingly, DHHL's use of Trust Funds is expected to function as a temporary advance pending receipt of the County's funding transfer.

Upon receipt of the County funds, the Trust is expected to be reimbursed in full. No additional long-term fiscal obligations to the Hawaiian Home Lands Trust are anticipated as a result of this action.

NEXT STEPS:

Upon approval by the Hawaiian Homes Commission:

1. DHHL will proceed with fulfilling $10 million financial commitment under the Tri-Party Agreement.
2. DHHL will continue coordination with HHFDC and DHS regarding implementation of the Ka Lā'i Ola wildfire recovery housing initiative.

3. DHHL will work with the County of Maui to finalize the Memorandum of Understanding and facilitate transfer of the County's $10,000,000 GET set-aside funding prior to the close of FY2026.

4. Following completion of the recovery housing program, DHHL will work with HHFDC toward the conveyance of the property to DHHL and begin planning for future homestead development.

RECOMMENDATION:

Staff respectfully request approval of the motion as stated.

EXHIBITS:

- Exhibit 1-2024 Tri-Party MOU
- Exhibit 2-2025 Tri-Party MOA
- Exhibit 3-County of Maui Letter
- Exhibit 4- HHC Item No. E-1; Feb 2025
- Exhibit 5-2017 MOU

Exhibit 1

2024 Tri-Party MOU

6/3/24

MEMORANDUM OF UNDERSTANDING
DURF FUNDING FOR WAHIKULI IMPROVEMENTS
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF UNDERSTANDING, dated as of Jun 21, 2024 ("MOU"), made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), doing business at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and post office address is P. O. Box 1879, Honolulu, Hawaii 96805, and the DEPARTMENT OF HUMAN SERVICES, State of Hawaii ("DHS"), whose mailing address is P.O. Box 339, Honolulu, Hawaii, 96809-0339.

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (portion of), 005 (portion of), 013, 018, 019, 021, 022 (portion of); (2) 4-5-028: 070 and 081; and (2) 4-5-036: 112 ("Leiali'i").

WHEREAS, DHHL has drilled and tested an exploratory potable water well on State land in Honokowai, Maui, Hawaii, Honokowai Well (State Well No. 5639-04) at Tax Map Key No. (2) 4-4-004: 002 (por.) ("Honokowai Well") at a design and construction cost of approximately $1,000,000.

WHEREAS, test results indicate that Honokowai Well has a capacity of 1 million gallons per day ("MGD"), which is preliminarily estimated will serve approximately 560 units whether the well is dedicated to the County of Maui Department of Water Supply ("DWS") or a private water company.

WHEREAS, DHHL and HHFDC have executed a Memorandum of Understanding dated March 31, 2017 wherein HHFDC has agreed to fund the first $10 Million of the Honokowai Well Improvements from its Dwellng Unit Revolving Fund ("DURF Funds"), for which HHFDC shall be entitled to half of the available capacity of the Honokowai Well for HHFDC projects at Leiali'i ("Honokowai Well MOU") attached as **Exhibit A**, and hereby incorporated by reference.

WHEREAS, the HHFDC Board of Directors approved the Honokowai Well MOU on December 8, 2016, and the use of DURF Funds for the Honokowai Well Improvements on March 9, 2017, and the Governor approved the release of DURF Funds on April 27, 2017.

WHEREAS, the Honokowai Well MOU indicates that either DHHL or HHFDC may undertake components of the Honokowai Well Improvements as both parties mutually agree.

WHEREAS, DHS proposes to develop a 450-unit temporary housing project at Leiali'i for displacees of the Maui wildfires of August 2023 ("DHS Project").

WHEREAS, the service area of the existing DWS water system at Leiali'i is approximately at or below the 130' elevation, and most of the proposed DHS Project is higher than the existing DWS service area.

WHEREAS, to increase the service area of the existing water system to include the DHS Project, this MOU proposes that DHS build the 0.5 million gallon ("MG") reservoir, control valve at the existing Wahikuli Booster Pump Station, booster pump station at the existing 1.5 MG Wahikuli Reservoir, waterline "D", and waterline "E", as shown in the construction drawings entitled, Honokowai Water System, prepared by Austin, Tsutsumi & Associates, Inc. for DHHL (Pre-Final 8/30/19)(not approved by the County of Maui)("Wahikuli Improvements"), as part of the Honokowai Well Improvements, utilizing the DURF Funds described in the Honokowai Well MOU.

WHEREAS, the Wahikuli Improvements are contemplated to be dedicated to the County of Maui Department of Water Supply ("DWS");

WHEREAS, on February 22, 2021, DHHL and the Office of the Governor determined that the Wahikuli Improvements were contemplated as part of the Villages of Leiali'i 2012 Final Environmental Impact Statement ("EIS") and that a Supplemental EIS is not required, and on March 8, 2021, such determination was published in The Environmental Notice of the Office of Environmental Quality Control.

WHEREAS, in February 2022, HHFDC offered to convey the remaining undeveloped lands at Leiali'i owned by HHFDC to DHHL, provided that DHHL assumes all conditions and obligations of such lands, including the Honokowai Well MOU.

WHEREAS, HHFDC reserves the right to withdraw lands from the remaining undeveloped lands at Leiali'i offered to DHHL, sufficient for HHFDC to develop a permanent affordable housing project at Leiali'i which its portion of the allocation from the Honowai Well will serve.

WHEREAS, HHFDC anticipates that HHFDC Board of Directors approval of this MOU is not required because its terms are contemplated within the Honokowai Well MOU.

NOW, THEREFORE, the parties hereby agree as follows:

I. HHFDC Obligations. HHFDC agrees to the following:

on behalf of HHFDC

A. Upon full execution of this MOU, HHFDC agrees to convey the $10 million in DURF Funds described in the Honokowai Well MOU in a lump sum to DHS for the design, approval, construction and dedication of Wahikukli Improvements to DWS, as follows:

1. All contracts, commitments or change orders proposed to be paid from the DURF Funds by DHS shall be approved by DHHL and HHFDC prior to payment from the DURF funds ;
2. The DURF Funds may be used for any project related expense for Wahikuli Improvements under contracts approved by DHHL and HHFDC;
3. At the time of each withdrawal from the DURF Funds by DHS, copies of withdrawals for approved project related expenses accompanied by worksheets and information supporting the withdrawals, such as invoices, funds expended to date, current withdrawal, and balance remaining[1] shall be provided by DHS to DHHL and HHFDC;
4. All contracts shall name DHHL, DHS, HHFDC, and the State of Hawaii as additional indemnitees and additional insured parties;
5. If payment and performance bonds are required by DHS, such construction contracts to be accompanied with a 100% payment and performance bond and labor and materials bond naming DHHL, DHS, HHFDC, and the State of Hawaii as additional obligees under the surety bond;
6. At the conclusion of the dedication of the Wahikuli Improvements to DWS, all unexpended DURF Funds shall be conveyed back by DHS to HHFDC.

B. Reserves the right to withdraw lands from the remaining undeveloped lands at Leiali'i offered to DHHL, for an HHFDC permanent affordable housing project at Leiali'i to be served by HHFDC's portion of the capacity from the Honowai Well under the Honokowai Well MOU after conclusion of the DHS Project at Leiali'i;

II. DHHL Obligations. DHHL agrees to the following:

A. Review project related contracts, amendments, and expenses for the Wahikuli Improvements for approval in accordance with this MOU;

B. That project related expenses reviewed and approved for the Wahikuli Improvements in accordance with this MOU are acceptable for payment from the DURF Funds described in the Honokowai Well MOU;

[1] See Exhibit C of the Honokowai Well MOU attached hereto as Exhibit A.

C. Upon request by DHS, provide technical and professional consultation in procuring services, and monitoring contracts for the Wahikuli Improvements.

III. DHS Obligations. DHS agrees to the following:

A. Procure all consultants and contractors necessary to design, obtain approvals for, build, and dedicate the Wahikuli Improvements to DWS in accordance with plans approved by DWS;

B. Obtain DHHL and HHFDC approval of all contracts, commitments or change orders, and provide copies of all approved executed contracts proposed to be paid from the DURF Funds to DHHL and HHFDC prior to payment from the DURF Funds;

C. Submit copies of withdrawals from the DURF Funds as previously approved by DHHL and HHFDC accompanied by worksheets and information supporting the withdrawals such as invoices, funds expended to date, current withdrawal, and balance remaining[2] at the time of each withdrawal;

D. Obtain necessary County and DWS approval of the plans for the Wahikuli Improvements;

E. Coordinate necessary inspections of the construction of Wahikuli Improvements by DWS;

F. Work with DWS, prepare the necessary easements and provide the necessary construction completion record documents required for dedication of the Wahikuli Improvements to DWS;

G. With the approval of DHHL and HHFDC of the terms and conditions, dedicate the Wahikuli Improvements to DWS prior to the conclusion of the DHS Project; and

H. Convey back to HHFDC any unexpended DURF Funds at the conclusion of the dedication of the Wahikkuli Improvements to DWS;

IV. Compliance with All Laws. Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

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[2] Ibid.

V. Governing Law. This MOU shall be governed by and interpreted in accordance with the laws of the State of Hawaii.

VI. Term of MOU. This MOU shall remain in effect until fulfillment of its objectives. Notwithstanding the foregoing, this MOU may be terminated in writing at any time upon mutual written consent of theparties, effective as of the date indicated in the mutual written consent.

VII. Amendments, Waiver. This MOU can only be changed by an instrument in writing signed by HHFDC, DHHL and DHS. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC, DHHL and DHS. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

VIII. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC, DHHL and DHS, and their respective successors and assigns.

IX. No Third-Party Beneficiaries. Nothing express or implied in this MOU is intended to or shall confer any rights, remedies, obligations, or liabilities on any person other than the Parties and their respective successor and assigns.

X. Gender and Number. The use of any pronoun in reference to HHFDC, DHHL or DHS shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. No Party Deemed Drafter. The parties agree that neither HHFDC, DHHL nor DHS shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. Counterparts. This MOU may be executed in any number of counterparts and by electronic or facsimile signature. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. Invalidity of Provision. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. Approvals Required.

A. HHFDC's proposed use of DURF Funds shall be subject to availability of DURF Funds.

B. DHHL shall obtain written consent of this MOU from the Office of Hawaiian Affairs (OHA), if required.

C. If Governor's approval of this MOU is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XV. Clause or Provision Contrary to Hawaiian Homes Commission Act. In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without canceling or altering the intent of the MOU.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC Jun 14, 2024

Hawaii Housing Finance and Development Corporation

By Dean Minakami
Dean C. Minakami
Executive Director l, 2024

Approved as to Form:

Deputy Attorney General
Representing DHHL Jun 14, 2024

Department of Hawaiian Home Lands

By Kali Watson
Kali Watson
Its Chairman, Hawaiian Homes Commission Jun 14, 2024

Approved as to Form:

Deputy Attorney General
Representing DHS Jun 12, 2024

Department of Human Services

By
for Ryan Yamane
Its Director Jun 12, 2024

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EXHIBIT A

(Honokowai Well MOU)

MEMORANDUM OF UNDERSTANDING
DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF UNDERSTANDING, dated as of MARCH 31, 2017 ("MOU"), made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), doing business at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, and the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and post office address is P. O. Box 1879, Honolulu, Hawaii 96805.

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (portion of), 005 (portion of), 013, 018, 019, 020, 021, 022 (portion of), 023 (portion of); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112 ("Leiali'i").

WHEREAS, Villages 1A and 1B at Leiali'i were sold to DHHL by the Transfer Agreement dated December 30, 2004, as amended.

WHEREAS, DHHL completed the construction of 104 homes at Village 1A and DHHL is working on the development of 250 homes at Village 1B.

WHEREAS, DHHL has drilled and tested an exploratory potable water well on State land in Honokowai, Maui, Hawaii, Honokowai Well (State Well No. 5639-04) at Tax Map Key No. (2) 4-4-004: 002 (por.) ("Honokowai Well") at a design and construction cost of approximately $1,000,000.

WHEREAS, test results indicate that Honokowai Well has a capacity of 1 MGD, which is preliminarily estimated will serve approximately 560 units whether the well is dedicated to the County of Maui Department of Water Supply ("DWS") or a private water company.

WHEREAS, DHHL is currently working on an environmental assessment pursuant to Chapter 343, Hawaii Revised Statutes ("HRS"), for the Honokowai Well Improvements ("EA") and the designs for source, storage and transmission improvements ("Honokowai Well Improvements"), at a cost of approximately $1,000,000to utilize the well as a potable water source for its Village 1B project at Leiali'i.

WHEREAS, DHHL reviewed several alternative transmission waterline alignments and additives as described in its Draft Water Master Plan for DHHL

EXHIBIT A

Honokowai Water System, by Austin, Tsutsumi & Associates, Inc., dated March 15 and April 10, 2013, ranging in cost from $4.8 million to $14.2 million ("Honokowai Water Master Plan").

WHEREAS, new well sources, in addition to the Honokowai Well, storage and transmission improvements are needed for development at Leiali'i and HHFDC would like to develop affordable rentals at Leiali'i.

WHEREAS, the HHFDC Board of Directors approved entry into a MOU with DHHL for potable water infrastructure at Leiali'i on December 8, 2016.

WHEREAS, the Hawaiian Homes Commission authorized the Chairman to enter into a MOU with HHFDC to provide funding for potable water infrastructure at Leiali'i on December 20, 2016.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Honokowai Well Improvements. Of the alternatives and additives described in the Honokowai Water Master Plan, Alternative 2, Additive 2, appears to be the alternative that HHFDC and DHHL will focus on with an estimated cost of $8.5 million. This option includes outfitting the well, a control building and a 50,000-gallon control reservoir at the well site, and a 12-inch ductile iron transmission line extending approximately 8,000 lineal feet from the well site, north across Honokowai Gulch over State land as well as privately owned properties of Maui Land and Pineapple Company and Kaanapali Land Management Corp., to a connection at a storage tank near the County of Maui's existing Mahinahina Water Treatment Facility. This option also includes reactivation of the Waiohuli Booster Pump Station near the entrance to Leiali'i Parkway, and a 12-inch transmission line 5,400 feet up to a new 250,000-gallon reservoir at elevation 320' at Leiali'i above the Wahikuli Reservoir. The estimated cost of this option from the Honokowai Water Master Plan is attached hereto as **Exhibit A**. This option is subject to change, as may be mutually agreed upon by DHHL and HHFDC.

II. Use of DURF Funds. HHFDC agrees to finance the first $10 million of the Honokowai Well Improvements from its Dwelling Unit Revolving Fund ("DURF Funds") for which HHFDC shall be entitled to half of the available capacity of the Honokowai Well. DHHL shall be entitled to the remaining half of the available capacity of the Honokowai Well.

III. DWS or Private Operator. At this time, HHFDC and DHHL contemplate a dedication of the Honokowai Well and Honokowai Well Improvements to DWS, unless otherwise mutually agreed to by HHFDC and DHHL.

IV. Division of Labor. Either Party may undertake components of the Honokowai Well Improvements as both Parties mutually agree. Each Party shall be

responsible for procurement and administration of any contract it enters into to accomplish the component of work such Party undertakes.

V. Budget. An initial DURF budget of the Honokowai Well Improvements is attached hereto as **Exhibit B** ("DURF Budget").

VI. Administration of DURF Fund. The DURF funds shall be administered by HHFDC as follows, unless otherwise approved by HHFDC:

A. The DURF Fund may be used for any project related expense, as approved by HHFDC;
B. Except for payment for the EA, there shall be no expenditure from the DURF Fund prior to the completion of the EA;
C. All contracts, commitments or change orders to be paid from the DURF Fund shall be approved by HHFDC and DHHL prior to execution;
D. Withdrawals from the DURF Fund shall be made by submittal of a written request to HHFDC (no more than once a month), accompanied by the worksheets and information supporting the withdrawal, in the forms attached hereto as **Exhibit C**;
E. Withdrawals by DHHL may be requested for the entire contract amount by submittal to HHFDC of a copy of the executed contract procured in compliance with HRS Chapter 103D;
F. Checks for withdrawals by DHHL shall be made payable to DHHL, for payment to its vendors;
G. Copies of withdrawals from the DURF Fund by HHFDC for project related expenses shall be provided to DHHL at the time of such withdrawal;
H. All contracts shall name DHHL, HHFDC and the State of Hawaii as additional indemnitees and additional insured parties;
I. All construction contracts shall be accompanied with a 100% payment and performance bond and labor and materials bond naming DHHL, HHFDC and the State of Hawaii as additional obligees under the surety bond;

VII. Compliance with All Laws. Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

VIII. Amendments, Waiver. This MOU can only be changed by an instrument in writing signed by HHFDC and DHHL. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC and DHHL. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

IX. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC and DHHL, and their respective successors and assigns.

X. Gender and Number. The use of any pronoun in reference to HHFDC and DHHL shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. No Party Deemed Drafter. The parties agree that neither HHFDC nor DHHL shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. Counterparts. This MOU may be executed in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. Invalidity of Provision. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. Approvals Required.

A. HHFDC's proposed use of DURF Funds shall be subject to approval by the HHFDC Board of Directors, availability of DURF Funds, and approval of release of funds by the Governor.
B. Funding of the DURF Funds shall be subject to completion of the Final Environmental Assessment for the Honokowai Well Improvements and compliance with HRS Chapter 343.
C. DHHL shall obtain written consent of this MOU from the Office of Hawaiian Affairs (OHA), if required.
D. If Governor's approval of this MOU is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XV. Clause or Provision Contrary to Hawaiian Homes Commission Act. In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without canceling or altering the intent of the MOU.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC
3-24-17

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Approved as to Form:

_____
Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

x:\c:\lei\2016\dhhl durf mou.final.3-21-17

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Approved as to Form:

Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

x:\c:\lei\2016\dhhl durf mou.final.3-21-17

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this _____ day of MAR 24 2017, 20__, before me appeared CRAIG K. HIRAI, personally known to me, who, being by me duly sworn, did say that he is the EXECUTIVE DIRECTOR of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii, that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that this 13 -page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated undated @ notary, was signed and sealed on behalf of the corporation by authority of its Board of Directors, and the said officer acknowledged the instrument to be the free act and deed of the corporation.

LISA C. WOND NOTARY PUBLIC No. 07-388 STATE OF HAWAII

Name: Lisa C. Wond
Notary Public, State of Hawaii
1st Judicial Circuit

My commission expires: 07-12-2019

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this 31st day of March, 2017, before me appeared JOBIE M. K. MASAGATANI, to me personally known, who, being by me duly sworn, did say that she is the CHAIRMAN of the HAWAIIAN HOMES COMMISSION, DEPARTMENT OF HAWAIIAN HOME LANDS, STATE OF HAWAII, and the person described in and who executed this 5 -page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated _____, and acknowledged to me that she executed the same freely and voluntarily for the use and purposes therein set forth.

Kehaulani Quartero

Name: Kehaulani Quartero
Notary Public, State of Hawaii
First Judicial Circuit

My commission expires: 6/12/2017

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Doc. Date: Undated at time of notarization # Pages: 4A 5 13

Notary Name: Kehaulani Quartero First Circuit

Doc. Description: MOU Dwelling unit revolving fund funding for Honokowai Well

Kehaulani Quartero 3/31/17
Notary Signature Date

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Exhibit A

(Estimated Cost)

Exhibit B

(DURF Budget)

Exhibit C

(Forms for Draw Request)

HONOKOWAI WELL

ESTIMATED COST - ALTERNATE 2, ADDITIVE 2

3/7/2017

Well Site	1,500,000
50,000-Gallon Control Tank, 940' Elev.	300,000
Transmission Waterline - Alt. 2, North to Mahinahina	2,600,000
250,000-Gallon Reservoir, 320' Elev.	1,700,000
Reactivate Waiohuli BPS	20,000
12" Waterline from BPS to New Reservoir	1,600,000
	7,720,000
Contingency, 10%	772,000
Sub-Total	8,492,000
Say,	8,500,000
From Draft Water Master Plan for DHHL Honokowai Water System,	
Austin, Tsutsumi & Associates, Inc. (April 10, 2013).	

EXHIBIT A

HONOKOWAI WELL
DURF BUDGET

3/7/2017

Land			100,000.00
Planning			200,000.00
Engineering			500,000.00
Construction			8,500,000.00
Contingency			700,000.00
Total			10,000,000.00

EXHIBIT B

x:\c:\lei\2017\exh b - budget.2-17-17

DRAFT 2/17/17

DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. Box 1879
Honolulu, Oahu, Hawaii 96805

Date: _____

DRAW REQUEST AND CERTIFICATION

Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
ATTN: Stan S. Fujimoto, Project Manager

Subject: Draw Request No. _____
DURF Funds
Honokowai Well for Villages of Leiali'i
Lahaina, Maui, Hawaii

We request payment for the attached contract and/or invoices in the following total amount for the above subject Honokowai Well for DHHL and HHFDC projects at the Villages of Leiali'i in Lahaina, Maui, Hawaii, TMK Nos. (2) 4-5-021: 003, 004 (por.), 005 (por.), 013, 018, 019, 020, 021, 022 (por.), 023 (por.); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112:

$_____ From DURF Funds

We hereby certify that all of the requested items have been paid or are due and payable in connection with the project pursuant to the project documents including the following:

- Hawaii Housing Finance and Development Corporation (HHFDC) For Action dated December 8, 2016 approving the Memorandum of Understanding for Honokowai Well (MOU), and For Action dated _____ approving the DURF Funds for the project;
- Governor's approval of release of DURF Funds for the project dated _____; and
- MOU between DHHL and HHFDC for Honokowai Well dated _____;

After disbursement of the amount requested, the total amount disbursed, and the balance of proceeds remaining after this disbursement will be as stated in the attached worksheets for the DURF Funds for the project.

Sincerely,

DEPARTMENT OF H AWAIIAN HOME LANDS

_____
Jobie K. Masagatani
Chairperson

DHHL MOU - HONOKOWAI WELL
SUMMARY OF INVOICES
DRAW REQUEST NO. _____

Budget Item	Vendor	Invoice Date		DURF Funds
	Total			0

EXHIBIT C-2

HONOKOWAI WELL
DURF FUNDS
Draw Request No. __

3/7/2017
5:56 AM

DURF Funds SCOPE OF WORK		INITIAL APPROVED BUDGET	CURRENT APPROVED BUDGET	% COMP	COST TO DATE PREVIOUS	COST TO DATE NEW	BALANCE	THIS DRAW REQUEST #
LAND								
Land		$100,000.00	$100,000.00		0.00	0.00	100,000.00	0.00
FOR SITE WORK								
Sitework Costs		$0.00	$0.00		0.00	0.00	0.00	0.00
NEW CONSTRUCTION								
Well and Facilities		$8,500,000.00	$8,500,000.00		$0.00	$0.00	8,500,000.00	0.00
CONTINGENCY								
Construction Contingency		$700,000.00	$700,000.00		$0.00	$0.00	700,000.00	0.00
Soft Cost Contingency		$0.00	$0.00		$0.00	$0.00	0.00	0.00
ARCHITECTURAL & ENGINEERING FEES								
Architect Fee - Design		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Architect Fee - Supervision		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Engineering Fees		$500,000.00	$500,000.00		$0.00	$0.00	500,000.00	0.00
Landscape Architect		$0.00	$0.00		$0.00	$0.00	0.00	0.00
LEED Certification		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Reimbursables		$0.00	$0.00		$0.00	$0.00	0.00	0.00
INTERIM COSTS								
Construction Insurance		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Interest		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Loan Origination Fee		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Credit Enhancement		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Payment and Performance Bond		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Real Property Tax & Other Taxes		$0.00	$0.00		$0.00	$0.00	0.00	0.00
PERMITS AND FEES								
Building Permits		$0.00	$0.00		$0.00	$0.00	0.00	0.00
BWS Fees		$0.00	$0.00		$0.00	$0.00	0.00	0.00
DOE Fee		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Special Inspections		$0.00	$0.00		$0.00	$0.00	0.00	0.00
SOFT COSTS								
Planning		$200,000.00	$200,000.00		$0.00	$0.00	200,000.00	0.00
Property Appraisal		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Market Study		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Environmental Report		$0.00	$0.00		$0.00	$0.00	0.00	0.00
HHFDC LIHTC Fee/(Good Faith Deposit)		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Advertising/Marketing		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Furnishings		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Survey		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Accounting/Cost Certification		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Working Capital		$0.00	$0.00		$0.00	$0.00	0.00	0.00
SYNDICATION COSTS								
Organizational (Partnership)		$0.00	$0.00		$0.00	$0.00	0.00	0.00
FINANCING FEES & EXPENSES								
Permanent Loan Origination Fee		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Title and Recording		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Counsel's Fee		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Counsel		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Out of Pocket		$0.00	$0.00		$0.00	$0.00	0.00	0.00
DEVELOPER'S FEES								
Developer's Overhead		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Developer's Fee		$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL COST BEFORE RESERVE		**$10,000,000.00**	**$10,000,000.00**		**$0.00**	**$0.00**	**$10,000,000.00**	**$0.00**
PROJECT RESERVES								
Operating Reserves		$0.00	$0.00		$0.00	$0.00	0.00	0.00
Escrows		$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL PROJECT COST		**$10,000,000.00**	**$10,000,000.00**		**$0.00**	**$0.00**	**$10,000,000.00**	**$0.00**

Exhibit 2

2025 Tri-Party MOA

MEMORANDUM OF AGREEMENT
DURF AND DHHL FUNDING FOR WAHIKULI IMPROVEMENTS
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF AGREEMENT dated August 28, , 2025 ("MOA"), is entered into by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), with its principal office located at 677 Queen Street, Suite 300, Honolulu, Hawaii 96813; the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and mailing address is P.O. Box 1879, Honolulu, Hawaii 96805; and the DEPARTMENT OF HUMAN SERVICES, State of Hawaii ("DHS"), whose mailing address is 1390 Miller Street, Honolulu, Hawaii 96813. (Collectively referred to as the "Parties").

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (por.), 005 (por.) 013, 018, 019, 021, 022 (por.), 041; (2) 4-5-028: 070 and 081; and (2) 4-5-036: 112;

WHEREAS, in 2004 the Villages 1A and 1B at Leiali'i were sold to DHHL by way of a Transfer Agreement dated December 30, 2004, as amended;

WHEREAS, DHHL completed the construction of 104 homes at Village 1A and is working on the development of 250 homes at Village 1B;

WHEREAS, DHHL drilled and tested an exploratory well on State land in Honokowai, Maui, which was found to have a capacity of 1 MGD ("Honokowai Well");

WHEREAS, DHHL and HHFDC executed a Memorandum of Understanding dated March 31, 2017 ("2017 MOU"), wherein HHFDC agreed to fund the first $10 million from the Dwelling Unit Revolving Fund ("DURF"), for the Honokōwai Well improvements, in exchange for half of the well's capacity, attached as Exhibit A;

WHEREAS, the 2017 MOU included improvements required for dedication of the well to DWS which includes, besides the well itself, the 0.5 million gallon reservoir, a control valve at the exisitng Wahikuli Booster Pump Station, a booster pump station at the existing 1.5 MG Wahikuli reservoir, waterline "D",

and waterline "E," as shown in the construction drawings entitled, Honokowai Water System prepared by Austin, Tutsumi & Associates, Inc. for DHHL (Pre-Final 8/30/19) ("**Wahikuli Improvements**");

WHEREAS, in February 2022, HHFDC offered to convey the remaining undeveloped HHFDC lands at Leiali'i to DHHL, provided that DHHL assumes all conditions and obligations of such lands, including the 2017 MOU, and subject to HHFDC's reservation of the right to withdraw lands from the remaining undeveloped lands sufficient for HHFDC to develop a permanent affordable housing project at Leiai'i with its portion of the water allocation from the Honokowai Well;

WHEREAS, in response to the Maui wildfires of August 2023, DHS requested a right of entry for the development, ownership, operation, removal, and cleanup of an approximately 504-unit temporary housing project for displacees of the Maui wildfires;

WHEREAS, on March 24, 2024, HHFDC granted a Revocable Right of Entry (ROE) to DHS for the purpose of establishing a temporary housing project for the wildfire displacees;

WHEREAS, the initial 70-acre parcel for the temporary housing was eventually expanded to a 150-acre site on May 10, 2024;

WHEREAS, the service area of the existing DWS water system at Leiali'i is at or below the 130' elevation and most of the proposed DHS project is higher than the existing DWS service area;

WHEREAS, the Parties executed a Tri-party Memorandum of Understanding dated June 21, 2024, ("Tri-party MOU"), attached hereto as Exhibit B, in which the parties agreed to each of their respective duties in the development of the Wahikuli Improvements;

WHEREAS, to service DHHL's lands, additional improvements to the water system are required which include the Lahaina Civic Center Booster Pump Station, as shown in the construction drawings prepared by Fukumoto Engineering, Inc., and an additional 16" waterline (the 16" Fukumoto Line) (collectively the "**Offsite Water Improvement Project**");

WHEREAS, current funding from HHFDC is insufficient to complete these improvements without support from DHHL;

WHEREAS, DHHL will provide funding required to complete the Wakihuli Improvements and the Offsite Water Improvement Project;

WHEREAS, HHFDC would like to ensure that, when the DHS ROE has lapsed, any temporary housing units or other improvements, placed on the Leiali'i property by DHS and not approved by HHFDC to remain, are removed from the property;

WHEREAS, DHHL may choose to have some or all of the temporary housing units remain on land it intends for permanent housing at Leiali'i; and

WHEREAS, the Parties agree that in the event of a conflict between the Tri-party MOU and this MOA, then this MOA shall control.

NOW, THEREFORE, the Parties agree as follows:

I. DHHL Funding Commitment

A. DHHL shall disburse $10 million to DHS in lump sum by May 1, 2025, to match HHFDC's $10 million DURF contribution. These funds will support the design, construction, and dedication of the Wahikuli Improvements. The funds may also be used to support the transfer of modular units from DHS to DHHL;

B. DHHL shall also fund up to $12 million, which includes a $1 million contingency, for the design, approval, and construction of the Offsite Water Improvement Project.

II. HHFDC Obligations

A. Pursuant to the Tri-party MOU, HHFDC shall transfer $10 million in DURF funds to DHS upon approval of payment requests supported by invoices submitted by DHS and approved by DHHL, in a form substantially described in the Tri-party MOU.

B. Review and approve all contracts, change orders, and invoices before the DURF funds are approved for disbursement.

C. Any unexpended DURF funds after project completion shall be returned to HHFDC.

III. DHHL Obligations

A. Review and approve plans and specifications for the Offsite Water Improvement Project before work begins.

B. Review and approve project-related contracts and costs, including the payment requests submitted by DHS for the disbursement of the $10 million in DURF funds.

C. Accept ownership and maintenance of completed Wahikuli Improvements and the Offsite Water Improvement Project. DHHL may conduct a final inspection of the improvements before final acceptance.

D. Dedicate completed improvements to the DWS.

IV. DHS Obligations

A. Procure and manage the design, construction, and dedication of the Wahikuli Improvements and the Offsite Water Improvement Project.

B. Ensure all contracts name HHFDC, DHHL, DHS, and the State as additional insured and indemnified parties.

C. Require insurance, payment, and performance bonds as applicable.

D. Submit contracts and expense documentation for HHFDC and DHHL approval.

E. Coordinate with DWS for inspections, approvals, and dedication.

F. Return any unspent DURF funds to HHFDC.

V. Modular Housing Transfer

DHS shall convey to DHHL, without compensation, modular units built at KLO, including associated fixtures and improvements, of DHHL's choosing. Prior to the conveyance:

A. DHHL may inspect and select units as they become available, or designate units occupied by beneficiaries of the Hawaiian Homes Commission Act, 1920, without inspection if a beneficiary decides to remain in the unit currently occupied.

B. Transfer of ownership to DHHL of selected units shall be initiated no later than five years after the date of completion of construction of the last structure.

C. Unless the lands where the modular units are located have been transferred to DHHL, or a Right of Entry to DHHL for the modular units has been executed by DHHL and HHFDC ("DHHL ROE"), DHS shall remove all modular units and debris prior to the expiration of the DHS ROE, unless otherwise specifically identified in writing for retention by HHFDC.

VI. Land Transfer

Subject to execution of a DHHL ROE and a Transfer Agreement, HHFDC shall convey the remaining undeveloped Leiali'i lands to DHHL subject to a reservation of the right to retain portions needed for HHFDC's permanent affordable housing project.

VII. Liability and Indemnification

DHS shall not be responsible for or held liable for any defects or operational failure(s) of the Offsite Water Improvement Project after it has been accepted by DHHL.

VIII. Compliance with All Laws

Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOA.

IX. Governing Law

This MOA shall be governed by and interpreted in accordance with the laws of the State of Hawaii.

X. Term of MOA

This MOA shall remain in effect until fulfillment of its objectives. Notwithstanding the foregoing, this MOA may be terminated in writing at any time upon mutual written consent of the parties, effective as of the date indicated in the mutual written consent.

XI. Amendments, Waiver

This MOA can only be changed by an instrument in writing signed by HHFDC, DHHL and DHS. The terms of this MOA may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC, DHHL, and DHS. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

XII. Binding Effect of Agreement

This MOA shall be binding upon and inure to the benefit of HHFDC, DHHL, and DHS, and their respective successors and assigns.

XIII. No Third-Party Beneficiaries

Nothing express or implied in this MOA is intended to or shall confer any rights, remedies, obligations, or liabilities on any person other than the Parties and their respective successor and assigns.

XIV. Gender and Number

The use of any pronoun in reference to HHFDC, DHHL or DHS shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XV. No Party Deemed Drafter

The parties agree that neither HHFDC, DHHL nor DHS shall be deemed to be the drafter of this MOA and in the event this MOA is ever construed by a court of law, such court shall not construe this MOA or any provision hereof against any party as the drafter of this MOA.

XVI. Counterparts

This MOA may be executed in any number of counterparts and by electronic or facsimile signature. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute one MOA.

XVII. Invalidity of Provision

If any provision of this MOA as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOA as a whole.

XVIII. Approvals Required

A. HHFDC's proposed use of DURF Funds shall be subject to availability of DURF Funds.

B. DHHL shall obtain written consent of this MOA from the Office of Hawaiian Affairs (OHA), if required.

C. If Governor's approval of this MOA is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XIX. Clause or Provision Contrary to Hawaiian Homes Commission Act

In the event any clause or provision in this MOA is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOA without canceling or altering the intent of the MOA.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC

Hawaii Housing Finance and Development Corporation

By _____
Dean C. Minakami
Its Executive Director

Approved as to Form:

Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Kali Watson
Its Chairman, Hawaiian Homes Commission

Approved as to Form:

Deputy Attorney General
Representing DHS

Department of Human Services

By _____
for Ryan Yamane
Its Director

EXHIBIT A
2017 MOU

EXHIBIT B
Tri-Party MOU

EXHIBIT A

(Honokowai Well MOU)

MEMORANDUM OF UNDERSTANDING
DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF UNDERSTANDING, dated as of MARCH 31, 2017 ("MOU"), made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), doing business at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, and the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and post office address is P. O. Box 1879, Honolulu, Hawaii 96805.

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (portion of), 005 (portion of), 013, 018, 019, 020, 021, 022 (portion of), 023 (portion of); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112 ("Leiali'i").

WHEREAS, Villages 1A and 1B at Leiali'i were sold to DHHL by the Transfer Agreement dated December 30, 2004, as amended.

WHEREAS, DHHL completed the construction of 104 homes at Village 1A and DHHL is working on the development of 250 homes at Village 1B.

WHEREAS, DHHL has drilled and tested an exploratory potable water well on State land in Honokowai, Maui, Hawaii, Honokowai Well (State Well No. 5639-04) at Tax Map Key No. (2) 4-4-004: 002 (por.) ("Honokowai Well") at a design and construction cost of approximately $1,000,000.

WHEREAS, test results indicate that Honokowai Well has a capacity of 1 MGD, which is preliminarily estimated will serve approximately 560 units whether the well is dedicated to the County of Maui Department of Water Supply ("DWS") or a private water company.

WHEREAS, DHHL is currently working on an environmental assessment pursuant to Chapter 343, Hawaii Revised Statutes ("HRS"), for the Honokowai Well Improvements ("EA") and the designs for source, storage and transmission improvements ("Honokowai Well Improvements"), at a cost of approximately $1,000,000to utilize the well as a potable water source for its Village 1B project at Leiali'i.

WHEREAS, DHHL reviewed several alternative transmission waterline alignments and additives as described in its Draft Water Master Plan for DHHL

EXHIBIT A

Honokowai Water System, by Austin, Tsutsumi & Associates, Inc., dated March 15 and April 10, 2013, ranging in cost from $4.8 million to $14.2 million ("Honokowai Water Master Plan").

WHEREAS, new well sources, in addition to the Honokowai Well, storage and transmission improvements are needed for development at Leiali'i and HHFDC would like to develop affordable rentals at Leiali'i.

WHEREAS, the HHFDC Board of Directors approved entry into a MOU with DHHL for potable water infrastructure at Leiali'i on December 8, 2016.

WHEREAS, the Hawaiian Homes Commission authorized the Chairman to enter into a MOU with HHFDC to provide funding for potable water infrastructure at Leiali'i on December 20, 2016.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Honokowai Well Improvements. Of the alternatives and additives described in the Honokowai Water Master Plan, Alternative 2, Additive 2, appears to be the alternative that HHFDC and DHHL will focus on with an estimated cost of $8.5 million. This option includes outfitting the well, a control building and a 50,000-gallon control reservoir at the well site, and a 12-inch ductile iron transmission line extending approximately 8,000 lineal feet from the well site, north across Honokowai Gulch over State land as well as privately owned properties of Maui Land and Pineapple Company and Kaanapali Land Management Corp., to a connection at a storage tank near the County of Maui's existing Mahinahina Water Treatment Facility. This option also includes reactivation of the Waiohuli Booster Pump Station near the entrance to Leiali'i Parkway, and a 12-inch transmission line 5,400 feet up to a new 250,000-gallon reservoir at elevation 320' at Leiali'i above the Wahikuli Reservoir. The estimated cost of this option from the Honokowai Water Master Plan is attached hereto as **Exhibit A**. This option is subject to change, as may be mutually agreed upon by DHHL and HHFDC.

II. Use of DURF Funds. HHFDC agrees to finance the first $10 million of the Honokowai Well Improvements from its Dwelling Unit Revolving Fund ("DURF Funds") for which HHFDC shall be entitled to half of the available capacity of the Honokowai Well. DHHL shall be entitled to the remaining half of the available capacity of the Honokowai Well.

III. DWS or Private Operator. At this time, HHFDC and DHHL contemplate a dedication of the Honokowai Well and Honokowai Well Improvements to DWS, unless otherwise mutually agreed to by HHFDC and DHHL.

IV. Division of Labor. Either Party may undertake components of the Honokowai Well Improvements as both Parties mutually agree. Each Party shall be

responsible for procurement and administration of any contract it enters into to accomplish the component of work such Party undertakes.

V. Budget. An initial DURF budget of the Honokowai Well Improvements is attached hereto as **Exhibit B** ("DURF Budget").

VI. Administration of DURF Fund. The DURF funds shall be administered by HHFDC as follows, unless otherwise approved by HHFDC:

A. The DURF Fund may be used for any project related expense, as approved by HHFDC;
B. Except for payment for the EA, there shall be no expenditure from the DURF Fund prior to the completion of the EA;
C. All contracts, commitments or change orders to be paid from the DURF Fund shall be approved by HHFDC and DHHL prior to execution;
D. Withdrawals from the DURF Fund shall be made by submittal of a written request to HHFDC (no more than once a month), accompanied by the worksheets and information supporting the withdrawal, in the forms attached hereto as **Exhibit C**;
E. Withdrawals by DHHL may be requested for the entire contract amount by submittal to HHFDC of a copy of the executed contract procured in compliance with HRS Chapter 103D;
F. Checks for withdrawals by DHHL shall be made payable to DHHL, for payment to its vendors;
G. Copies of withdrawals from the DURF Fund by HHFDC for project related expenses shall be provided to DHHL at the time of such withdrawal;
H. All contracts shall name DHHL, HHFDC and the State of Hawaii as additional indemnitees and additional insured parties;
I. All construction contracts shall be accompanied with a 100% payment and performance bond and labor and materials bond naming DHHL, HHFDC and the State of Hawaii as additional obligees under the surety bond;

VII. Compliance with All Laws. Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

VIII. Amendments, Waiver. This MOU can only be changed by an instrument in writing signed by HHFDC and DHHL. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC and DHHL. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

IX. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC and DHHL, and their respective successors and assigns.

X. Gender and Number. The use of any pronoun in reference to HHFDC and DHHL shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. No Party Deemed Drafter. The parties agree that neither HHFDC nor DHHL shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. Counterparts. This MOU may be executed in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. Invalidity of Provision. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. Approvals Required.

A. HHFDC's proposed use of DURF Funds shall be subject to approval by the HHFDC Board of Directors, availability of DURF Funds, and approval of release of funds by the Governor.
B. Funding of the DURF Funds shall be subject to completion of the Final Environmental Assessment for the Honokowai Well Improvements and compliance with HRS Chapter 343.
C. DHHL shall obtain written consent of this MOU from the Office of Hawaiian Affairs (OHA), if required.
D. If Governor's approval of this MOU is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XV. Clause or Provision Contrary to Hawaiian Homes Commission Act. In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without canceling or altering the intent of the MOU.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC
3-24-17

Approved as to Form:

Deputy Attorney General
Representing DHHL

x:\c:\ve\2016\dhhl durf mou.final.3-21-17

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Approved as to Form:

Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

x:\c:\lel\2016\dhhl durf mou.final.3-21-17

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this ____ day of MAR 24 2017, 20__, before me appeared CRAIG K. HIRAI, personally known to me, who, being by me duly sworn, did say that he is the EXECUTIVE DIRECTOR of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii, that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that this 13 -page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated undated @ notary, was signed and sealed on behalf of the corporation by authority of its Board of Directors, and the said officer acknowledged the instrument to be the free act and deed of the corporation.

Name: Lisa C. Wond
Notary Public, State of Hawaii
1st Judicial Circuit

My commission expires: 07-12-2019

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this 31st day of March, 2017, before me appeared JOBIE M. K. MASAGATANI, to me personally known, who, being by me duly sworn, did say that she is the CHAIRMAN of the HAWAIIAN HOMES COMMISSION, DEPARTMENT OF HAWAIIAN HOME LANDS, STATE OF HAWAII, and the person described in and who executed this 5 -page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated _____, and acknowledged to me that she executed the same freely and voluntarily for the use and purposes therein set forth.

Kehaulani Quartero

Name: Kehaulani Quartero
Notary Public, State of Hawaii
First Judicial Circuit

My commission expires: 6/12/2017

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Doc. Date: Undated at time of notarization # Pages: 4A 5B 13

Notary Name: Kehaulani Quartero First Circuit

Doc. Description: MOU Dwelling unit revolving fund funding for Honokowai Well

Kehaulani Quartero 3/31/17
Notary Signature Date

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Exhibit A

(Estimated Cost)

Exhibit B

(DURF Budget)

Exhibit C

(Forms for Draw Request)

HONOKOWAI WELL

ESTIMATED COST - ALTERNATE 2, ADDITIVE 2

3/7/2017

Well Site	1,500,000
50,000-Gallon Control Tank, 940' Elev.	300,000
Transmission Waterline - Alt. 2, North to Mahinahina	2,600,000
250,000-Gallon Reservoir, 320' Elev.	1,700,000
Reactivate Waiohuli BPS	20,000
12" Waterline from BPS to New Reservoir	1,600,000
	7,720,000
Contingency, 10%	772,000
Sub-Total	8,492,000
Say,	8,500,000
From Draft Water Master Plan for DHHL Honokowai Water System,	
Austin, Tsutsumi & Associates, Inc. (April 10, 2013).	

EXHIBIT A

HONOKOWAI WELL
DURF BUDGET

3/7/2017

Land		100,000.00
Planning		200,000.00
Engineering		500,000.00
Construction		8,500,000.00
Contingency		700,000.00
Total		10,000,000.00

EXHIBIT B

DRAFT 2/17/17

DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. Box 1879
Honolulu, Oahu, Hawaii 96805

Date: _____

DRAW REQUEST AND CERTIFICATION

Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
ATTN: Stan S. Fujimoto, Project Manager

Subject: Draw Request No. _____
DURF Funds
Honokowai Well for Villages of Leiali'i
Lahaina, Maui, Hawaii

We request payment for the attached contract and/or invoices in the following total amount for the above subject Honokowai Well for DHHL and HHFDC projects at the Villages of Leiali'i in Lahaina, Maui, Hawaii, TMK Nos. (2) 4-5-021: 003, 004 (por.), 005 (por.), 013, 018, 019, 020, 021, 022 (por.), 023 (por.); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112:

$_____ From DURF Funds

We hereby certify that all of the requested items have been paid or are due and payable in connection with the project pursuant to the project documents including the following:

- Hawaii Housing Finance and Development Corporation (HHFDC) For Action dated December 8, 2016 approving the Memorandum of Understanding for Honokowai Well (MOU), and For Action dated _____ approving the DURF Funds for the project;
- Governor's approval of release of DURF Funds for the project dated _____; and
- MOU between DHHL and HHFDC for Honokowai Well dated _____;

After disbursement of the amount requested, the total amount disbursed, and the balance of proceeds remaining after this disbursement will be as stated in the attached worksheets for the DURF Funds for the project.

Sincerely,

DEPARTMENT OF H AWAIIAN HOME LANDS

_____
Jobie K. Masagatani
Chairperson

DHHL MOU - HONOKOWAI WELL
SUMMARY OF INVOICES
DRAW REQUEST NO. _____

		Invoice		DURF
Budget Item	Vendor	Date		Funds
	Total			0

EXHIBIT C-2

HONOKOWAI WELL
DURF FUNDS
Draw Request No. __

3/7/2017
5:56 AM

DURF Funds SCOPE OF WORK	INITIAL APPROVED BUDGET	CURRENT APPROVED BUDGET	% COMP	COST TO DATE PREVIOUS	COST TO DATE NEW	BALANCE	THIS DRAW REQUEST #
LAND							
Land	$100,000.00	$100,000.00		0.00	0.00	100,000.00	0.00
FOR SITE WORK							
Sitework Costs	$0.00	$0.00		0.00	0.00	0.00	0.00
NEW CONSTRUCTION							
Well and Facilities	$8,500,000.00	$8,500,000.00		$0.00	$0.00	8,500,000.00	0.00
CONTINGENCY							
Construction Contingency	$700,000.00	$700,000.00		$0.00	$0.00	700,000.00	0.00
Soft Cost Contingency	$0.00	$0.00		$0.00	$0.00	0.00	0.00
ARCHITECTURAL & ENGINEERING FEES							
Architect Fee - Design	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Architect Fee - Supervision	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Engineering Fees	$500,000.00	$500,000.00		$0.00	$0.00	500,000.00	0.00
Landscape Architect	$0.00	$0.00		$0.00	$0.00	0.00	0.00
LEED Certification	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Reimbursables	$0.00	$0.00		$0.00	$0.00	0.00	0.00
INTERIM COSTS							
Construction Insurance	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Interest	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Loan Origination Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Credit Enhancement	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Payment and Performance Bond	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Real Property Tax & Other Taxes	$0.00	$0.00		$0.00	$0.00	0.00	0.00
PERMITS AND FEES							
Building Permits	$0.00	$0.00		$0.00	$0.00	0.00	0.00
BWS Fees	$0.00	$0.00		$0.00	$0.00	0.00	0.00
DOE Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Special Inspections	$0.00	$0.00		$0.00	$0.00	0.00	0.00
SOFT COSTS							
Planning	$200,000.00	$200,000.00		$0.00	$0.00	200,000.00	0.00
Property Appraisal	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Market Study	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Environmental Report	$0.00	$0.00		$0.00	$0.00	0.00	0.00
HHFDC LIHTC Fee/(Good Faith Deposit)	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Advertising/Marketing	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Furnishings	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Survey	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Accounting/Cost Certification	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Working Capital	$0.00	$0.00		$0.00	$0.00	0.00	0.00
SYNDICATION COSTS							
Organizational (Partnership)	$0.00	$0.00		$0.00	$0.00	0.00	0.00
FINANCING FEES & EXPENSES							
Permanent Loan Origination Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Title and Recording	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Counsel's Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Counsel	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Out of Pocket	$0.00	$0.00		$0.00	$0.00	0.00	0.00
DEVELOPER'S FEES							
Developer's Overhead	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Developer's Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL COST BEFORE RESERVE	$10,000,000.00	$10,000,000.00		$0.00	$0.00	$10,000,000.00	$0.00
PROJECT RESERVES							
Operating Reserves	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Escrows	$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL PROJECT COST	$10,000,000.00	$10,000,000.00		$0.00	$0.00	$10,000,000.00	$0.00

6/3/24

MEMORANDUM OF UNDERSTANDING
DURF FUNDING FOR WAHIKULI IMPROVEMENTS
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF UNDERSTANDING, dated as of Jun 21, 2024 _____ ("MOU"), made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), doing business at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and post office address is P. O. Box 1879, Honolulu, Hawaii 96805, and the DEPARTMENT OF HUMAN SERVICES, State of Hawaii ("DHS"), whose mailing address is P.O. Box 339, Honolulu, Hawaii, 96809-0339.

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (portion of), 005 (portion of), 013, 018, 019, 021, 022 (portion of); (2) 4-5-028: 070 and 081; and (2) 4-5-036: 112 ("Leiali'i").

WHEREAS, DHHL has drilled and tested an exploratory potable water well on State land in Honokowai, Maui, Hawaii, Honokowai Well (State Well No. 5639-04) at Tax Map Key No. (2) 4-4-004: 002 (por.) ("Honokowai Well") at a design and construction cost of approximately $1,000,000.

WHEREAS, test results indicate that Honokowai Well has a capacity of 1 million gallons per day ("MGD"), which is preliminarily estimated will serve approximately 560 units whether the well is dedicated to the County of Maui Department of Water Supply ("DWS") or a private water company.

WHEREAS, DHHL and HHFDC have executed a Memorandum of Understanding dated March 31, 2017 wherein HHFDC has agreed to fund the first $10 Million of the Honokowai Well Improvements from its Dwelling Unit Revolving Fund ("DURF Funds"), for which HHFDC shall be entitled to half of the available capacity of the Honokowai Well for HHFDC projects at Leiali'i ("Honokowai Well MOU") attached as **Exhibit A**, and hereby incorporated by reference.

WHEREAS, the HHFDC Board of Directors approved the Honokowai Well MOU on December 8, 2016, and the use of DURF Funds for the Honokowai Well Improvements on March 9, 2017, and the Governor approved the release of DURF Funds on April 27, 2017.

WHEREAS, the Honokowai Well MOU indicates that either DHHL or HHFDC may undertake components of the Honokowai Well Improvements as both parties mutually agree.

WHEREAS, DHS proposes to develop a 450-unit temporary housing project at Leiali'i for displacees of the Maui wildfires of August 2023 ("DHS Project").

WHEREAS, the service area of the existing DWS water system at Leiali'i is approximately at or below the 130' elevation, and most of the proposed DHS Project is higher than the existing DWS service area.

WHEREAS, to increase the service area of the existing water system to include the DHS Project, this MOU proposes that DHS build the 0.5 million gallon ("MG") reservoir, control valve at the existing Wahikuli Booster Pump Station, booster pump station at the existing 1.5 MG Wahikuli Reservoir, waterline "D", and waterline "E", as shown in the construction drawings entitled, Honokowai Water System, prepared by Austin, Tsutsumi & Associates, Inc. for DHHL (Pre-Final 8/30/19)(not approved by the County of Maui)("Wahikuli Improvements"), as part of the Honokowai Well Improvements, utilizing the DURF Funds described in the Honokowai Well MOU.

WHEREAS, the Wahikuli Improvements are contemplated to be dedicated to the County of Maui Department of Water Supply ("DWS");

WHEREAS, on February 22, 2021, DHHL and the Office of the Governor determined that the Wahikuli Improvements were contemplated as part of the Villages of Leiali'i 2012 Final Environmental Impact Statement ("EIS") and that a Supplemental EIS is not required, and on March 8, 2021, such determination was published in The Environmental Notice of the Office of Environmental Quality Control.

WHEREAS, in February 2022, HHFDC offered to convey the remaining undeveloped lands at Leiali'i owned by HHFDC to DHHL, provided that DHHL assumes all conditions and obligations of such lands, including the Honokowai Well MOU.

WHEREAS, HHFDC reserves the right to withdraw lands from the remaining undeveloped lands at Leiali'i offered to DHHL, sufficient for HHFDC to develop a permanent affordable housing project at Leiali'i which its portion of the allocation from the Honowai Well will serve.

WHEREAS, HHFDC anticipates that HHFDC Board of Directors approval of this MOU is not required because its terms are contemplated within the Honokowai Well MOU.

NOW, THEREFORE, the parties hereby agree as follows:

I. HHFDC Obligations. HHFDC agrees to the following:

on behalf of HHFDC

A. Upon full execution of this MOU, HHFDC agrees to convey the $10 million in DURF Funds described in the Honokowai Well MOU in a lump sum to DHS for the design, approval, construction and dedication of Wahikukli Improvements to DWS, as follows:

1. All contracts, commitments or change orders proposed to be paid from the DURF Funds by DHS shall be approved by DHHL and HHFDC prior to payment from the DURF funds ;
2. The DURF Funds may be used for any project related expense for Wahikuli Improvements under contracts approved by DHHL and HHFDC;
3. At the time of each withdrawal from the DURF Funds by DHS, copies of withdrawals for approved project related expenses accompanied by worksheets and information supporting the withdrawals, such as invoices, funds expended to date, current withdrawal, and balance remaining[1] shall be provided by DHS to DHHL and HHFDC;
4. All contracts shall name DHHL, DHS, HHFDC, and the State of Hawaii as additional indemnitees and additional insured parties;
5. If payment and performance bonds are required by DHS, such construction contracts to be accompanied with a 100% payment and performance bond and labor and materials bond naming DHHL, DHS, HHFDC, and the State of Hawaii as additional obligees under the surety bond;
6. At the conclusion of the dedication of the Wahikuli Improvements to DWS, all unexpended DURF Funds shall be conveyed back by DHS to HHFDC.

B. Reserves the right to withdraw lands from the remaining undeveloped lands at Leiali'i offered to DHHL, for an HHFDC permanent affordable housing project at Leiali'i to be served by HHFDC's portion of the capacity from the Honowai Well under the Honokowai Well MOU after conclusion of the DHS Project at Leiali'i;

II. DHHL Obligations. DHHL agrees to the following:

A. Review project related contracts, amendments, and expenses for the Wahikuli Improvements for approval in accordance with this MOU;

B. That project related expenses reviewed and approved for the Wahikuli Improvements in accordance with this MOU are acceptable for payment from the DURF Funds described in the Honokowai Well MOU;

[1] See Exhibit C of the Honokowai Well MOU attached hereto as Exhibit A.

C. Upon request by DHS, provide technical and professional consultation in procuring services, and monitoring contracts for the Wahikuli Improvements.

III. DHS Obligations. DHS agrees to the following:

A. Procure all consultants and contractors necessary to design, obtain approvals for, build, and dedicate the Wahikuli Improvements to DWS in accordance with plans approved by DWS;

B. Obtain DHHL and HHFDC approval of all contracts, commitments or change orders, and provide copies of all approved executed contracts proposed to be paid from the DURF Funds to DHHL and HHFDC prior to payment from the DURF Funds;

C. Submit copies of withdrawals from the DURF Funds as previously approved by DHHL and HHFDC accompanied by worksheets and information supporting the withdrawals such as invoices, funds expended to date, current withdrawal, and balance remaining[2] at the time of each withdrawal;

D. Obtain necessary County and DWS approval of the plans for the Wahikuli Improvements;

E. Coordinate necessary inspections of the construction of Wahikuli Improvements by DWS;

F. Work with DWS, prepare the necessary easements and provide the necessary construction completion record documents required for dedication of the Wahikuli Improvements to DWS;

G. With the approval of DHHL and HHFDC of the terms and conditions, dedicate the Wahikuli Improvements to DWS prior to the conclusion of the DHS Project; and

H. Convey back to HHFDC any unexpended DURF Funds at the conclusion of the dedication of the Wahikkuli Improvements to DWS;

IV. Compliance with All Laws. Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

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[2] Ibid.

V. Governing Law. This MOU shall be governed by and interpreted in accordance with the laws of the State of Hawaii.

VI. Term of MOU. This MOU shall remain in effect until fulfillment of its objectives. Notwithstanding the foregoing, this MOU may be terminated in writing at any time upon mutual written consent of theparties, effective as of the date indicated in the mutual written consent.

VII. Amendments, Waiver. This MOU can only be changed by an instrument in writing signed by HHFDC, DHHL and DHS. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC, DHHL and DHS. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

VIII. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC, DHHL and DHS, and their respective successors and assigns.

IX. No Third-Party Beneficiaries. Nothing express or implied in this MOU is intended to or shall confer any rights, remedies, obligations, or liabilities on any person other than the Parties and their respective successor and assigns.

X. Gender and Number. The use of any pronoun in reference to HHFDC, DHHL or DHS shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. No Party Deemed Drafter. The parties agree that neither HHFDC, DHHL nor DHS shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. Counterparts. This MOU may be executed in any number of counterparts and by electronic or facsimile signature. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. Invalidity of Provision. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. Approvals Required.

A. HHFDC's proposed use of DURF Funds shall be subject to availability of DURF Funds.

B. DHHL shall obtain written consent of this MOU from the Office of Hawaiian Affairs (OHA), if required.

C. If Governor's approval of this MOU is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XV. Clause or Provision Contrary to Hawaiian Homes Commission Act. In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without canceling or altering the intent of the MOU.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC Jun 14, 2024

Hawaii Housing Finance and Development Corporation

By Dean Minakami
Craig K. Hirai
Its Executive Assistant Jun 21, 2024

Approved as to Form:

Deputy Attorney General
Representing DHHL Jun 14, 2024

Department of Hawaiian Home Lands

By Kali Watson
Kali Watson
Its Chairman, Hawaiian Homes Commission Jun 14, 2024

Approved as to Form:

Deputy Attorney General
Representing DHS Jun 12, 2024

Department of Human Services

By
for Ryan Yamane
Its Director Jun 12, 2024

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Exhibit 3
County of Maui Letter

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

ERIN A. WADE
Deputy Managing Director

OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauicounty.gov

March 6, 2026

Kali Watson, Chairman
Hawaiian Homes Commission
Hale Pono'i
91-5420 Kapolei Parkway
Kapolei, HI 96707

Letter of Intent to Provide Funding to the Department of Hawaiian Home Lands

Dear Chair Watson,

As part of our continued support, the County of Maui has committed $10,000,000 from the GET set-aside funds to the Department of Hawaiian Home Lands (DHHL) to support their obligation under the tri-party agreement with the Hawaii Department of Human Services and the Hawaii Housing Finance and Development Corporation for the Ka Lai Ola initiative.

The Maui County Council has already approved the budget allocation of $10,000,000 in Fiscal Year 2026 Ordinance 5816, which is shown in Appendix A - Part II, a copy of which is attached.

My administration is committed to releasing the $10 million, subject to the conditions set forth in the budget ordinance, which supports wildfire recovery housing through Ka Lai Ola, advances DHHL beneficiary housing production, and contributes to easing affordable housing pressures and strengthening infrastructure capacity within Maui County.

Should you have any questions or require further information, please feel free to contact me at (808) 270-7855.

Sincerely,

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

Exhibit 4

HHC Item No. E-1

(Feb 2025)

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 18 - 19, 2025

To: Chairman and Members, Hawaiian Homes Commission

Thru: R. Kalani Fronda, Acting Land Development Division Administrator

From: Sherri-Ann M. Kamaka, Land Development Division

Subject: E-1: Approval of the Memorandum of Understanding between The Department of Hawaiian Home Lands (DHHL) and the County of Maui regarding the Release of GET Funds Supporting DHHL Water Infrastructure Projects for Homestead Development in the County of Maui

RECOMMENDED MOTION/ACTION

The Department respectfully recommends that the Hawaiian Homes Commission (HHC) approve the following actions:

1. **Approval of Memorandum of Understanding (MOU)**
   - Approve the MOU between the State of Hawai'i Department of Hawaiian Home Lands (DHHL) and the County of Maui, establishing the terms for the release of funds from the County of Maui's DHHL General Excise Tax Fund ("DHHL GET Fund").

   - Recognize that these funds will directly support critical water infrastructure projects necessary for DHHL homestead development within the County of Maui.

2. **Authorization of Fund Allocation**
   - Approve the allocation of $21 million from the DHHL GET Fund to DHHL for the following purposes:

     a. **$10 million** toward the Tri-Party Agreement, contributing to both the Ka La'i Ola (KLO) Water Improvements and other DHHL water system upgrades.

     b. **$11 million** for the development of an offsite water project, including a 16-inch transmission line from the Civic Center pump station to the Wahikuli Reservoir Tank, supporting broader DHHL infrastructure and housing projects.

3. **Delegation of Authority to the Chair**
    - Delegate authority to the Chair to execute the MOU and any related agreements necessary to implement the terms outlined therein.
    - Authorize the Chair to undertake any administrative actions required to effectuate the intent of this approval, including coordination with the County of Maui, the State of Hawai'i Department of Budget & Finance, and other relevant agencies.

4. **Implementation and Compliance**
    - Ensure that DHHL fulfills all obligations outlined in the MOU, including:
      a. Coordinating with the County of Maui and other stakeholders to secure the timely release of funds.
      b. Managing and disbursing funds in compliance with the approved MOU terms.
      c. Providing periodic updates to HHC on project progress and fund utilization.

DISCUSSION

The proposed MOU establishes the framework for DHHL to receive and utilize funds from the DHHL GET Fund, as mandated under Maui County Code section 3.100.021, to support DHHL's homestead development efforts. Under this agreement, DHHL will receive a total of $21 million, allocated as follows:

1. **$10 million** – Contribution toward the Tri-Party Agreement (Exhibit A), which funds the Ka La'i Ola (KLO) Water Improvements and other essential DHHL water infrastructure projects within the Villages of Leiali'i.

2. **$11 million** – Development of an offsite 16-inch transmission line from the Civic Center Pump Station to the Wahikuli Reservoir Tank, a critical improvement requested by the Department of Water Supply (DWS) that will support broader DHHL infrastructure and housing projects.

The execution of this MOU will allow DHHL to work in coordination with the County of Maui to secure the timely release of these funds and ensure that infrastructure improvements are aligned with DHHL's long-term homestead development goals.

The agreement aligns with DHHL's broader infrastructure strategy, ensuring that residential projects in West Maui receive the necessary water resources in a timely manner. Simultaneously, it supports DWS's goal of improving system resilience and redundancy to mitigate service disruptions.

REASON FOR REQUEST

Reliable and sufficient water infrastructure is a prerequisite for the successful development of DHHL homestead projects in Maui. The funding provided under this MOU directly addresses infrastructure gaps and enhances DHHL's ability to deliver housing opportunities to its beneficiaries. The reasons for this request include:

- **Alignment with Existing Agreements:** The MOU is consistent with the previously established Tri-Party Agreement among DHHL, the Hawaii Housing Finance and Development Corporation (HHFDC), and the Department of Human Services (DHS), ensuring a coordinated approach to water infrastructure development.
- **Statutory Compliance:** The allocation of funds aligns with Maui County Code section 3.100.021, which mandates the use of DHHL GET Fund revenues for projects that directly support DHHL homestead development.
- **Infrastructure Expansion:** The funded improvements will increase the capacity of DHHL's water infrastructure, enabling the development of additional homestead lots and ensuring long-term water security for beneficiaries.
- **Strategic Collaboration:** The agreement fosters a strong partnership between DHHL and the County of Maui, promoting shared investment in infrastructure projects that benefit both DHHL beneficiaries and the broader community.

RECOMMENDATION

The DHHL Land Development Division recommends that the Hawaiian Homes Commission approve the execution of the MOU to facilitate the release of $21 million from the DHHL GET Fund for critical water infrastructure projects in the County of Maui. This approval will enable DHHL to move forward with necessary improvements that are vital to homestead development, ensuring that beneficiaries have access to adequate and sustainable water resources.

We respectfully request the Commission's favorable consideration of this request and authorization for the Chair to execute the MOU on behalf of DHHL.

ATTACHED: Memorandum of Agreement, Page Nos. 4 - 8

MEMORANDUM OF UNDERSTANDING
BETWEEN
The State of Hawaii Department of Hawaiian Home Lands
AND
The County of Maui

FOR THE

Release of Funds Supporting the Department of Hawaiian Home Lands Water Infrastructure Projects for Homestead Development in the County of Maui

This Memorandum of Understanding ("MOU") is entered into this ___ day of _____, 2024 ("Effective Date"), by and between the State of Hawaii Department of Hawaiian Home Lands (hereinafter referred to as "DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, and the County of Maui (hereinafter referred to as "County"), whose principal place of business is Office of the Mayor, 200 S. High Street, Kalana O Maui Bldg, 9th Floor, Wailuku, HI 96793 , collectively referred to as "the Parties."

RECITALS

WHEREAS, on June 14, 2024, DHHL, the Hawaii Housing Finance and Development Corporation ("HHFDC"), and the Department of Human Services ("DHS") entered into a Memorandum of Understanding DURF Funding for Wahikuli Improvements Villages of Leiali'i ("Tri-Party Agreement"), attached hereto as Exhibit "A". The Tri-Party Agreement was made in relation to certain permanent water system improvements required for HHFDC, DHHL, and DHS' respective housing projects located within the Villages of Leiali'i project, including DHS' Ka La'i Ola transitional housing project ("KLO").

WHEREAS, in the Tri-Party Agreement, DHS agreed to build certain permanent water improvements that would increase the service area to include KLO ("KLO Water Improvements") as part of other water system improvements required for HHFDC and DHHL's future housing projects within the Villages of Leiali'i.

WHEREAS, in the Tri-Party Agreement, HHFDC agreed to convey $10 million in funds from the Dwelling Unit Revolving Fund to DHS for the design, approval, construction, and dedication of the KLO Water Improvements to the County of Maui Department of Water Supply, subject to certain conditions, including HHFDC and DHHL's review and approval of project related contracts and expenses.

WHEREAS, the KLO Water Improvements noted in the Tri-Party Agreement will directly benefit and is necessary for DHHL homestead development within the County of Maui.

WHEREAS, the County, under Maui County Code section 3.100.021, has certain funds in the general excise tax fund—Department of Hawaiian home lands ("DHHL GET Fund") that is required to be designated and used for projects that directly support DHHL homestead development.

WHEREAS, as provided under Maui County Code section 3.100.021, The Parties seek to allocate to DHHL from the DHHL GET Fund a total of $21 million, including: (1) $10 million to be used towards the Tri-Party Agreement that will contribute to both the KLO Water Improvements and other DHHL water improvements; and (2) $11 million for the development of an offsite water project for a 16-inch transmission line from the Civic Center pump station to the Wahikuli Reservoir Tank requested by DWS that will support broader DHHL infrastructure and housing projects (collectively referred to as the "DHHL Infrastructure Funds"). The DHHL Infrastructure Funds will directly support DHHL homestead development in the County of Maui.

WHEREAS, DHHL and the County wish to enter into this MOU to establish the terms and conditions under which the County will administer the DHHL Infrastructure Funds.

WHEREAS, the Hawaiian Homes Commission approved the purpose and terms of this MOU at its _____, 2025 meeting.

NOW, THEREFORE, the parties agree as follows:

I. **County Obligations.** The County agrees to the following:
   a. Upon approval and full execution of this MOU, the County will take all actions required under the Maui County Code and any other applicable law, rule, or regulation, to allocate to DHHL the DHHL Infrastructure Funds described above from the DHHL GET Fund to be used as follows:

      i. $10 million to be used towards the Tri-Party Agreement that will contribute to both the KLO Water Improvements and other DHHL water improvements in the County of Maui; and

      ii. $11 million for the development of an offsite water project for a 16-inch transmission line from the Civic Center pump station to the Wahikuli Reservoir Tank that will support other DHHL infrastructure and housing projects within the County of Maui.

   b. The County will process the payments to DHHL through the State of Hawaii, Department of Budget & Finance.

II. **DHHL Obligations.**

a. DHHL will coordinate with the County and the State of Hawaii, Department of Budget & Finance and take all necessary actions to ensure that the DHHL Infrastructure Funds are received and available for the proposed projects.

b. DHHL will ensure that the DHHL Infrastructure Funds are used exclusively for the purposes stated herein.

c. DHHL will provide regular updates to the County on the progress of the water system improvements funded by the DHHL Infrastructure Funds.

III. **Compliance with All Laws.** The Parties shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

IV. **Governing Law.** This MOU shall be governed by and interpreted in accordance with the laws of the State of Hawaii.

V. **Term of MOU.** This MOU shall become effective upon the date of final execution and shall remain in effect until the fulfillment of the objectives described herein. Notwithstanding the foregoing, this MOU may be terminated in writing upon mutual written consent of the Parties, subject to the requirements of Paragraph VII.

VI. **Amendments, Waiver.** This MOU can only be changed by an instrument in writing signed by the Parties. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by the Parties. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

VII. **Termination.** Either Party may terminate this MOU by providing written notice to the other Party at least 60 days in advance of termination. Upon termination, the Parties shall determine the disposition of any remaining funds and responsibilities.

VIII. **Binding effect of Agreement.** This MOU shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

IX. **No Third-Party Beneficiaries.** Nothing express or implied in this MOU is intended to or shall confer any rights, remedies, obligations, or liabilities on any person other than the Parties and their respective successors and assigns.

X. **Gender and Number.** The use of any pronoun in reference to the County or DHHL shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. **No Part Deemed Drafter.** The Parties agree that neither the County nor DHHL shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. **Counterparts.** This MOU may be executed in any number of counterparts and by electronic or facsimile signature. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. **Invalidity of Provision.** If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. **Approvals Required.** The County's proposed use of the DHHL GET Fund for the DHHL Infrastructure Funds shall be subject to availability of funds and approval by the Maui County Council.

XV. **Clause or Provision Contrary to Hawaiian Homes Commission Act.** In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended, and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without cancelling or altering any other terms of the MOU.

IN WITNESS WHEREOF, the undersigned have executed this MOU as of the Effective Date.

State of Hawaii Department of Hawaiian Home Lands

By: _____

Name: _____

Title: _____

Date: _____

[The remainder of this page is blank. The next page is a signature page.

Approved as to Form:

State of Hawaii Department of Hawaiian Home Lands

By: _____

Name: _____

Title: _____

Date: _____

_____

Deputy Attorney General

County of Maui

By: _____

Name: _____

Title: _____

Date: _____

Approved as to Form:

_____

Deputy Corporation Counsel

Exhibit 5

2017 MOU

MEMORANDUM OF UNDERSTANDING
DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL
VILLAGES OF LEIALI'I

THIS MEMORANDUM OF UNDERSTANDING, dated as of MARCH 31, 2017 ("MOU"), made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii ("HHFDC"), doing business at 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, and the DEPARTMENT OF HAWAIIAN HOME LANDS, State of Hawaii ("DHHL"), whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 and post office address is P. O. Box 1879, Honolulu, Hawaii 96805.

WITNESSETH:

WHEREAS, HHFDC is the master developer of the Villages of Leiali'i project in Lahaina, Maui, Hawaii, Tax Map Key Nos. (2) 4-5-021: 003, 004 (portion of), 005 (portion of), 013, 018, 019, 020, 021, 022 (portion of), 023 (portion of); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112 ("Leiali'i").

WHEREAS, Villages 1A and 1B at Leiali'i were sold to DHHL by the Transfer Agreement dated December 30, 2004, as amended.

WHEREAS, DHHL completed the construction of 104 homes at Village 1A and DHHL is working on the development of 250 homes at Village 1B.

WHEREAS, DHHL has drilled and tested an exploratory potable water well on State land in Honokowai, Maui, Hawaii, Honokowai Well (State Well No. 5639-04) at Tax Map Key No. (2) 4-4-004: 002 (por.) ("Honokowai Well") at a design and construction cost of approximately $1,000,000.

WHEREAS, test results indicate that Honokowai Well has a capacity of 1 MGD, which is preliminarily estimated will serve approximately 560 units whether the well is dedicated to the County of Maui Department of Water Supply ("DWS") or a private water company.

WHEREAS, DHHL is currently working on an environmental assessment pursuant to Chapter 343, Hawaii Revised Statutes ("HRS"), for the Honokowai Well Improvements ("EA") and the designs for source, storage and transmission improvements ("Honokowai Well Improvements"), at a cost of approximately $1,000,000to utilize the well as a potable water source for its Village 1B project at Leiali'i.

WHEREAS, DHHL reviewed several alternative transmission waterline alignments and additives as described in its Draft Water Master Plan for DHHL

Honokowai Water System, by Austin, Tsutsumi & Associates, Inc., dated March 15 and April 10, 2013, ranging in cost from $4.8 million to $14.2 million ("Honokowai Water Master Plan").

WHEREAS, new well sources, in addition to the Honokowai Well, storage and transmission improvements are needed for development at Leiali'i and HHFDC would like to develop affordable rentals at Leiali'i.

WHEREAS, the HHFDC Board of Directors approved entry into a MOU with DHHL for potable water infrastructure at Leiali'i on December 8, 2016.

WHEREAS, the Hawaiian Homes Commission authorized the Chairman to enter into a MOU with HHFDC to provide funding for potable water infrastructure at Leiali'i on December 20, 2016.

NOW, THEREFORE, the Parties hereby agree as follows:

I. Honokowai Well Improvements. Of the alternatives and additives described in the Honokowai Water Master Plan, Alternative 2, Additive 2, appears to be the alternative that HHFDC and DHHL will focus on with an estimated cost of $8.5 million. This option includes outfitting the well, a control building and a 50,000-gallon control reservoir at the well site, and a 12-inch ductile iron transmission line extending approximately 8,000 lineal feet from the well site, north across Honokowai Gulch over State land as well as privately owned properties of Maui Land and Pineapple Company and Kaanapali Land Management Corp., to a connection at a storage tank near the County of Maui's existing Mahinahina Water Treatment Facility. This option also includes reactivation of the Waiohuli Booster Pump Station near the entrance to Leiali'i Parkway, and a 12-inch transmission line 5,400 feet up to a new 250,000-gallon reservoir at elevation 320' at Leiali'i above the Wahikuli Reservoir. The estimated cost of this option from the Honokowai Water Master Plan is attached hereto as **Exhibit A**. This option is subject to change, as may be mutually agreed upon by DHHL and HHFDC.

II. Use of DURF Funds. HHFDC agrees to finance the first $10 million of the Honokowai Well Improvements from its Dwelling Unit Revolving Fund ("DURF Funds") for which HHFDC shall be entitled to half of the available capacity of the Honokowai Well. DHHL shall be entitled to the remaining half of the available capacity of the Honokowai Well.

III. DWS or Private Operator. At this time, HHFDC and DHHL contemplate a dedication of the Honokowai Well and Honokowai Well Improvements to DWS, unless otherwise mutually agreed to by HHFDC and DHHL.

IV. Division of Labor. Either Party may undertake components of the Honokowai Well Improvements as both Parties mutually agree. Each Party shall be

responsible for procurement and administration of any contract it enters into to accomplish the component of work such Party undertakes.

V. Budget. An initial DURF budget of the Honokowai Well Improvements is attached hereto as **Exhibit B** ("DURF Budget").

VI. Administration of DURF Fund. The DURF funds shall be administered by HHFDC as follows, unless otherwise approved by HHFDC:

A. The DURF Fund may be used for any project related expense, as approved by HHFDC;
B. Except for payment for the EA, there shall be no expenditure from the DURF Fund prior to the completion of the EA;
C. All contracts, commitments or change orders to be paid from the DURF Fund shall be approved by HHFDC and DHHL prior to execution;
D. Withdrawals from the DURF Fund shall be made by submittal of a written request to HHFDC (no more than once a month), accompanied by the worksheets and information supporting the withdrawal, in the forms attached hereto as **Exhibit C**;
E. Withdrawals by DHHL may be requested for the entire contract amount by submittal to HHFDC of a copy of the executed contract procured in compliance with HRS Chapter 103D;
F. Checks for withdrawals by DHHL shall be made payable to DHHL, for payment to its vendors;
G. Copies of withdrawals from the DURF Fund by HHFDC for project related expenses shall be provided to DHHL at the time of such withdrawal;
H. All contracts shall name DHHL, HHFDC and the State of Hawaii as additional indemnitees and additional insured parties;
I. All construction contracts shall be accompanied with a 100% payment and performance bond and labor and materials bond naming DHHL, HHFDC and the State of Hawaii as additional obligees under the surety bond;

VII. Compliance with All Laws. Each Party shall comply with all Federal, State, and County laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, that in any way affect such Party's performance under this MOU.

VIII. Amendments, Waiver. This MOU can only be changed by an instrument in writing signed by HHFDC and DHHL. The terms of this MOU may not be waived, modified, or in any way changed by implication, through conduct, correspondence, or otherwise, unless such waiver, modification, or change shall be specifically agreed to in writing by HHFDC and DHHL. Any waiver in whole or in part to any of the terms and conditions hereunder, shall be specific and not general. Each waiver shall only apply to specific conditions and circumstances.

IX. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC and DHHL, and their respective successors and assigns.

X. Gender and Number. The use of any pronoun in reference to HHFDC and DHHL shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.

XI. No Party Deemed Drafter. The parties agree that neither HHFDC nor DHHL shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.

XII. Counterparts. This MOU may be executed in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument but all such counterparts together shall constitute but one MOU.

XIII. Invalidity of Provision. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

XIV. Approvals Required.

A. HHFDC's proposed use of DURF Funds shall be subject to approval by the HHFDC Board of Directors, availability of DURF Funds, and approval of release of funds by the Governor.
B. Funding of the DURF Funds shall be subject to completion of the Final Environmental Assessment for the Honokowai Well Improvements and compliance with HRS Chapter 343.
C. DHHL shall obtain written consent of this MOU from the Office of Hawaiian Affairs (OHA), if required.
D. If Governor's approval of this MOU is required, DHHL shall be responsible for obtaining the written approval of the Governor.

XV. Clause or Provision Contrary to Hawaiian Homes Commission Act. In the event any clause or provision in this MOU is found to be contrary to the Hawaiian Homes Commission Act, 1920, as amended and or any clause or provision is such where it may put the Hawaiian Homes Commission in such a position where it would violate its Fiduciary responsibility to its native Hawaiian beneficiaries, such clause or provision shall be removed from the MOU without canceling or altering the intent of the MOU.

[The remainder of this page is blank. The next page is a signature page.]

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC
3-24-17

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Approved as to Form:

_____
Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

x:\c:\lei\2016\dhhl durf mou.final.3-21-17

IN WITNESS WHEREOF, the undersigned have executed these presents as of the day and year first written above.

Approved as to Form:

Deputy Attorney General
Representing HHFDC

Hawaii Housing Finance and Development Corporation

By _____
Craig K. Hirai
Its Executive Director

Approved as to Form:

Deputy Attorney General
Representing DHHL

Department of Hawaiian Home Lands

By _____
Jobie M. K. Masagatani
Its Chairman, Hawaiian Homes Commission

x:\c:\lei\2016\dhhl durf mou.final.3-21-17

STATE OF HAWAII)
)
) SS
CITY AND COUNTY OF HONOLULU)

On this _____ day of MAR 24 2017, 20__, before me appeared CRAIG K. HIRAI, personally known to me, who, being by me duly sworn, did say that he is the EXECUTIVE DIRECTOR of the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and a body corporate and politic of the State of Hawaii, that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that this 13-page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated undated @ notary, was signed and sealed on behalf of the corporation by authority of its Board of Directors, and the said officer acknowledged the instrument to be the free act and deed of the corporation.

LISA C. WOND NOTARY PUBLIC No. 87-385 STATE OF HAWAII

Name: Lisa C. Wond
Notary Public, State of Hawaii
1st Judicial Circuit

My commission expires: 07-12-2019

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this 31st day of March, 2017, before me appeared JOBIE M. K. MASAGATANI, to me personally known, who, being by me duly sworn, did say that she is the CHAIRMAN of the HAWAIIAN HOMES COMMISSION, DEPARTMENT OF HAWAIIAN HOME LANDS, STATE OF HAWAII, and the person described in and who executed this 5 -page MEMORANDUM OF UNDERSTANDING, DWELLING UNIT REVOLVING FUND FUNDING FOR HONOKOWAI WELL, VILLAGES OF LEIALI'I dated _____, and acknowledged to me that she executed the same freely and voluntarily for the use and purposes therein set forth.

Kehaulani Quartero

Name: Kehaulani Quartero
Notary Public, State of Hawaii
First Judicial Circuit

My commission expires: 6/12/2017

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Doc. Date: Undated at time of notarization # Pages: 13

Notary Name: Kehaulani Quartero First Circuit

Doc. Description: MOU Dwelling unit revolving fund funding for Honokowai Well

Kehaulani Quartero 3/31/17
Notary Signature Date

KEHAULANI QUARTERO NOTARY 05-368 PUBLIC STATE OF HAWAII

Exhibit A

(Estimated Cost)

Exhibit B

(DURF Budget)

Exhibit C

(Forms for Draw Request)

HONOKOWAI WELL

ESTIMATED COST - ALTERNATE 2, ADDITIVE 2

3/7/2017

Well Site	1,500,000
50,000-Gallon Control Tank, 940' Elev.	300,000
Transmission Waterline - Alt. 2, North to Mahinahina	2,600,000
250,000-Gallon Reservoir, 320' Elev.	1,700,000
Reactivate Waiohuli BPS	20,000
12" Waterline from BPS to New Reservoir	1,600,000
	7,720,000
Contingency, 10%	772,000
Sub-Total	8,492,000
Say,	8,500,000
From Draft Water Master Plan for DHHL Honokowai Water System,	
Austin, Tsutsumi & Associates, Inc. (April 10, 2013).	

EXHIBIT A

HONOKOWAI WELL
DURF BUDGET

3/7/2017

Land		100,000.00
Planning		200,000.00
Engineering		500,000.00
Construction		8,500,000.00
Contingency		700,000.00
Total		10,000,000.00

EXHIBIT B

DRAFT 2/17/17

DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. Box 1879
Honolulu, Oahu, Hawaii 96805

Date: _____

DRAW REQUEST AND CERTIFICATION

Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
ATTN: Stan S. Fujimoto, Project Manager

Subject: Draw Request No. _____
DURF Funds
Honokowai Well for Villages of Leiali'i
Lahaina, Maui, Hawaii

We request payment for the attached contract and/or invoices in the following total amount for the above subject Honokowai Well for DHHL and HHFDC projects at the Villages of Leiali'i in Lahaina, Maui, Hawaii, TMK Nos. (2) 4-5-021: 003, 004 (por.), 005 (por.), 013, 018, 019, 020, 021, 022 (por.), 023 (por.); (2) 4-5-028: 070 and 081; (2) 4-5-036: 001 to 112:

$_____ From DURF Funds

We hereby certify that all of the requested items have been paid or are due and payable in connection with the project pursuant to the project documents including the following:

- Hawaii Housing Finance and Development Corporation (HHFDC) For Action dated December 8, 2016 approving the Memorandum of Understanding for Honokowai Well (MOU), and For Action dated _____ approving the DURF Funds for the project;
- Governor's approval of release of DURF Funds for the project dated _____; and
- MOU between DHHL and HHFDC for Honokowai Well dated _____;

After disbursement of the amount requested, the total amount disbursed, and the balance of proceeds remaining after this disbursement will be as stated in the attached worksheets for the DURF Funds for the project.

Sincerely,

DEPARTMENT OF H AWAIIAN HOME LANDS

_____
Jobie K. Masagatani
Chairperson

DHHL MOU - HONOKOWAI WELL
SUMMARY OF INVOICES
DRAW REQUEST NO. _____

		Invoice		DURF
Budget Item	Vendor	Date		Funds
	Total			0

EXHIBIT C-2

HONOKOWAI WELL
DURF FUNDS
Draw Request No. __

3/7/2017
5:56 AM

DURF Funds SCOPE OF WORK	INITIAL APPROVED BUDGET	CURRENT APPROVED BUDGET	% COMP	COST TO DATE PREVIOUS	COST TO DATE NEW	BALANCE	THIS DRAW REQUEST #
LAND							
Land	$100,000.00	$100,000.00		0.00	0.00	100,000.00	0.00
FOR SITE WORK							
Sitework Costs	$0.00	$0.00		0.00	0.00	0.00	0.00
NEW CONSTRUCTION							
Well and Facilities	$8,500,000.00	$8,500,000.00		$0.00	$0.00	8,500,000.00	0.00
CONTINGENCY							
Construction Contingency	$700,000.00	$700,000.00		$0.00	$0.00	700,000.00	0.00
Soft Cost Contingency	$0.00	$0.00		$0.00	$0.00	0.00	0.00
ARCHITECTURAL & ENGINEERING FEES							
Architect Fee - Design	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Architect Fee - Supervision	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Engineering Fees	$500,000.00	$500,000.00		$0.00	$0.00	500,000.00	0.00
Landscape Architect	$0.00	$0.00		$0.00	$0.00	0.00	0.00
LEED Certification	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Reimbursables	$0.00	$0.00		$0.00	$0.00	0.00	0.00
INTERIM COSTS							
Construction Insurance	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Interest	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Loan Origination Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Construction Credit Enhancement	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Payment and Performance Bond	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Real Property Tax & Other Taxes	$0.00	$0.00		$0.00	$0.00	0.00	0.00
PERMITS AND FEES							
Building Permits	$0.00	$0.00		$0.00	$0.00	0.00	0.00
BWS Fees	$0.00	$0.00		$0.00	$0.00	0.00	0.00
DOE Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Special Inspections	$0.00	$0.00		$0.00	$0.00	0.00	0.00
SOFT COSTS							
Planning	$200,000.00	$200,000.00		$0.00	$0.00	200,000.00	0.00
Property Appraisal	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Market Study	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Environmental Report	$0.00	$0.00		$0.00	$0.00	0.00	0.00
HHFDC LIHTC Fee/(Good Faith Deposit)	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Advertising/Marketing	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Furnishings	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Survey	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Accounting/Cost Certification	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Working Capital	$0.00	$0.00		$0.00	$0.00	0.00	0.00
SYNDICATION COSTS							
Organizational (Partnership)	$0.00	$0.00		$0.00	$0.00	0.00	0.00
FINANCING FEES & EXPENSES							
Permanent Loan Origination Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Title and Recording	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Counsel's Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Counsel	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Lender's Out of Pocket	$0.00	$0.00		$0.00	$0.00	0.00	0.00
DEVELOPER'S FEES							
Developer's Overhead	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Developer's Fee	$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL COST BEFORE RESERVE	**$10,000,000.00**	**$10,000,000.00**		**$0.00**	**$0.00**	**$10,000,000.00**	**$0.00**
PROJECT RESERVES							
Operating Reserves	$0.00	$0.00		$0.00	$0.00	0.00	0.00
Escrows	$0.00	$0.00		$0.00	$0.00	0.00	0.00
TOTAL PROJECT COST	**$10,000,000.00**	**$10,000,000.00**		**$0.00**	**$0.00**	**$10,000,000.00**	**$0.00**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: R. Kalani Fronda, Acting Administrator
Land Development Division

FROM: Moana Freitas, Acting Branch Manager
Land Development Division, Housing Project Branch

SUBJECT: E-2 Approval of Lease Awards
Courtyards at Waipouli – Rent with Option to Purchase
Residential Project Lease – Kapa'a, Kaua'i

RECOMMENDED MOTION/ACTION

Approve the award of Department of Hawaiian Home Lands Lot Lease to the 26 applicants listed below for ninety-nine (99) years, and approval of the cancellation of their residential applications upon conveyance of the lease award.

DISCUSSION

Courtyards at Waipouli – Residential Project Lease – Kapa'a, Kaua'i

NAME	APPL DATE	LEASE
ALLISON K KAILI	7/30/2008	16982
ANUHEA K.K. BROWN	9/22/2023	16991
BENJAMIN K BROWN	3/12/202	16998
CARLA K CONTRADES	3/16/2006	16996
COTY K HENSLEY	11/19/2018	16989
DARRIN L ZABLAN	7/10/1987	16994
DENNIE L DEMELLO	7/31/2015	16987
DESIRE M DE FRIES	10/1/2004	16999
ELIZABETH K.L. LAURETA	4/25/2024	16993
FRANCISCO L LAGMAY	9/20/1990	16761
GARY P ADRIC	11/18/2011	16984
GILBERT BALAI JR	8/24/2023	16990
HENRIE R.K. KAUI	4/6/2006	16997

JACQUELYN K CONTRADES	3/7/2005	16979
JAMES MULI HUSSEY	1/22/2013	16988
JONATHAN A.K. APANA	11/27/1991	16968
JOSEPH C JANICKI SR	2/12/1992	16778
JULIEANN N BALAI	4/21/1992	16978
LINNWOOD P.K. CONTRADES	7/19/2005	16985
MAILE A BALAI	5/17/2022	16992
MONALISA M BOYER	4/26/2011	16983
ORA ANN M PIA	1/26/2005	16995
ROLAND MAHUIKI	12/14/2006	16981
SEAN K PULAWA	6/23/1986	15085
SHY P KANEHOLANI	4/20/2012	16986
THALIA W CELEBRADO	2/24/2006	16980

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

February 16, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: R. Kalani Fronda, Acting Administrator
Land Development Division

FROM: Moana Freitas, Acting Branch Manager
Land Development Division, Housing Project Branch

SUBJECT: E-3 Approval of Lease Award - Puʻuhona Subdivision Residential Offering
Waikapū, Maui

RECOMMENDED MOTION/ACTION

Approve the award of Department of Hawaiian Home Lands Lot Lease to the 2 applicants listed below for ninety-nine (99) years, and approval of the cancellation of the residential application upon conveyance of the lease award

DISCUSSION

Puʻuhona Subdivision Residential Offering – Waikapū, Maui

NAME	APPL DATE	LOT NO	TAX MAP KEY	LEASE NO
CRUISE K.K. AH CHAN	1/4/2021	93	(2) 3-5-044-093	17000
WESLEY K BISSEN JR	5/23/2022	151	(2) 3-5-044-151	17001

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: R. Kalani Fronda, Acting Administrator
Land Development Division

Lillianne Makaila, Acting Program Manager
Planning Office

FROM: Robert Ing, Land Agent, Land Development Division
Nancy M. McPherson, Planner, Planning Office NMM

SUBJECT: Declare a Finding of No Significant Impact (FONSI) for the Final Environmental Assessment for the Ho'olehua Scattered Lots Subdivision; Ho'olehua, Moloka'i, Hawai'i; TMK Nos. (2)5-2-005:031; (2)5-2-026:003, :014, :016, and :017, Pu'u Kapele Ave. (por.), Farrington Ave. (por.) and Mo'omomi Ave. (por.)

Recommended Action

That the Hawaiian Homes Commission (HHC) approves a Finding of No Significant Impact (FONSI) determination based on the Final Environmental Assessment (EA) for the Ho'olehua Scattered Lots Subdivision; Ho'olehua, Moloka'i, Hawai'i; TMK Nos. (2)5-2-005:031; (2)5-2-026:003, :014, :016, and :017, Pu'u Kapele Ave. (por.), Farrington Ave. (por.) and Mo'omomi Ave. (por.).

Discussion

The purpose of this submittal is to provide the HHC a summary of the Ho'olehua Scattered Lots project; to present summary highlights of the Final Environmental Assessment (EA); and to receive comments from Commissioners on the Final EA prior to publication in the Environmental Review Program's (ERP) *The Environmental Notice* (TEN) periodical. **Exhibit A,** Final EA Vol.'s I & II for HHC Review are referenced here and will be available for download on DHHL's website for the March 2026 meeting. The approved Final EA will be available on the ERP website following submittal for publication in The Environmental Notice.

Background

On April 17-18, 2023, an informational update was provided to the Hawaiian Homes Commission (HHC) by the Land Development Division's prior Acting Administrator, Stewart Matsunaga, to report progress on the Hoʻolehua Scattered Lots Subdivision project (Project) in Hoʻolehua, Molokaʻi, and present summary highlights of the technical studies being prepared for the Draft EA. See **Exhibit B**, Item E-1, Progress Report on Hoʻolehua Scattered Lots & Draft EA.

In January 2026, a second informational update was provided to the HHC by the Land Development Division's Land Agent and Planning Office Planner, to report progress on the Hoʻolehua Scattered Lots Subdivision project in Hoʻolehua, Molokaʻi, and present summary highlights of the Draft EA. Refer to Item E-7 in the packet for the January 20-21, 2026 HHC meeting.

The Department of Hawaiian Home Lands (DHHL) Hoʻolehua-Pālāʻau lands make up approximately 53 percent of all DHHL lands on Molokaʻi. The lands of Hoʻolehua vary in topography, ranging from level plains to rolling hills and sea cliffs at the northern coastal boundary. Kaluapeʻelua and Maneʻopapa Gulches bisect the eastern section of Hoʻolehua, and Anahaki Gulch bisects the northwest section. DHHL is proposing the subdivision and improvements of five (5) lots within the Hoʻolehua-Palaʻau DHHL lands. See **Figure 2** of **Exhibit A**, below.

The following parcels are proposed to be subdivided:

Table 1. DHHL Properties in Project Scope

Parcel Number	TMK	Number of Subdivided Lots	Existing Structures
31	(2)5-2-005:031	• Four 2.0-Acre Lots • Four 5.9-Acre Lots	Not applicable
03	(2)5-2-026:003	• One 12.8-acre lot (co-located on Parcel 17) • One 2.0 acre lot (co-located on Parcel 14 and 16)	There is an existing house on this lot that was constructed in 2001. The house straddles both Lots 104-D and 30. This house will be re-appraised prior to lease or demolition as may be feasible. (Note: this is the same home noted on Parcel 16.)
14	(2)5-2-026:014	• One (1) 2.5-acre lot	There is an existing dilapidated and abandoned home on this lot that records indicate was constructed in the

Parcel Number	TMK	Number of Subdivided Lots	Existing Structures
		• One (1) 2.0 acre lot	1970's, in addition to a wastewater disposal. The existing home was previously in use by DHHL beneficiaries, but has since been abandoned. DHHL plans to demolish the dilapidated house, and would close the wastewater disposal in accordance with Department of Health regulations.
16	(2)5-2-026:016	• One (1) 2.7-acre lot • One 2.0 acre lot (co-located on Parcel 3 and 14)	There is an existing house on a portion of this lot that was constructed in 2001. The house straddles both Lots 104-D and 30. The existing home was previously in use by DHHL beneficiaries, but has since been abandoned. This house will be re-appraised prior to lease or demolition. There is also an abandoned greenhouse which DHHL plans to demolish. (Note: this is the same house noted on Parcel 03.)
17	(2)5-2-026:017	• One 12.8-acre lot (co-located on Parcel 03)	Not applicable

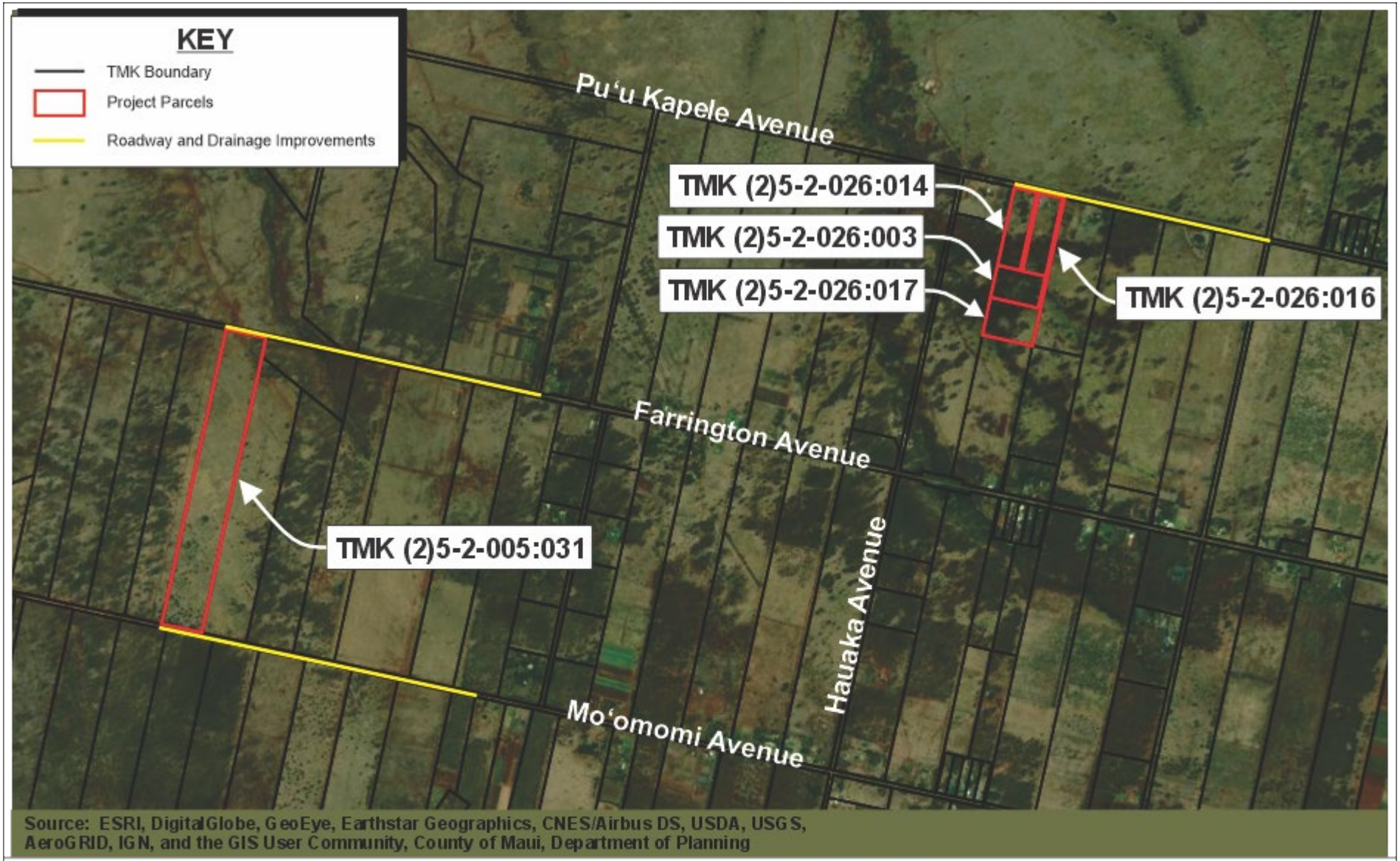


Figure 2

DHHL Ho'olehua Scattered Lots Subdivision and Improvements

Property Location Map

0 375 750 1,500 Feet

MUNEKIYO HIRAGA

Prepared for: State of Hawai'i, Department of Hawaiian Home Lands

SOH DHHL\Hoolehua Scattered Lots\Applications\Figures\PropLoc_FEA

Improvements to the lots are needed in order to convert them into subsistence agriculture homestead lots for lease to beneficiaries. Improvements to be undertaken include creating access driveways to each of the newly created lots with connections for domestic water and irrigation water for each lot provided within the access driveways from existing systems in the neighboring roadways which include Farrington Avenue, Mo'omomi Avenue and Pu'u Kapele Avenue.

Technical studies were prepared for Parcels 31 and 14. DHHL had initially proposed to subdivide Parcel 31 into eight (8) lots and Parcel 14 into two (2) lots. However, DHHL added three (3) additional parcels to be subdivided and improved for lease. Additional technical studies were completed or revised to include Parcel 3, 16, and 17. Due to the gulches that bisect the Ho'olehua-Pala'au lands, there may be topographical limitations that will need to be identified in order to determine the final lot configurations. Upon completion of the topographical studies and surveys of parcels, minor adjustments to the proposed lot plan may be needed.

Once a Finding of No Significant Impact (FONSI) has been issued by the HHC, the consulting firm engaged by DHHL to work on the project, Munekiyo Hiraga, at LDD's direction, will publish this Final EA in the State of Hawai'i Environmental Review Program (ERP) *The Environmental Notice* (TEN) in accordance with the requirements of Hawai'i Revised Statutes (HRS), Chapter 343 and Hawai'i Administrative Rules (HAR), Title 11, Department of Health, Chapter 200.1, Environmental Impact Statement Rules. The proposed project will require the use of State (DHHL) lands and the use of State funds, thus triggering the preparation of an EA as prescribed by HAR 11-200.1-8(1) and HRS, Chapter 343-5(a)(1).

Proposed Action: Subdivide five (5) lots into 12 lots for lease to beneficiaries on Moloka'i

The State of Hawai'i Department of Hawaiian Home Lands (DHHL) proposes to subdivide five (5) parcels, totaling approximately 51.7 acres, into twelve (12) subsistence agricultural lots for its beneficiaries. The proposed project will be implemented on land identified by Tax Map Key Nos. (TMK) (2)5-2-005:031 (Parcel 31), (2)5-2-026:003 (Parcel 3), (2)5-2-026:014 (Parcel 14), (2)5-2-026:016 (Parcel 16) and (2)5-2-026:017 (Parcel 17) and owned by the DHHL in Ho'olehua, Moloka'i, Hawai'i. The lots are currently vacant, with the exception of several abandoned structures, and surrounded by other DHHL lands including developed homesteads and vacant agricultural lands.

Improvements needed to make the subdivided lots suitable for lease include the construction of access driveways from Mo'omomi Avenue and Farrington Avenue and access driveways from Pu'u Kapele Avenue. Roadway improvements include minimal grading and a 20-foot-wide paved road to provide access to the sites. Lot improvements include paved driveways and an assumed area for dwelling construction of 5,000 square feet per lot. Additional improvements include the construction of waterlines to provide irrigation and domestic water to the homestead lots.

The subject properties have been designated for "Agricultural" use by the State Land Use Commission and are designated "Agriculture" by both Maui County's zoning and Moloka'i Community Plan. Since County zoning and Community Plan designations do not apply to Hawaiian Home Lands, the proposed project will be implemented under the authority of the Hawaiian Homes Commission and DHHL. The mission of the DHHL is to effectively manage the Hawaiian Home Lands trust and to develop and deliver land to native Hawaiians. The Hawaiian Homes Commission Act (HHCA) vests onto the DHHL, the authority to use its lands at its discretion. Specifically, HHCA Section 204 states, *"all available lands shall immediately assume the status of Hawaiian home lands and be under the control of the department to be used and disposed of in accordance with the provisions of this Act"*. As DHHL owns the subject properties, the above-noted provision grants DHHL the authority to proceed with the project based on the Hawaiian Homes Commission Act, as amended, and the DHHL Moloka'i Island Plan (2005) land use designations of Subsistence Agriculture and Supplemental Agriculture.

Accordingly, this Final EA addresses the technical characteristics and potential environmental impacts of the proposed project, as well as advances findings and mitigative measures related to the project. The Hawaiian Homes Commission will serve as the approving agency for the EA. See **Figure 3** of **Exhibit A**, below.

Final EA Summary

The Final EA assesses the potential environmental impacts of subdividing five (5) lots into 12 lots for lease to beneficiaries. The following discussion summarizes the analysis of the Final EA assessment of the project's potential impacts on various resources.

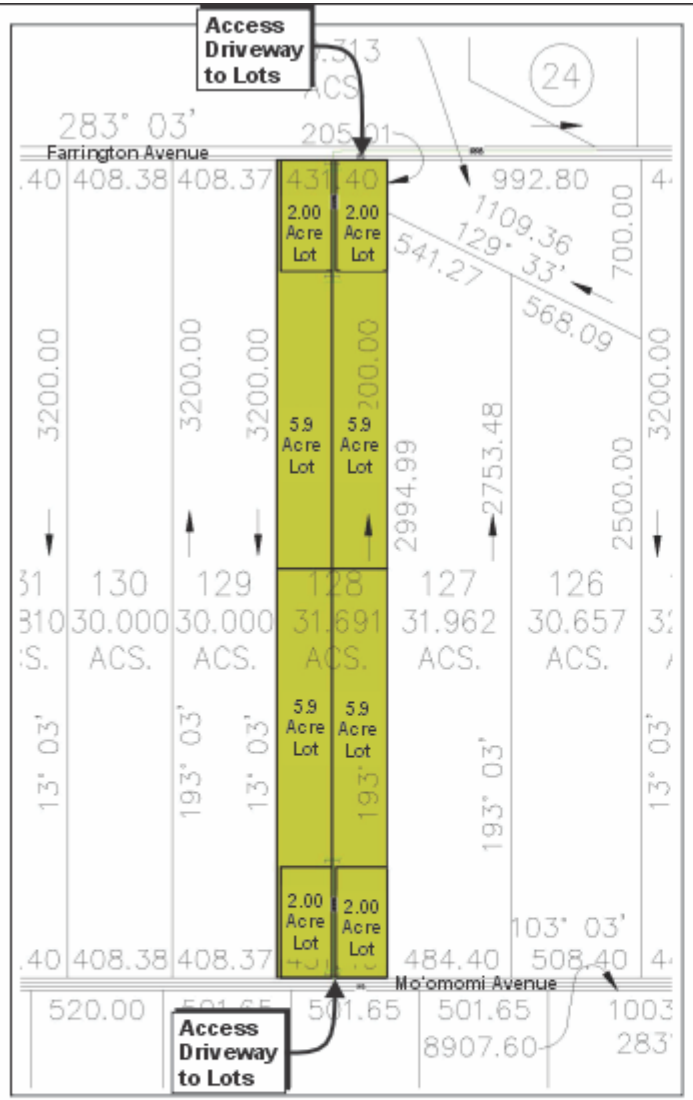
Natural Resources

Much of the project area is vacant, consisting of fallow agricultural lands, with the exception of several abandoned structures. Former land uses of the project sites include cattle ranching and grazing for cattle, goats, pigs, and deer. Subsequent land uses include pineapple cultivation and various other agricultural activities. Through consultation with the U.S. Fish and Wildlife Service (USFWS), an official species list was obtained from the USFWS Information for Planning and Consultation (IPaC) website to identify threatened and endangered species that may be present near or within the project area.

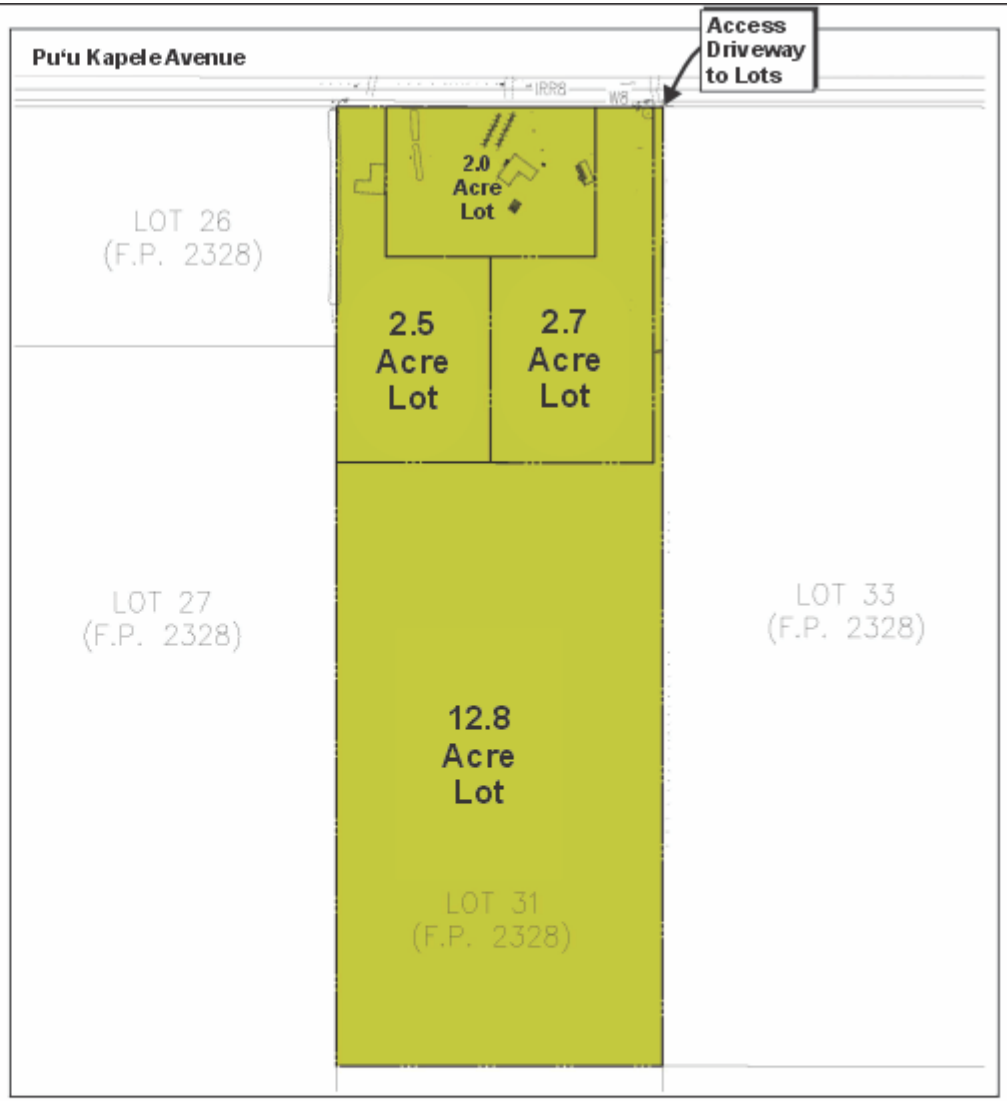
A biological resources survey was conducted within and near the project area in April 2023 in order to identify and document flora and fauna species and their abundance in the project area, and to identify threatened or endangered species. See **Exhibit A**, Appendix D, Biological Resources Survey. The survey was conducted for the larger DHHL Molokaʻi Water System Improvements project, but included the Hoʻolehua Scattered Lots, with the exception of lots with existing structures.

Flora

Vegetation at the project area was dominated by non-native grasses, including Buffelgrass and Guinea grass. Trees recorded on the project parcels include the koa haole, Formosan Koa scrub and ʻuhaloa, ʻilima (*Sida fallax*) and koali ʻawa (*Ipomoea indica*) were also observed. However, all of the native species observed are commonly found throughout the Hawaiian islands and are not of conservation concern.



TMK (2)5-2-005:031



TMK (2)5-2-026:003, 014, 016, and 017

Source: R.M. Towill Corporation

Figure 3

DHHL Hoʻolehua Scattered Lots Subdivision and Improvements

Conceptual Lot Site Plans

NOT TO SCALE

MUNEKIYO HIRAGA

Prepared for: State of Hawai'i, Department of Hawaiian Home Lands

SOH DHHL\Hoolehua Scattered Lots\Applications\Figures\Rev Conceptual Lot Site Plans.FEA

Fauna

In terms of avian fauna, a total of 17 birds were recorded during the survey. The Warbling White-eye (*Zosterops japonicus*) was the most commonly observed species. The Cattle egret (*Bulbulcus ibis*), Zebra Dove (*Geopelia striata*), and common mynah (*Acridotheres tristis*) also accounted for the majority of all birds recorded during station counts. The only native bird observed was the kōlea or Pacific golden-plover. The kōlea is a migratory bird that is not considered to be a rare or threatened species.

In terms of mammalian species observed, direct observation or signs, including scat or tracks recorded the small Asian mongoose (*Herpestes javanicus*), domestic cat (*Felis catus*), pig (*Sus scrofa*), goat (*Capra hircus*), horse (*Equus ferus caballus*), dogs (*Canis lupusfamiliaris*) and axis deer (*Axis axis*) in the project vicinity. There were no insects or invertebrate fauna of conservation concern observed. A few of the native green darner dragonfly (*Anax junius*) were observed. However, these are also commonly occurring and not of conservation concern.

As discussed above, the flora and fauna that have been observed within the project area are mostly represented by non-native species that are of no conservation concern. None of the threatened or endangered species on the USFWS species list were observed during the survey. In addition, the biological resources survey noted that the surveyed areas do not contain a suitable habitat for water birds such as the koloa maoli (Hawaiian Duck), alae keʻokeʻo (Hawaiian Coot), and aeʻo (Hawaiian Stilt). Furthermore, there is no suitable nesting habitat for the endangered seabirds such as the ʻuaʻu (Hawaiian Petrel), ʻAkēʻakē (Band-rumped Storm-Petrel, *Hydrobates castro*), and the threatened ʻaʻo (Newell's Shearwater, *Puffinus newelli*).

Although no threatened or endangered species were observed in the project area, avoidance and mitigation measures will be implemented to prevent potential harm to threatened or endangered species that may traverse or be present within or near the project area. Construction will be conducted during the daytime. Outdoor lighting is not anticipated, however, should it be required, outdoor lighting will be shielded and downward facing to prevent disorientation of potential seabirds traversing the area. Additionally, the nēnē, or Hawaiian Goose, could be present near the project site. As such, the USFWS and State Division of Forestry and Wildlife (DOFAW) will be notified if nēnē are observed and construction will stop until chicks

have hatched and fledged. Although not a listed species on Molokaʻi, it is noted that the endemic pueo or Hawaiian short-eared owl is known to occur in the grasslands of Molokaʻi. The biological resources survey indicates that the vegetation of Parcel 31 could be a suitable habitat for the pueo. Out of an abundance of caution, a survey for pueo nests will be conducted prior to initiation of clearing and grubbing.

The endangered ʻōpeʻapeʻa or Hawaiian Hoary Bat roosts in woody vegetation and will leave their young unattended in trees and shrubs while foraging. Young ʻōpeʻapeʻa may be harmed or killed if trees or shrubs 15 feet or taller are cleared during the pup-rearing season. In addition, ʻōpeʻapeʻa will hunt for insects from as low as three (3) feet to over 500 feet above ground and may become entangled in barbed wire fencing. As such, woody plants greater than 15 feet tall will not be disturbed, removed, or trimmed during the pup-rearing season from June 1st through September 15th, as practicable, and barbed wire fencing will not be used.

With the aforementioned mitigation measures, the project is not expected to result in significant negative impacts on threatened or endangered flora and fauna species in this area of Molokaʻi.

Historic and Cultural Resources

An archaeological Literature Review and Field Inspection (LRFI) was completed by Cultural Surveys Hawaiʻi (CSH) for Parcel 31 and Parcel 14 in November 2021. Following the addition of Parcels 3, 16, and 17, a supplemental LRFI was prepared and submitted to the State Historic Preservation Division (SHPD). See **Exhibit A**, Appendix E, Literature Review and Field Inspection Report and Appendix E-1. Supplemental Literature Review and Field Inspection Report. Previous archaeological assessments and studies were reviewed to identify potential historic properties and archaeological resources within and near the project sites. In addition, pedestrian field inspections were completed in September 2021 and December 2023.

The project sites are located within the Pālāʻau ahupuaʻa of Molokaʻi. The cultivation of ʻulua or sweet potato was well documented, particularly in the Pālāʻau region. Early historical accounts describe Molokaʻi as having fertile land with abundant fish ponds. After conquering the island of Maui in 1790, Kamehameha I spent time on Molokaʻi after gaining the allegiance of the Molokaʻi chiefs. Here he trained with his warriors in preparation of his attack on Oʻahu.

In 1897, Molokai Ranch was formed through the purchase of 70,000 acres of Crown lands from the Bishop Estate. The ranch was primarily used for cattle ranching but also included pineapple cultivation, forest reserves and honey production. Molokai Ranch was influential in the modern agriculture economy but has ceased operations since 2008.

Other than cattle ranching, there was a notable commercial pineapple industry on Moloka'i. Specifically, in the Pālā'au-Ho'olehua area, Hawaiian homesteaders harvested commercial pineapple for companies including Libby, McNeill and Libby, which was later incorporated by Dole Pineapple, and the California Packing Corporation (Calpac). Both Dole Pineapple and Calpac ceased pineapple production in 1975 and 1983, respectively. Subsistence agriculture has also continued through the implementation of the Hawaiian Homes Commission Act on homesteads in Pālā'au-Ho'olehua.

The 2021 and 2023 archaeological LRFIs note that previous archaeological studies conducted found no historic properties in the project area and only a few historic properties have been discovered in the vicinity of the project. Historic properties previously identified in the vicinity are limited to a few sites recorded, including the legendary Kape'elua Complex (SIHP # 50-60-03-11). There appears to have been a focus of traditional Hawaiian activity in Anahaki Gulch north of the western project area. No potential historic properties or cultural features were observed during the field study.

Overall, most of the project area appeared to have been modified by varying levels of grading. An abandoned house was discovered on Parcel 14 and it is predicted that it was constructed sometime in the 1970s. This parcel also contained two (2) terrace alignments made of small boulders on the southern portion of the parcel beneath a natural drainage swale. It is predicted that these terrace alignments were for agricultural purposes, but their origin is unknown. A modern abandoned home and greenhouse were observed on Parcel 16. The remaining parcels were vacant, aside from vegetation.

Following review of the 2021 LRFI, the SHPD issued a determination on their review of Parcel 31 and Parcel 14, providing their concurrence with DHHL's determination of "no historic properties affected". See **Exhibit A**, Appendix E-2, State Historic Preservation Division Chapter 6E Correspondence. The 2023 LRFI for Parcels 3, 16, and 17 was submitted to the SHPD in February 2024. On January 6, 2026, DHHL presumed SHPD's concurrence with the project effect determination of "no

historic properties affected" given that DHHL had not received written comments from SHPD within 90 day comment period. Refer to **Exhibit A**, Appendix E-2, State Historic Preservation Division Chapter 6E Correspondence. As no historic properties have been identified within the project areas or within 500 meters of the project areas, the proposed action is not anticipated to result in significant adverse impacts to archaeological or historic resources.

A Cultural Impact Assessment (CIA) was prepared by Cultural Surveys Hawai'i (CSH) in September 2023 for Parcel 31 and Parcel 14 to identify the possibility of previous and/or currently conducted traditional cultural practices and traditional resources procured within the project area and the greater ahupua'a of Pālā'au. See **Exhibit A**, Appendix F-1. Cultural Impact Assessment Report. The CIA also assessed the potential for impacts to these cultural resources from the proposed action, alternatives to the proposed action, and recommended applicable mitigation measures to protect cultural resources, practices, and beliefs. The CIA relied on archival and documentary research, as well as communication with organizations and individuals having knowledge of the project area, its cultural resources, and its practices and beliefs.

Outreach efforts involved contact to individuals and groups including Native Hawaiian Organizations (NHO), agencies, community members and descendants of the area, in order to identify individuals with cultural expertise and/or knowledge of the project area or the ahupua'a of Pālā'au. CSH was able to conduct interviews with Kilia Purdy-Avelino and Justin Avelino, kama'āina of Ho'olehua, and Malia Lani Forbes Greaney, kama'āina of Pālā'au. A supplemental CIA for Parcel 3, Parcel 16, and Parcel 17 was prepared in July 2024 to include additional adjacent parcels that were added to the project. This report was updated with a Ka Pa'akai Analysis Report in January 2026. See **Exhibit A**, Appendix F-2, Cultural Impact Assessment Report with Ka Pa'akai Analysis.

Community consultation and background research conducted as part of the CIAs identified the following cultural practices within the greater Pālā'au ahupua'a:

1. Agricultural and gathering practices
2. Marine resources
3. Mo'olelo (stories) and wahi pana (storied places)
4. Healing practices
5. Religious activities
6. Burial practices

No ongoing cultural practices were identified within the project site during community consultation. Additionally, a Ka Paʻakai Analysis (KPA) was completed and appended to the CIA report in January 2026. Refer to **Exhibit A**, Appendix F-2, Cultural Impact Assessment Report with Ka Paʻakai Analysis. The KPA found that no impacts on traditional or customary practices are anticipated because they were not found within the project area. However, the project is located in the general vicinity of ongoing cultural practices, as noted above.

Four (4) impacts to ongoing cultural practices were identified within the project vicinity during community consultation for the CIAs. Consultation identified a number of concerns related to the environment and the broader community:

1. Availability of water
2. Soil quality
3. Impacts to ʻuhane (spirits) and ʻiwi kūpuna (ancestral remains)
4. Impacts to wahi pana

The CIAs proposed mitigation measures and considerations to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups. The CIA recommendations and responses, where appropriate, are provided:

1. *Mrs. Purdy-Avelino expressed concerns for sacred sites located in the vicinity of the project area. She supports the development of more homestead lots for homesteaders on the waitlist, however, she emphasized the need to make sure to continue to protect sacred sites.*

   DHHL acknowledged Mrs. Purdy-Avelino's support for the development of DHHL homestead lots and will endeavor to protect known sacred sites.

2. *Mr. Avelino stated that it is vital that no work be done to the Makahiki Grounds.*

   DHHL confirmed that no work will be done on the Makahiki Grounds.

3. *Ms. Greaney expressed concern regarding the availability of water. She noted that Hoʻolehua, including Nāʻiwa, is historically known for its dry and barren land, with little to no water available. She stressed that it is also important to ensure access to the appropriate amount of water is*

available and at a reasonable cost.

Water service will be made available to each of the lots as part of the proposed improvements.

4. *Ms. Greaney strongly suggests the soil be tested well by third party professionals for any presence of harmful chemical residue possibly remaining in the soil. This is a good safety precaution for farmers.*

   DHHL will consider soil testing for presence of chemicals prior to leasing the lots.

5. *Ms. Greaney also suggested that future studies may also look at nearshore areas off of Pālā'au to assess for the presence of chemicals from runoff and any impacts.*

   DHHL acknowledged the recommendation to review nearshore areas of Pālā'au for the presence of hazardous chemicals in future studies.

6. *Ms. Greaney insists that the homestead community should be notified well in advance of any proposed developments that will occur on the Makahiki lands.*

   DHHL confirmed that no work will be done on the Makahiki Grounds.

7. *Ms. Greaney also stated that if there are any future developments, it is important that in-depth archaeological inventory surveys be conducted as it is known that many artifacts still exist in the mauka (toward the mountains) and central regions of Nā'iwa and Pālā'au.*

   DHHL confirmed that future developments in the region will consult with the SHPD to assess the potential for impacts to archaeological features and appropriate archaeological investigations.

8. *Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains.*

   In the event that any potential historic properties are identified during construction activities, all activities

will cease and the SHPD will be notified pursuant to HAR §13-280-3.

9. *In the event that iwi kūpuna and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinternment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.*

   Non-Native Hawaiian human remains will undergo the process laid out under State law (HAR 13-300), however, Native Hawaiian human remains and cultural items found on DHHL lands are subject to the Native American Graves Protection and Repatriation Act (NAGPRA), 25 U.S.C. 3001 et seq and its implementing regulations (43 CFR Part 10). As 43 CFR § 10.2 provides, tribal lands include "All lands administered by the Department of Hawaiian Home Lands (DHHL) under the Hawaiian Homes Commission Act of 1920 (HHCA, 42 Stat. 108) and Section 4 of the Act to Provide for the Admission of the State of Hawai'i into the Union (73 Stat. 4), including "available lands" and "Hawaiian home lands."" Under NAGPRA, DHHL must prepare a plan of action (POA) prior to any planned activity that is likely to result in a discovery or excavation of human remains or cultural items. If not part of a planned activity, a POA is required after an inadvertent discovery of human remains or cultural items. In developing a POA, DHHL will initiate consultation with lineal and cultural descendants, consult on the POA, and approve and sign the POA and provide a copy to all consulting parties. The 3-step process for drafting a POA pursuant to NAGPRA can be found in 43 CFR § 10.4(b).

CSH reinitiated community consultation in December 2025, for the inclusion of a Ka Pa'akai analysis (KPA) to the CIA. Outreach efforts involved additional contact to individuals and groups including Native Hawaiian Organizations (NHO), agencies, community members and descendants of the area, in order to identify individuals with cultural expertise and/or knowledge of the project area or the ahupua'a of Pālā'au. CSH received a response from Kilia Purdy-Avelino, kama'āina of Ho'olehua, who provided no further comments. Refer to **Exhibit A**, Appendix F-2, Cultural Impact Assessment Report with Ka Pa'akai Analysis.

With consideration of the aforementioned recommendations and implementation of appropriate mitigation measures, the proposed project is not anticipated to have a significant adverse impact

on cultural resources.

Infrastructure – Traffic

There are several major roadways in the vicinity of the project sites. State highways that run through or near the project area include Maunaloa Highway (Route 460) and Airport Loop (Route 465) off of Maunaloa Highway, which provide access to the Molokaʻi Airport. Puʻupeʻelua Avenue (480) is another state highway that runs from Maunaloa Highway to Farrington Avenue. Parcel 31 is situated between Farrington Avenue and Moʻomomi Avenue, with the remaining parcels being located below Puʻu Kapele Avenue. However, the portion of Puʻu Kapele Avenue fronting the project parcels is undeveloped and overgrown with trees and vegetation.

The proposed action involves the extension of existing roads to provide driveway access to the subdivided lots. Minimal road improvements are proposed consisting of paved roads and swales. DHHL will be responsible for maintenance of the proposed driveways. Paved roads will improve access for lessees and emergency vehicles. The proposed road cross sections will consist of twenty-foot-wide asphaltic cement pavement in the center of the ROW. Runoff will be collected at the low point in a grassed swale. Proposed road right-of-way widths are 40 and 50 feet.

Road profiles will follow the existing terrain as much as possible to reduce earthwork, maintain existing drainage patterns, and to preserve the existing water and irrigation lines that are already in place. This may temporarily impact the affected roadways through the construction period, however, there are no significant adverse effects anticipated as a result of the project. A Preliminary Engineering and Drainage Report was prepared for the project and included the information relative to the proposed road improvements. See **Exhibit A**, Appendix B, Preliminary Engineering and Drainage Report.

Infrastructure – Water & Wastewater

The proposed lots will be serviced by the Hoʻolehua Water System, which is operated by DHHL. The Kualapuʻu Aquifer is the source of water for the Hoʻolehua Water System (PWS230), which is managed by the Molokaʻi District Office, whose staff operate two wells in the Kaʻuluwai area of Molokaʻi. Existing water mains and fire hydrants are located within the existing unimproved roads. At Parcel 31, there is a 6-inch waterline within Farrington Avenue and a 6-inch waterline within Moʻomomi

Avenue. At the eastern project parcels, there is an existing 1.5-inch lateral providing service to the existing houses on Puʻu Kapele Avenue. Refer to **Exhibit A**, Appendix B, Preliminary Engineering and Drainage Report.

The existing low-pressure water system will provide water service to the proposed lots. Potable water demand is based on the 600 gallons per day, per the Maui County Department of Water Supply's Water System Standards for a single-family house. Irrigation usage is not included in this calculation since there is an existing non-potable irrigation system available.

The existing water system was modeled to determine residual pressures for domestic and fire protection uses. The results of the model indicate that the existing water system is adequate to support the proposed subdivision. No improvements to the existing water system are recommended, except a proposed 8-inch water line on Puʻu Kapele Avenue, which will provide fire protection for the project's eastern lots. Water laterals will need to be extended along the flag stems to provide service to the interior lots. On Puʻu Kapele Avenue, a new water lateral will need to be extended along the flag stem to service the rear lot. The availability of water to support the proposed subdivision was confirmed by the DLNR. A ground water use permit application (GWUP NO. 01100) was approved by the Commission on Water Resource Management (CWRM) in July 2021. See **Exhibit A**, Appendix B-1, Ground Water Use Permit. The permit allows the DHHL to utilize 0.595 million gallons per day (mgd) of water on a 12-month moving average basis from the Kauluwai 2 (Well Nos. 4-0801-002) and Kauluwai 1 (Well Nos. 4-0801-001) Wells. New water meters will be issued for each lot if there is no existing meter.

The State Department of Agriculture (DOA) operates the Molokaʻi Irrigation System (MIS) consisting of the existing irrigation mains located within existing roads adjacent to the proposed project sites. There is an existing 12-inch irrigation line in Moʻomomi Avenue and 8-inch lines on Farrington Avenue and Puʻu Kapele Avenue.

The MIS source is Waikolu Valley. Water from the valley is collected and pumped through a five (5) mile long tunnel and pipeline to the Kualapuʻu reservoir, where water is stored. The water surface elevation in the reservoir fluctuates based on rainfall, evaporation, demand, and other factors. Reservoir water depth data provided by DOA was used to determine the average water surface elevation to use for this analysis. MIS usage data provided by DOA for the past year showed that the

usage for 3,382 acres in Hoʻolehua varied from a low of 40 million gallons in March to a high of 98 million gallons in August. The average daily usage ranges from 383 gallons per acre to 936 gallons per acre.

Proposed irrigation demands were determined by comparing the demand from the Department of Water Supply's Water System Standards (WSS) and actual MIS usage. The WSS water demand for agricultural lots is 5000 gallons per acre. The monthly MIS usage per acre for the highest month is 29,024 gallons per acre or 936 gallons per acre per day. Since the WSS demand is more conservative, 5,000 gallons per acre was used to calculate irrigation water demand. The area for each proposed lot was used to calculate its demand.

According to the Preliminary Engineering and Drainage Report (PEDR) prepared for the project, the existing MIS and new 8-inch irrigation line will be adequate to provide irrigation to the proposed lots. Refer to **Exhibit A**, Appendix B, Preliminary Engineering and Drainage Report.

On Farrington Avenue, the existing 8-inch main will be extended to Parcel 31. Irrigation laterals will be extended along the flag stems to provide service to the interior lots. On Puʻu Kapele Avenue, a new irrigation lateral will need to be extended along the flag stem to service the rear lot. The DHHL will coordinate with the DOA to obtain irrigation service and meters. The irrigation system model only represents a portion of the existing MIS and does not include the impacts of existing demands on the irrigation network, which may affect pressures at common nodes where the existing lines and flows are split.

There is currently no available County wastewater service. Existing wastewater facilities on Parcels 14 and 16 are no longer operational and will be closed in accordance with State of Hawaiʻi Department of Health regulations. Should lessees decide to construct a home on the awarded lots, installation and construction of appropriate wastewater facilities would be the responsibility of the lessee. Lessees who desire to build a residence would need to install an individual wastewater system (IWS) that meets State of Hawaiʻi Department of Health (DOH) regulations.

DHHL Planning System Consistency

The DHHL General Plan is on the first tier of DHHL's Planning System. It sets the vision and establishes goals and policies to guide the policy development and decision-making of the Hawaiian

Homes Commission. The most recent General Plan update was adopted by the HHC in November 2022 and takes the Home Lands Trust to a planning horizon of 2040. The General Plan focuses on seven priority areas: Land Use and Water Resources, Infrastructure, Housing, Food Production, Healthy Communities, Natural and Cultural Resource Management, and Revenue Generation and Economic Development.

The proposed project is consistent with the applicable objectives and policies of the DHHL General Plan. The proposed project is aligned with the General Plan areas of Land Use Planning, Water Resources, Infrastructure, and Food Production. The proposed project will make necessary improvements to DHHL lands in order to award subsistence agricultural lots to native Hawaiian beneficiaries in Hoʻolehua. In addition, DHHL actively engages with its beneficiaries on projects it intends to develop.

The DHHL Molokaʻi Island Plan (MIP), last updated in 2005, evaluates the DHHL holdings on Molokaʻi island and identifies land use plans designed to meet beneficiary needs. Island Plans are on the second tier of DHHL's Planning System and focuses on island-specific land use projections. The MIP discusses the General Plan's goals of increasing the delivery of agricultural homesteads to beneficiaries each year. The proposed project is in support of these goals. The MIP also provides data from a beneficiary survey conducted in 2004 to assess the preferences of DHHL beneficiaries on Molokaʻi. The results of the survey show that most beneficiaries applying for agricultural and pastoral homesteads indicated a desire to reside on their homesteads. Additionally, the survey indicated a preference for smaller agricultural lots, between three (3) to five (5) acres, for subsistence agricultural use. The proposed project is in line with these beneficiary preferences as discussed in the MIP.

SIGNIFICANCE CRITERIA ANALYSIS

Based upon the analysis completed in the Final EA, staff anticipate a Finding of No Significant Impact for the Hoʻolehua Scattered Lots Subdivision and Related Improvements project. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-13.

The "Significance Criteria" defined in Chapter 11-200.1-13 of the Hawaiʻi Administrative Rules were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. As defined under Chapter 343, HRS "significant effect" means the sum of effects on the quality of the environment. The analysis required to determine whether a

proposed action may have a significant effect requires that every aspect of the proposed action, expected primary and secondary consequences, and the cumulative as well as the short-term and long-term effects are evaluated in accordance with the Significance Criteria of Section 11-200.1-13 of the Administrative Rules. The following criteria and analyses are provided.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: There are no known rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats located within the project site. As mentioned previously, an archaeological literature review and field inspection (LRFI) report was conducted in September 2021 and was submitted to the State Historic Preservation Division (SHPD) for review. A supplemental field survey was done in December 2023 and a second archaeological LRFI and field inspection was carried out for the project and submitted in February 2023.

The reports concluded that no historic properties have been previously identified in the project areas or within 500 meters of either project area. The field inspections did not find evidence of historic properties in or near Parcel 31. However, two (2) terrace alignments were identified on the eastern parcel, Parcel 14. Due to the lack of historic properties and previous pineapple cultivation, it was determined that there is no potential for archaeological historical properties on this parcel. The potential archaeological historic properties in or near Parcel 14 is limited to the two (2) terrace alignments. The 2021 LRFI report recommended that mitigation measures, including avoidance and protection of terrace alignments for their passive preservation are implemented. The SHPD concurred with the assessment and mitigation measures for Parcels 14 and 31. The DHHL presumed concurrence by SHPD for "no historic properties affected" for Parcels 3, 16, and 17. In addition, Cultural Impact Assessments (CIA) reports and a Ka Paʻakai Analysis (KPA) were also prepared and did not identify ongoing cultural practices in the project area, specifically. Furthermore, recommendations and mitigation from the CIA and KPA will be implemented, such as avoidance of significant cultural sites and establishment of protocol for addressing potential inadvertent cultural finds or burials.

With the implementation of recommended mitigation measures identified through cultural and archaeological consultation and investigations, the proposed project is not anticipated to involve an irrevocable commitment to loss or destruction of

any natural, cultural, or historic resources.

(2) Curtails the range of beneficial uses of the environment;

Discussion: The proposed action will be implemented on lands designated for agriculture, adjacent to existing agricultural lots and homesteads of a similar nature, and the commitment of land resources for the proposed action will not curtail the range of beneficial uses of the environment. The proposed use of the sites for subsistence agricultural lots is compatible with surrounding uses.

(3) Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The proposed action does not conflict with the policies and guidelines of Chapter 343, HRS. An environmental assessment (EA) has been carried out to ensure the proposed project will not have adverse impacts on the environmental resources. While this project may cause temporary adverse impacts related to construction activities, based on the analysis conducted and mitigation measures presented in this EA, the adverse impacts are not anticipated to be significant.

Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce adverse impacts.

(4) Substantially affects the economic or social welfare of the community or State;

Discussion: The proposed action will have a beneficial effect on the local economy during the short and long term. As previously discussed, positive economic and social impacts are anticipated as a result of the project, including construction-related jobs and by encouraging sustainable agricultural activity. In addition, Cultural Impact Assessments and a Ka Paʻakai analysis were prepared for the project and noted that based on historical research and consultation, there is evidence of cultural practices for Hawaiian rights for agricultural pursuits, access to resources, and other customary activities presently occurring in the vicinity of the proposed project. However, no impacts on traditional or customary practices are anticipated as the most recent CIA report and Ka Paʻakai Analysis concluded that none were occurring within the project area. As previously

mentioned, mitigation measures will be implemented to protect and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups.

(5) Substantially affects public health;

Discussion: The project is not anticipated to result in long-term air or noise impacts. Furthermore, the proposed action is not anticipated to create significant direct or indirect foreseeable greenhouse gas (GHG) emissions and does not fall within the threshold of mandatory GHG reporting. As such, no adverse impact to public health or welfare is anticipated as a result of the proposed action

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

Discussion: The proposed project will provide needed additional homestead lots on Moloka‘i for DHHL beneficiaries. Beneficiaries of these subsistence agricultural homesteads may relocate from other areas on Moloka‘i. As such, the project is not anticipated to involve substantial secondary impacts due to population change. Secondary impacts on public facilities are not anticipated.

The DHHL will provide the necessary onsite and offsite infrastructure to support the proposed project. No substantial changes or effects on public facilities are expected with project implementation.

While DHHL is not subject to State or County land use plans and regulations, it is noted that this development is in line with County long-range development and population growth projections.

(7) Involves a substantial degradation of environmental quality;

Discussion: No substantial degradation of environmental quality resulting from the action is anticipated. Best Management Practices (BMPs) and appropriate erosion control measures will be utilized during the construction period. Drainage system improvements will be constructed in accordance with applicable regulatory design standards to ensure that surface runoff will not have an adverse effect on adjacent or downstream properties.

Any potential short-term impacts to air and noise quality during the construction phase of the project, will be mitigated

through employing BMPs. In the long term, the project will not adversely impact air quality and ambient noise.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

Discussion: The proposed action is limited to the subdivision of the proposed 12 agricultural lots, and development of access driveways, roadway improvements and waterline improvements. The project is not a phase or increment of a larger total undertaking; a necessary precedent for a larger project; or a commitment to some larger project. The proposed project will stand on its own and is not reliant upon or a trigger for any other development. The cumulative impacts of the proposed project, together with other reasonably foreseeable actions, will include infrastructural demands, but this will not have a considerable effect on the environment.

The DHHL will provide the necessary infrastructure to serve the proposed project. Drainage, water, and roadway improvements will be designed to meet applicable local, State, and Federal regulations. The engineering report prepared for the proposed project has assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. Given the foregoing, the proposed project is not anticipated to cumulatively have considerable effect upon the environment, nor does it involve a commitment for larger actions.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

Discussion: No rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats are anticipated to be present in the vicinity of the project area. Nonetheless, BMPs will be implemented to minimize harm to potential rare, threatened or endangered species which may be present in the project area. The project site is located adjacent to disturbed agricultural lots of a similar nature. The project is not anticipated to substantially affect rare, threatened, or endangered species, or its habitat.

(10) Detrimentally affects air or water quality or ambient noise levels;

Discussion: Construction activities will result in short-term air quality and noise impacts. BMPs, including erosion control

and dust control measures (such as regular watering and sprinkling and installation of dust screens and timely revegetation of graded areas), will be implemented to minimize wind-blown emissions. In the short term, noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper vehicle maintenance and limiting construction to daylight hours, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawai'i, DOH Administrative Rules Title 11, Chapter 46, "Community Noise Control." These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in Chapter 46. In the long term, the proposed subsistence agricultural lots are not anticipated to significantly impact ambient noise levels.

As such, with implementation of foregoing mitigation measures, the proposed project is not anticipated to detrimentally affect air or water quality or ambient noise levels.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The project site is situated inland and is not anticipated to have any adverse impact upon coastal waters or resources, beaches, estuaries, or other fresh water bodies.

According to the Federal Emergency Management Agency's Flood Insurance Rate Maps currently in effect, the project site falls within Zone X (unshaded), an area of minimal flooding. The project site is located outside of the tsunami inundation zone. In addition, the project site is located outside of the 3.2-foot projected sea level rise exposure area.

Drainage improvements will be designed to mitigate runoff in accordance with County drainage and stormwater rules and regulations. During construction, recommended BMPs will be implemented for erosion and sedimentation control to minimize potential impacts to water quality

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies;

Discussion: The proposed project has been designed to

complement the surrounding rural agricultural community of Ho‘olehua. Careful consideration has been given during the planning process to formulate a site plan that is both sensitive and appropriate to Ho‘olehua by maintaining the lands for agricultural use.

(13) Requires substantial energy consumption.

Discussion: The proposed action will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources or substantial emission of greenhouse gasses. In the long term, the project will create an additional demand for electricity. However, this demand will not be substantially or excessively more than the energy consumed by similar homesteads throughout the region.

The project’s technical characteristics and related impact considerations were thoroughly evaluated by the consultants and DHHL. In accordance with HAR, Section 11-200.1-13, “Significance Criteria” every phase of the proposed action, the anticipated impacts, both primary and secondary, and the cumulative as well as the short-term and long-term effects of the action were considered. The analysis contained in the Final EA was supported through in-depth technical studies that were prepared by qualified professionals, and which were then reviewed by agencies having jurisdiction and expertise in their respective fields of authority.

Each section of the Final EA included a discussion and analysis of the impacts related to the respective environmental, infrastructure, public services and socio-economic parameters. While this project may cause impacts, based on the analysis conducted in the Final EA, the impacts are not anticipated to be significant. Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce adverse impacts. Furthermore, the project will also result in positive impacts for DHHL beneficiaries, many of whom are long-time Moloka‘i residents seeking homestead opportunities for themselves and their families.

In summary, the project site is situated amongst agricultural lands and homesteads. This project will be developed in an area with existing infrastructure systems and will not extend County service areas. The proposed project is not anticipated to have a significant adverse impact on the physical, cultural and socio-economic environments. Based on the preceding analysis in this

Final EA document, and in accordance with the significance criteria set forth in 11-200.1-13, HAR, the Land Development Division is requesting issuance of a finding of no significant impact (FONSI) determination by the HHC.

Next Steps

Should the HHC approve the recommended action, the following permits and approvals may be required prior to the implementation of the project:

Responsible Entity	Permit/Approval
State of Hawai'i	Chapter 343, Hawai'i Revised Statutes, Environmental Assessment
State of Hawai'i	Chapter 11-46, Community Noise Control, as applicable
State of Hawai'i	Chapter 11-60, 1-33. Fugitive Dust, as applicable
State of Hawai'i	National Pollutant Discharge Elimination System (NPDES) Permit
County of Maui	Construction Permits (e.g., grading and demolition permits)
County of Maui	Lot consolidation and subdivision approval

Recommended Action

That the Hawaiian Homes Commission (HHC) approves a Finding of No Significant Impact (FONSI) determination based on the Final Environmental Assessment (EA) for the Ho'olehua Scattered Lots Subdivision; Ho'olehua, Moloka'i, Hawai'i; TMK Nos. (2)5-2-005:031; (2)5-2-026:003, :014, :016, and :017, Pu'u Kapele Ave. (por.), Farrington Ave. (por.) and Mo'omomi Ave. (por.).

DRAFT FOR HHC REVIEW

VOLUME I OF II

(Including Appendices A to B2)

Final Environmental Assessment

HO‘OLEHUA SCATTERED LOTS SUBDIVISION AND RELATED IMPROVEMENTS

(TMK NOS. (2)5-2-005:031, (2)5-2-026:003, 014, 016 and 017; PU‘U KAPELE AVE. (POR.), FARRINGTON AVE. (POR.) AND MO‘OMOMI AVE. (POR.))

Prepared for:

State of Hawai‘i
Department of Hawaiian Home Lands

Approving Agency:

Hawaiian Homes Commission

~~September 2025~~March 2026

MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

ITEM E-4
EXHIBIT A

DRAFT

DRAFT FOR HHC REVIEW

VOLUME II OF II

(Including Appendices C to I)

Final Environmental Assessment

HO‘OLEHUA SCATTERED LOTS SUBDIVISION AND RELATED IMPROVEMENTS

(TMK NOS. (2)5-2-005:031, (2)5-2-026:003, 014, 016 and 017; PU‘U KAPELE AVE. (POR.), FARRINGTON AVE. (POR.) AND MO‘OMOMI AVE. (POR.))

Prepared for:

State of Hawai‘i
Department of Hawaiian Home Lands

Approving Agency:
Hawaiian Homes Commission

March 2026

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ITEM E-4
EXHIBIT A

DRAFT

STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS

April 17-18, 2023

To: Chairman Kali Watson and Members, Hawaiian Homes Commission

From: Stewart T. Matsunaga, Acting Administrator
Land Development Division

Subject: Progress Report on Hoʻolehua Scattered Lots Project and Draft Environmental Assessment; Hoʻolehua-Pālāʻau, Molokaʻi, Hawaiʻi; TMK Nos. (2)5-2-005:03; (2)5-2-026:003, :014, :016, :017, and :003.

RECOMMENDED MOTION/ACTION

None; for information only.

DISCUSSION

The purpose of this informational update briefing is to provide the Hawaiian Homes Commission (HHC) with a progress report on the Hoʻolehua Scattered Lots Project (Project) in Hoʻolehua, Molokaʻi, and to present summary highlights of the technical studies being prepared for the Draft Environmental Assessment (EA).

The Department of Hawaiian Home Lands (DHHL) Hoʻolehua-Pālāʻau lands make up approximately 53 percent of all DHHL lands on Molokaʻi. The lands of Hoʻolehua vary in topography, ranging from level plains to rolling hills and sea cliffs at the northern coastal boundary. Kaluapeʻelua and Maneʻopapa Gulches bisect the eastern section of Hoʻolehua, and Anahaki Gulch bisects the northwest. DHHL is proposing the subdivision and improvements of five (5) lots within the Hoʻolehua-Palaʻau DHHL lands. See **Figure 1.**

The following parcels are proposed to be subdivided:

DHHL Properties in Project Scope

Parcel Number	TMK	Number of Subdivided Lots	Existing Structures
31	(2)5-2-005:031	• Four 2-Acre Lots • Four 5.8-Acre Lots	Not applicable
03	(2)5-2-026:003	**TBD**	There is an existing house on this lot that was constructed in 2001. The house straddles both Lots 104-D and 30. This house will be re-appraised prior to

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EXHIBIT B

			lease. (Note: this is the same home noted on Parcel 16.)
14	(2)5-2-026:014	**TBD**	There is a dilapidated, abandoned house on this parcel which is proposed to be demolished following a hazardous materials assessment.
16	(2)5-2-026:016	**TBD**	There is an existing house on this lot that was constructed in 2001. The house straddles both Lots 104-D and 30. This house will be re-appraised prior to lease. There is also an abandoned greenhouse which will be demolished following a hazardous materials assessment. (Note: this is the same house noted on Parcel 03.)
17	(2)5-2-026:017	**TBD**	Not applicable

Improvements to the lots are needed in order to convert them into subsistence agriculture homestead lots for lease to beneficiaries. Improvements to be undertaken include creating access driveways to each of the newly created lots with connections for domestic water and irrigation water for each lot provided within the access driveways from existing systems in the neighboring roadways which include Farrington Avenue, Moʻomomi Avenue and Puʻu Kapele Avenue.

Technical studies were prepared for Parcels 31 and 14, which will be discussed in this Draft EA Summary. DHHL had initially proposed to subdivide Parcel 31 into eight (8) lots and Parcel 14 into two (2) lots. However, DHHL has since added three (3) additional parcels to be subdivided and improved for lease. Due to the gulches that bisect the Hoʻolehua-Palaʻau lands, there may be topographical limitations that will need to be identified in order to determine the lot configurations. Upon completion of the topographical studies and surveys of parcels, other technical studies will be updated for completion of the Draft EA.

IN-PROGRESS DRAFT EA SUMMARY

STATUS OF LOT SUBDIVISION/TECHNICAL STUDIES

Technical studies have been prepared for Parcels 31 and 17. These studies were prepared to determine and assess the technical characteristics of the proposed project, any potential environmental and/or socio-economic impacts which may result from the proposed project, as well as any proposed measures to mitigate potential impacts. The Draft EA will include a number of technical studies which will largely inform the analysis. A list of the studies, their current status, and their preparers are provided in the table below. It is noted that updated technical studies will be updated to include Parcels 03, 16 and 17.

Draft EA Technical Studies

Study	Status	Preparer
Engineering Survey/Topographic Survey	In Progress - Field work was completed in February 2023.	R.M. Towill Corporation (RMTC)
Hazardous Materials Assessment	A hazardous materials assessment will be conducted for structures located on Parcel 14 and Parcel 16	RMTC
Preliminary Engineering and Drainage Report (PEDR)	In Progress - A draft PEDR was prepared for Parcels 31 and 14.	RMTC
Archaeological Documentation and Hawai‘i Revised Statutes (HRS), Chapter 6E Consultation	Tentatively Complete - Complete for Parcels 31 and 14. An archeological Literature Review and Field Inspection (LRFI) report was submitted to the SHPD for consultation. Via letter dated February 16, 2022, the SHPD concluded that the project will have no effect on significant historic properties, and concurred with DHHL's determination of "*No historic properties affected*." SHPD will be consulted for the additional Parcels 3, 16 and 17.	Cultural Surveys Hawai‘i (CSH)
Cultural Impact Assessments	In Progress - Consultation was conducted for Parcels 31 and 14.	CSH

IMPACTS AND MITIGATION

An assessment of construction-related impacts and potential impacts on the physical and socio-economic environment following implementation of the project is being carried out as part of the environmental assessment process. The proposed development is anticipated to have limited, unavoidable construction-related impacts on the environment. Based on the preliminary analysis of Parcels 31 and 14, the summarized mitigation measures below have been put forth to address anticipated adverse impacts to the physical and socio-economic environment which may result from implementation of the proposed

project. The anticipated impacts and proposed mitigation will be updated upon revision of technical studies for Parcels 03, 16 and 17.

Summary of Preliminary Impact Assessment and Mitigation Measures for Parcels 14 and 31

Anticipated Impact	Proposed Mitigation Measure
Topography and Soils	The existing elevation at Parcel 14 is approximately 420 feet and is sloped toward Nānēhānaupō Stream, which lies southwest of the project site, at approximately 5 percent. Existing groundcover includes an existing house with vegetation on the exterior. The existing elevation at parcel 31 is approximately 360 feet and is relatively level. The lot is undeveloped and covered with vegetation. Anahaki gulch is located to the east and crosses Farrington Avenue near the project site.
Agricultural Lands	In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawai‘i (ALISH). The classification system is based primarily, but not exclusively, on the soil classification of the land. The three (3) categories are “Prime”, “Unique” and “Other Important” agricultural lands, with all remaining lands identified as “Unclassified”. Most of the land underlying the project site is classified as “Prime” agricultural land by the State Department of Agriculture, with portions “Unclassified.” “Prime” agricultural lands have soil quality, growing season, and moisture supply needed to produce sustained high yield crops economically. Separately, the University of Hawai‘i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) productivity levels, with “A” representing the class of highest productivity soils and “E” representing the lowest. The project site has been classified “D” and “E” by the LSB. The proposed project will subdivide lots designated for agricultural homesteads and will provide access and infrastructure to allow for the use of the lots for agricultural uses and optional residential uses. The DHHL recognizes the value of prime and productive agricultural lands of Ho‘olehua and the proposed action will encourage agricultural activity. The project seeks to enhance and foster agriculture on Moloka‘i.
Flood, Tsunami, and Sea Level Rise Hazards	The project areas are not located within a Special Flood Hazard Area, sea level rise exposure area, nor are they located within a tsunami evacuation area.

Anticipated Impact	Proposed Mitigation Measure
Aquifer, Streams, and Wetlands	The proposed lots will be serviced with potable water by the DHHL Hoʻolehua Water System, Public Water System No. 230 (PWS No. 230) which is owned and operated by the DHHL. The Kualapuʻu Aquifer is the sole source for the DHHL's water system. The DHHL's current water allocation from the Kualapuʻu Aquifer is 0.367 million gallons per day (MGD). The DHHL has continued coordination with the Department of Land and Natural Resources Commission on Water Resource Management (CWRM) to secure water allocation. The DHHL has a 2.905 MGD reservation which is in the process of being allocated. Existing water mains and fire hydrants are located within the existing unimproved roads. At Parcel 31, there is a 6-inch line along Farrington Avenue and 6-inch line and along Moʻomomi Avenue. At Lot 14, there is an existing 1.5-inch lateral providing service to the existing houses on Puʻu Kapela Avenue. In addition, it is anticipated that the existing Molokai Irrigation System (MIS) and new 8-inch irrigation line will be adequate to provide irrigation to the proposed lots. On Farrington Avenue, the existing 8-inch main will be extended to Parcel 31. Irrigation laterals may need to be extended to provide service to the subdivided lots. DHHL will coordinate with the State of Hawaiʻi, Department of Agriculture (DOA) to obtain irrigation service and meters. As previously noted, the Nānēhānaupō Stream runs southwest of Parcel 14 and the Anahaki gulch is east of Parcel 31. BMPs and mitigation measures, such as infiltration trenches and Low Impact Development (LID) methods, are recommended for drainage and to control runoff. There are no wetlands in the project's vicinity.
Flora and Fauna	The flora and fauna that has been observed within the project area is mostly represented by non-native species that are of no conservation concern. The native kōlea has been known to traverse the project's vicinity, however, it is not considered to be a threatened or endangered species. The endangered ʻōpeʻapeʻa, which has been detected in the project area, roosts in woody vegetation and will leave their young unattended in trees and shrubs while foraging. Young ʻōpeʻapeʻa may be harmed or killed if trees or shrubs 15 feet or taller are cleared during the pup-rearing season. In addition, ʻōpeʻapeʻa will hunt for insects from as low as three (3) feet to over 500 feet above ground and may become entangled in barbed wire fencing. As such, woody plants greater than 15 feet tall will not be

Anticipated Impact	Proposed Mitigation Measure
	disturbed, removed or trimmed during the pup-rearing season from June 1st through September 15th, as practicable, and barbed wire fencing will not be used. With the aforementioned mitigation measures, the project is not expected to result in significant negative impacts on threatened or endangered flora and fauna species in this area of Molokaʻi.
Air Quality and Noise	The proposed action will involve short-term consumption of fuel for construction equipment, vehicles, and machinery during the construction period. This usage is not anticipated to be substantial or excessive within the context of the action's benefits over the lifetime of the project. After the project is completed, use of the homestead lots and driveways may result in increased motor vehicle traffic in the project area. Statewide, vehicle-related fuel consumption for commercial, industrial, and residential sectors is a less significant contributor to total Green House Gas (GHG) emissions than emissions attributable to electricity consumption, and this contribution is anticipated to continue to decrease due to ongoing reduction in vehicle emission standards as well as increased utilization of hybrid and electric vehicles. The proposed action is not anticipated to create significant direct and indirect foreseeable GHG emissions. This action does not fall within the threshold of mandatory GHG reporting. In order to mitigate noise impacts, construction activities are anticipated to be limited to daylight work hours. Project-related noise will be minimized through use of applicable BMPs, such as regular maintenance of construction equipment and use of properly muffled equipment. In the long term, the proposed project is not anticipated to have adverse noise quality impacts.
Archaeological and Cultural Resources	The archaeological Literature Review and Field Inspection (LRFI) report for Parcel 14 and Parcel 31 notes that previous archaeological studies conducted found no historic properties in the project area and only a few historic properties have been discovered in the vicinity of the project. The western property, Parcel 31, was formerly used for commercial pineapple cultivation in the 1960s but has since been vacant. No potential historic properties or cultural features were observed during the field study. Overall, most of the project area appeared to have been modified by varying levels of grading. An abandoned house was discovered on Parcel 14 and it is predicted that it was constructed sometime in the 1970s. This parcel also contained two (2) terrace alignments made of small boulders

Anticipated Impact	Proposed Mitigation Measure
	on the southern portion of the parcel beneath a natural drainage swale. Community consultation and background research conducted in preparation of the Cultural Impact Assessment (CIA) identified the following cultural practices (including traditional and customary Native Hawaiian rights) are being exercised in Pālāʻau Ahupuaʻa: 1. Agricultural and gathering practices 2. Marine resources 3. Moʻolelo (stories) and wahi pana (storied places) 4. Recreational activities 5. Healing practices 6. Religious activities 7. Burial practices The project areas are located in the general vicinity of ongoing cultural practices such as agricultural and gathering, activities, ceremonial purposes, and traditional burial practices. However, CSH has determined that no ongoing cultural practices were identified within the project areas during community consultation. CSH attempted to contact Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants in order to identify individuals with cultural expertise and/or knowledge of the project area and vicinity. Community outreach letters were sent to 20 individuals or groups; eight responded, and two of these *kamaʻāina* (native-born) and/or *kūpuna* (elder/of the grandparent's generation) met with CSH for more in-depth interview(s). Consultation was received from: • Kilia Purdy-Avelino and Justin Avelino, *kamaʻāina* of Hoʻolehua • Malia Lani Forbes Greaney, *kamaʻāina* of Pālāʻau The results of community consultation, underscored by background research conducted for this CIA, inform the following mitigation possibilities relative to promoting and preserving cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups:

Anticipated Impact	Proposed Mitigation Measure
	1. *Mrs. Purdy-Avelino expressed concerns for sacred sites.* 2. *Mr. Avelino stated that it is vital that no work be done to the Makahiki Grounds.* 3. *Ms. Greaney expressed concern regarding the availability of water. She noted that Hoʻolehua, including Nāʻiwa, is historically known for its dry and barren land, with little to no water available. She stressed that it is also important to ensure access to the appropriate amount of water is available and at a reasonable cost.* 4. *Ms. Greaney strongly suggests the soil is well tested by third party professionals for any presence of harmful chemical residue possibly remaining in the soil. This is a good safety precaution for farmers.* 5. *Ms. Greaney also suggested that future studies may also look at nearshore areas off of Pālāʻau to assess for the presence of chemicals from runoff and any impacts.* 6. *Ms. Greaney insists that the homestead community should be notified well in advance of any proposed developments that will occur on the Makahiki lands.* 7. *Ms. Greaney also stated that if there are any future developments, it is important that in depth archaeological inventory surveys be conducted as it is known that many artifacts still exist in the mauka (toward the mountains) and central regions of Nāʻiwa and Pālāʻau.* 8. *Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that iwi kūpuna are identified, all earth moving activities in the area will stop, the area will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent*

Anticipated Impact	Proposed Mitigation Measure
	discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended. 9. *In the event that iwi kūpuna and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a re-interment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.*
Chemical and Hazardous Materials	There is an abandoned house on Parcel 14 and greenhouse on Parcel 16. Due to the age and use of these structures, a chemical and hazardous materials assessment will be conducted to identify potential hazards and mitigation measures prior to their demolition. Due to the former agricultural use of project lands, there may be the limited potential for residual hazardous materials, such as pesticides or fertilizer. However, the project sites have been vacant and the soils in the project area are not anticipated to contain significant amounts of hazardous materials.
Roadways	The proposed action involves the construction of access driveways from the subdivided lots to roadways. This may temporarily impact the affected roadways through the construction period, however, there are no significant adverse effects anticipated as a result of the project. The project contractor will be required to secure necessary permits and approvals prior to the start of construction. In addition, it is not anticipated that implementation of the proposed project would significantly increase traffic in the area such that improvements to area roadway would be required.
Drainage	To prevent soil erosion and minimize soil loss during site work, Best Management Practices (BMPs), which will include, but not be limited to, silt fences, slope protection, stabilized construction entrances, and truck wash-down areas, will be implemented. It is assumed that existing drainage patterns will not change and grading will be minimal. The proposed lot improvements are not anticipated to significantly increase the peak flow runoff. To mitigate any increase in runoff, drainage basins, culverts and swales have been recommended. Existing drainage runoff patterns will be maintained onsite and drainage areas will continue to discharge into the existing locations onsite.

CONSISTENCY WITH DHHL PLANNING PROGRAM

The Draft EA will address the project's consistency with existing land use plans and applicable policies. Specifically, the Draft EA will address the project's consistency with the following provisions of the DHHL General Plan, Molokaʻi Regional Plan and the Molokaʻi Island Plan.

1. General Plan

The DHHL General Plan was adopted by the HHC in November 2022. The General Plan sets the vision and establishes goals and policies to guide the discussions and decision-making of the HHC. The General Plan guides DHHL plans, programs, and policies through year 2040. The Vision was developed through extensive consultation with beneficiaries, DHHL staff, the HHC Investigative Committee, and administration to identify the words and ideas that capture shared aspirations and ideals for the future of the Hawaiian Home Lands Trust. The resulting Vision for 2040 is below.

> *By 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ʻāina.*

THE PROPOSED PROJECT IS IN CONSONANCE WITH THE FOLLOWING GOALS AND POLICIES.

HOUSING

Goal:

- Increase the number of housing opportunities awarded each year

Policy:

- Prioritize housing for beneficiaries before considering other uses of Trust lands.

FOOD PRODUCTION

Goal:

- Provide agriculture and pastoral homestead lots for subsistence and supplemental purposes.

Policies:

- Increase the number of subsistence agricultural leases awarded.
- Align agricultural homestead offerings with beneficiary needs and preferences.

2. Molokaʻi Regional Plan

The Molokaʻi Regional Plan was most recently updated in 2019. The regional plan focuses at a regional/community level to reflect Molokaʻi's Native Hawaiian beneficiary community's vision for a successful homestead community.

The vision statement of the Molokaʻi Regional Plan is as follows:

> *Molokaʻi beneficiaries are thriving on the land where the way of life and sense of community continue to hold strong. Acknowledging the diversity of each homestead on Molokaʻi, we envision a unified community grounded in Hawaiian values and cultural traditions passed to us from our kupūna. Core values are preserved while embracing modern pathways to a sustainable future.*

The proposed project is located within the Hoʻolehua-Palaʻau planning area which was identified as an in-progress project in the Molokaʻi Regional Plan. The proposed Hoʻolehua Scattered Lots Project advances the priorities of the DHHL and the Molokaʻi Regional Plan through improving subsistence agricultural lots for lease to Molokaʻi beneficiaries.

3. Molokaʻi Island Plan

The DHHL Molokaʻi Island Plan was adopted in 2005 and serves as a comprehensive resource for planning and managing the Molokaʻi island lands and establishes land use designations to encourage orderly social, physical, and economic development in a native Hawaiian-friendly environment. The Molokaʻi Island Plan designates the subject properties for subsistence and supplemental agriculture uses.

SIGNIFICANCE CRITERA

The "Significance Criteria", Hawaiʻi Administrative Rules (HAR), Title 11, Chapter 200.1-13, Environmental Impact Statement Rules, will be reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. Upon completion of all studies an assessment of the Significance Criteria noted below, will be incorporated into the Draft EA.

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 effect upon the environment or involves a commitment for larger actions.
9. Have a substantial effect on a rare, threatened, or endangered species, or its habitat.
10. Have a substantial 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.

ANTICIPATED DRAFT EA SCHEDULE

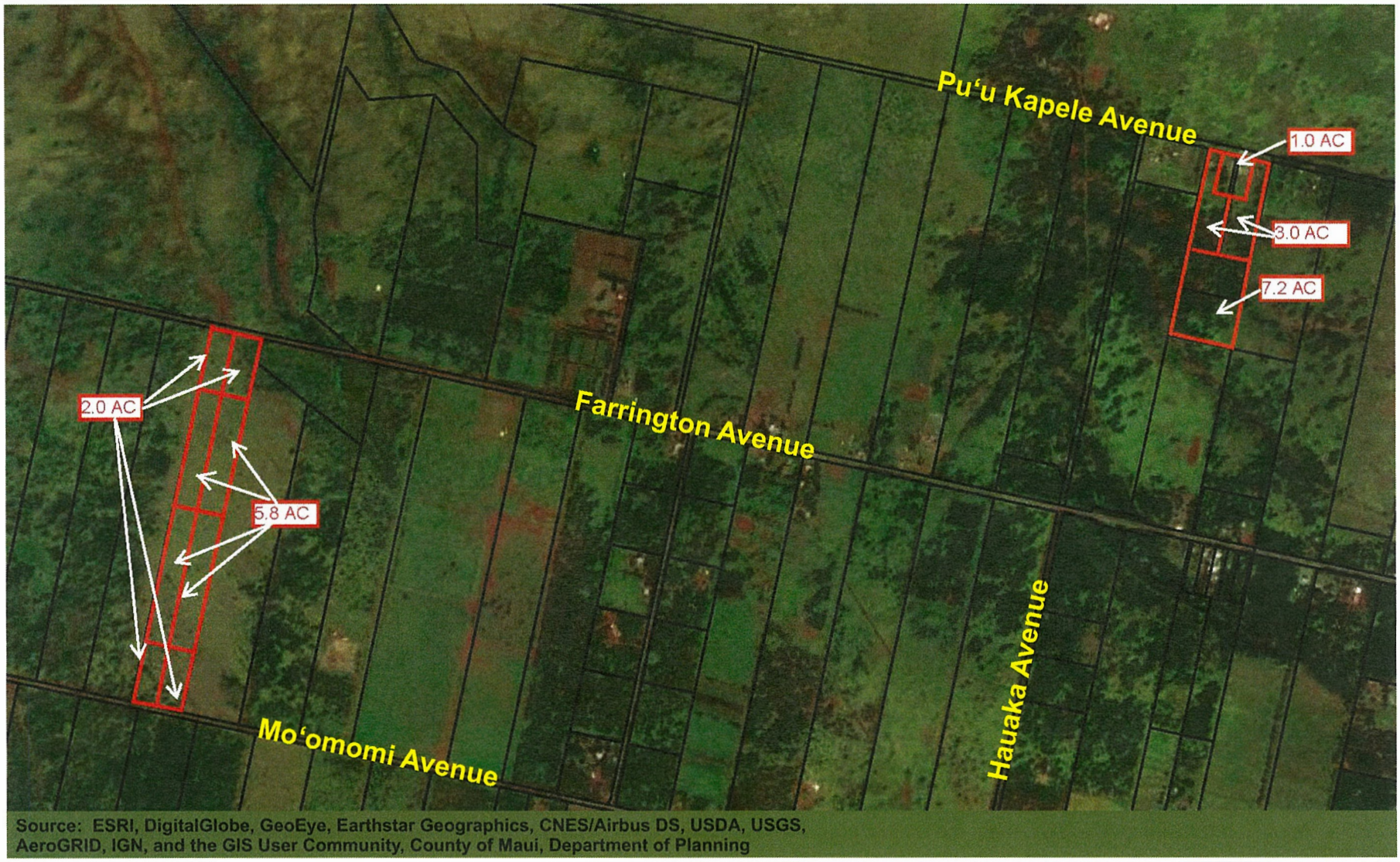
The Draft EA is largely informed by the technical studies being prepared, as discussed above. Once all technical studies have been completed, the Draft EA will be completed and prepared for submittal and publication by the ERP.

RECOMMENDED ACTION
None; for information only.

LIST OF EXHIBITS

Exhibit A. Project Location Map

EXHIBIT A.
Project Location Map



DHHL Ho'olehua Scattered Lots
Proposed Subdivision

0 600 Feet
300 1,200

MUNEKIYO HIRAGA

Prepared for: State of Hawai'i, Department of Hawaiian Home Lands

SOH DHHL\Hoolehua Scattered Lots\Applications\Figures\PropSub_PPT

EXHIBIT "A"

Presented By:
Land Development Division

Item E-5
March 16 & 17, 2026

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

LDD UPDATES

- Options & Opportunities
- Partnerships
- 2026 Awards Schedule
- HB2049
- 10-year Projection

Overview

What's in this presentation?

01. Options & Opportunities

02. Partnerships

03. 2026 Awards Schedule

04. HB2049

05. 10-year Projection



Options & Opportunities

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

NEW APPROACH

Transforming development to better serve our beneficiaries.

- Project leases
- Financial assessments
- Financial literacy and preparation
- Developers shape capital stack and program vertical development



PROJECT LEASES

Beneficiaries of the Department of Hawaiian Home Lands who possess a project lease are assured the opportunity to select a lot from a designated homestead community once it is developed. Those with project leases have the option of transferring their lease to a qualified successor. This initiative is the department's approach to moving beneficiaries off the waitlist and onto the ʻāina.

- MULTIPLE PATHWAYS TO HOMEOWNERSHIP
- ELIGIBLE SUCCESSORS MUST MEET 25-PERCENT BLOOD QUANTUM REQUIREMENT
- SECURE A HOMESTEAD BEFORE THE COMPLETION OF A PROJECT
- FINANCIALLY PREPARE PRIOR TO LOT SELECTION; NO ONE BYPASSED
- NO PRE-QUALIFICATION NEEDED FOR SELECTEES

HOUSING PRODUCTS

A diverse range of housing options are available across our homestead communities, ensuring every family has the chance to achieve homeownership.

Turnkey	Owner-Builder Lot	Rent With Option To Purchase	Self-Help Housing
			
Ka‘uluokaha‘i	Pi‘ilani Mai Ke Kai	La‘i ‘Ōpua	Kēōkea-Waiohuli

Partnership

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS



Partnerships with County and State Entities	Public and Private Partnerships

• Purpose: expedite development schedules for DHHL projects
• Example:
  ◦ shared infrastructure
  ◦ upsizing an ongoing county off-site infrastructure project and sharing in the cost
	• Financial assessments, financial literacy, and homebuyer education
	• Leverage compensation of access easements in return for shared infrastructure with neighboring landowners and developers

Importance of Relationships

Pilina is the foundation that allows our partnerships with HCA, Helen Wai LLC, and the Hawai'i HomeOwnership Center to thrive, ensuring **7,000 beneficiaries** receive trusted financial assessments, homebuyer education, and financial literacy that strengthen their path to housing.

Through Act 279, our investment in infrastructure unlocks more than **$2 billion in vertical development**, as private developers bring the full capital stack needed to actually build homes

In parallel, the **$41 million revolving loan fund** with Hawai'i Community Lending empowers beneficiaries on owner-built vacant lots to finance construction and turn opportunity into reality.

BUILDING BETTER TOGETHER

HAWAI'I COMMUNITY LENDING

AMERICAN Savings Bank



Hawai'i Community Lending

American Savings Bank





PILINA: A FUTURE OF PROMISE

OHA
OFFICE OF HAWAIIAN AFFAIRS

HAWAIIAN COUNCIL

King Lunalilo Trust
Caring for kūpuna, E ola ē.

KAMEHAMEHA SCHOOLS · 1887 · I MUA

Queen Lili'uokalani Trust

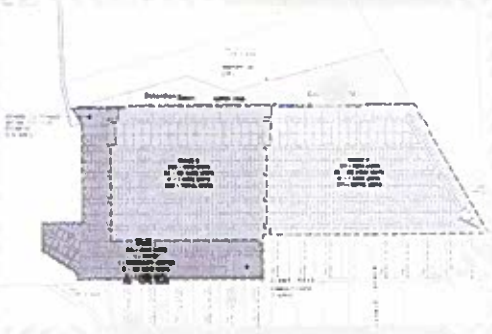
2026 Awards Schedule

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

FY2026

E kaupē aku nō i ka hoe a kō mai.
Put forward the paddle and draw it back.
Go on with the task that is started and finish it.

Mar14	Mar21	Apr18	Apr25



Pana'ewa Residential (400)



Honomū Subsistence Agriculture (50)



La'i 'Ōpua Village 4 Hema (125)



La'i 'Ōpua Village 5 (55)

FY2026

Ma ka hana ka ʻike.
In working one learns.
Knowledge can be acquired by doing.

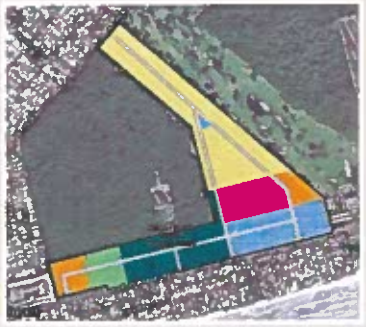
May2 | **May16**



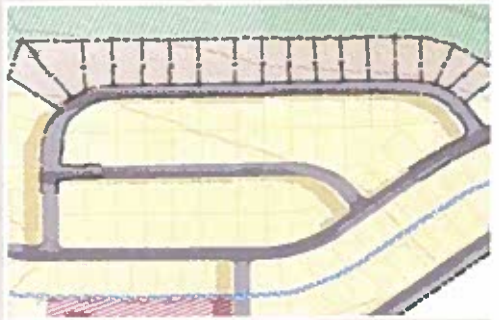
Maui Subsistence AG
- Pūlehunui (200)



Maui Subsistence AG
- Honokōwai (50)



West O'ahu
-Ewa Beach (380)



West O'ahu
-Nānākuli (15)

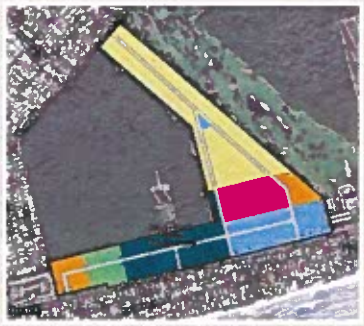
FY2026

Na ka ‘eleu miki.
(The prize) goes to the quick one.
-Similar to the saying, “The early bird gets the worm.”

Jun6



Nāiwa Subsistence Agricultural Lots (20)



Moloka’i Residential Scattered Lot (16)

July 2026 – December 2026 (3054)

- Palamanui: 132
- Lālāmilo: 600
- Honoka'a: 296
- Lihu'e: 1200
- Ewa Beach: 468
- Nānākuli: 15
- Moloka'i: 36
- Waimanalo: 200
- Scattered Lots: 107

HB2049 https://www.capitol.hawaii.gov/sessions/session2026/bills/HB2049_HD3_.PDF

HAWAIIAN HOME LANDS

Conveyance Tax Bill

A Bill For An Act Relating To Housing

HAWAIIAN HOME LANDS

- Creates **marginal conveyance tax rates** based on property value
- Directs revenue to **housing & infrastructure funds**
- Provides **up to $60M annually to DHHL**

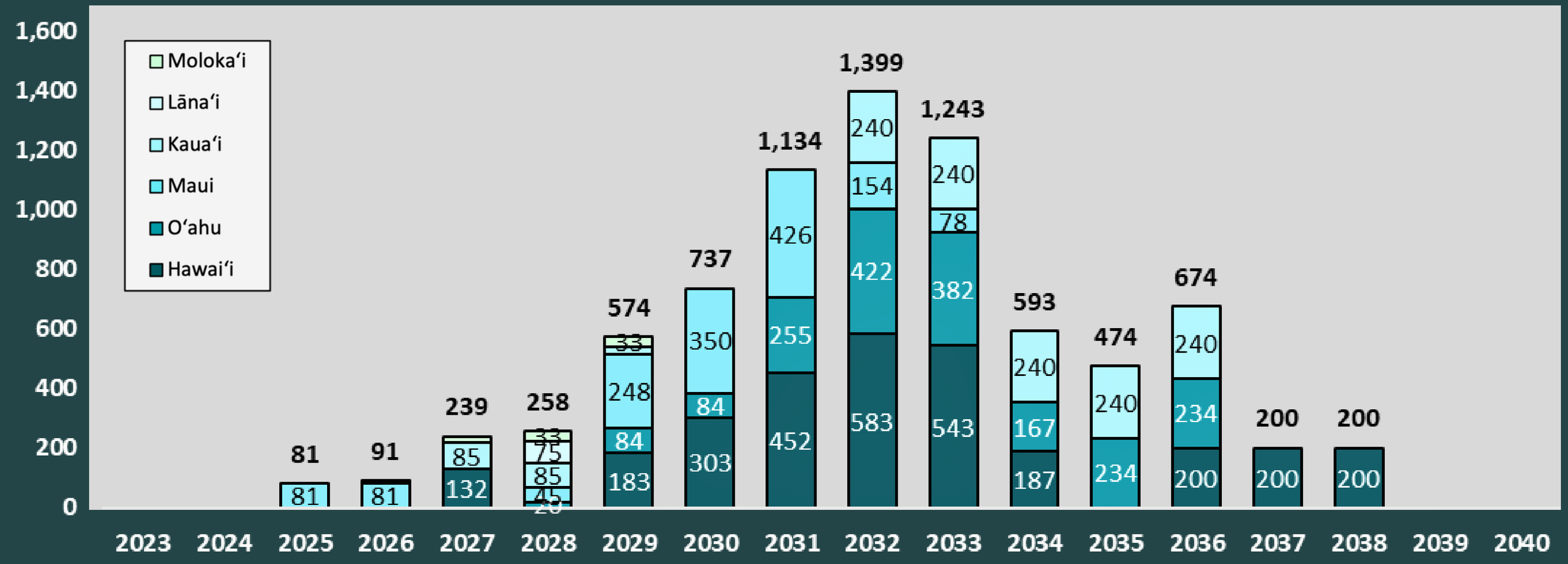
- Housing/Water & Land **passed** w/ Amendments
- Judicial & Hawaiian Affairs **passed** w/Amendments
- Finance **passed** with Amendments

10-year Projections

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

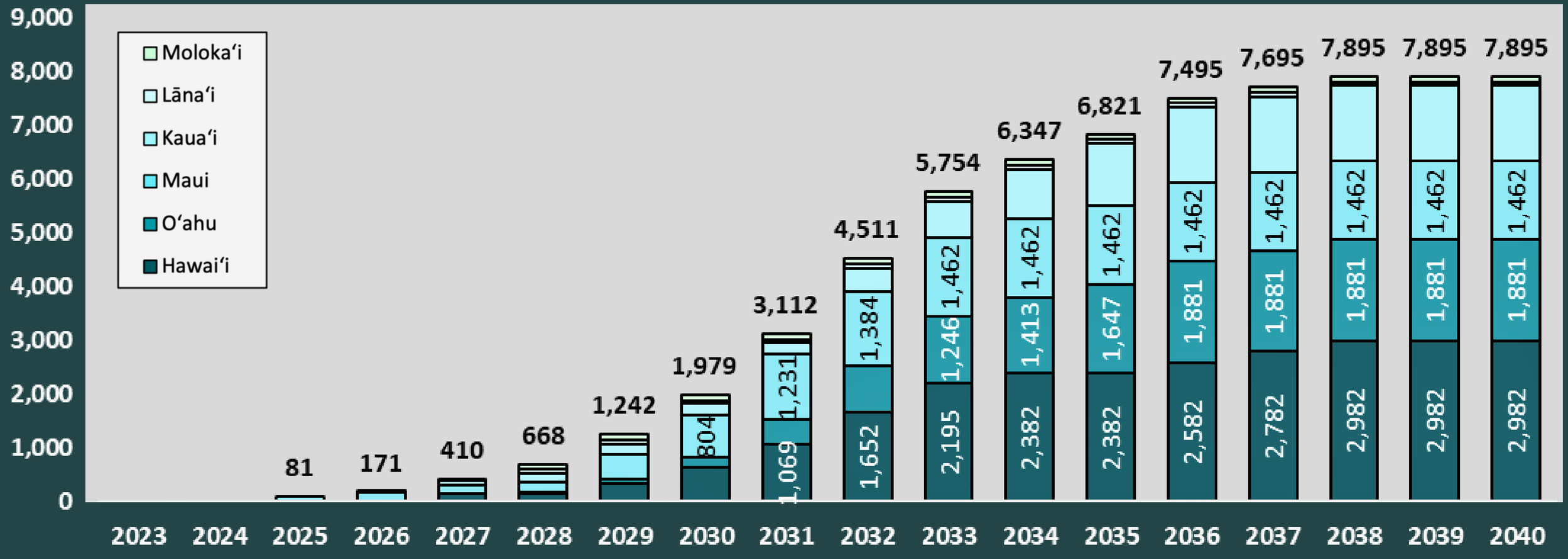
Project Timelines, Statewide

Projected Number of Lots Delivered by Year



Project Timelines, Statewide

Projected Number of Lots Delivered by Year, Cumulative

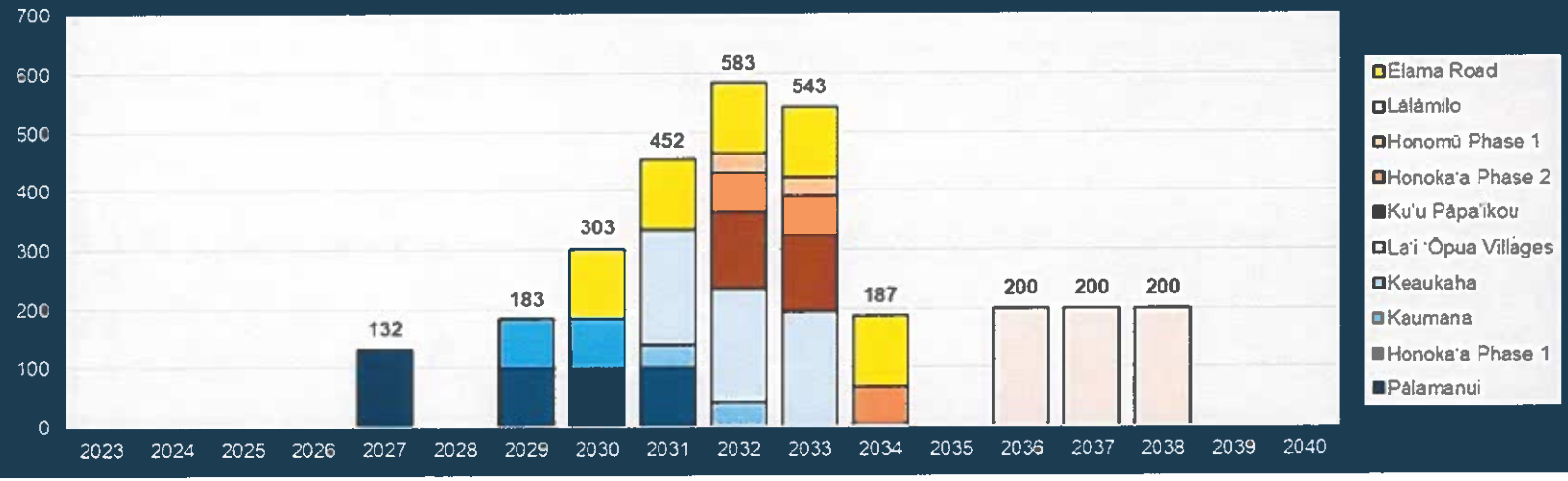


Project Timelines, Hawai'i Island

Project	DHHL Budget*	Encum-bered	Lots Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Pālamanui	$29.8M	$7.0M	132					132													
Honoka'a Phase 1	$69.1M	$11.3M	296							99	99	99									
Kaumana	$27.2M	$2.5M	168							84	84										
Keaukaha	$2.0M	$1.6M	80									40	40								
La'i 'Ōpua Villages	$120.0M	$53.1M	580									193	193	193							
Ku'u Pāpa'ikou	$10.5M	$1.0M	260										130	130							
Honoka'a Phase 2	$59.0M	$0.0M	200										67	67	67						
Honomū Phase 1	$25.0M	$6.7M	66										33	33							
Lālāmilo	$51.0M	$1.5M	600														200	200	200		
Elama Road	$148.0M	$1.0M	600								120	120	120	120	120						
10 Projects	$541.6M	$85.8M	2,982	0	0	0	0	132	0	183	303	452	583	543	187	0	200	200	200	0	0

Construction Phase
- Infrastructure
- I + H
- Housing

* DHHL Funds are used for site acquisition and infrastructure.



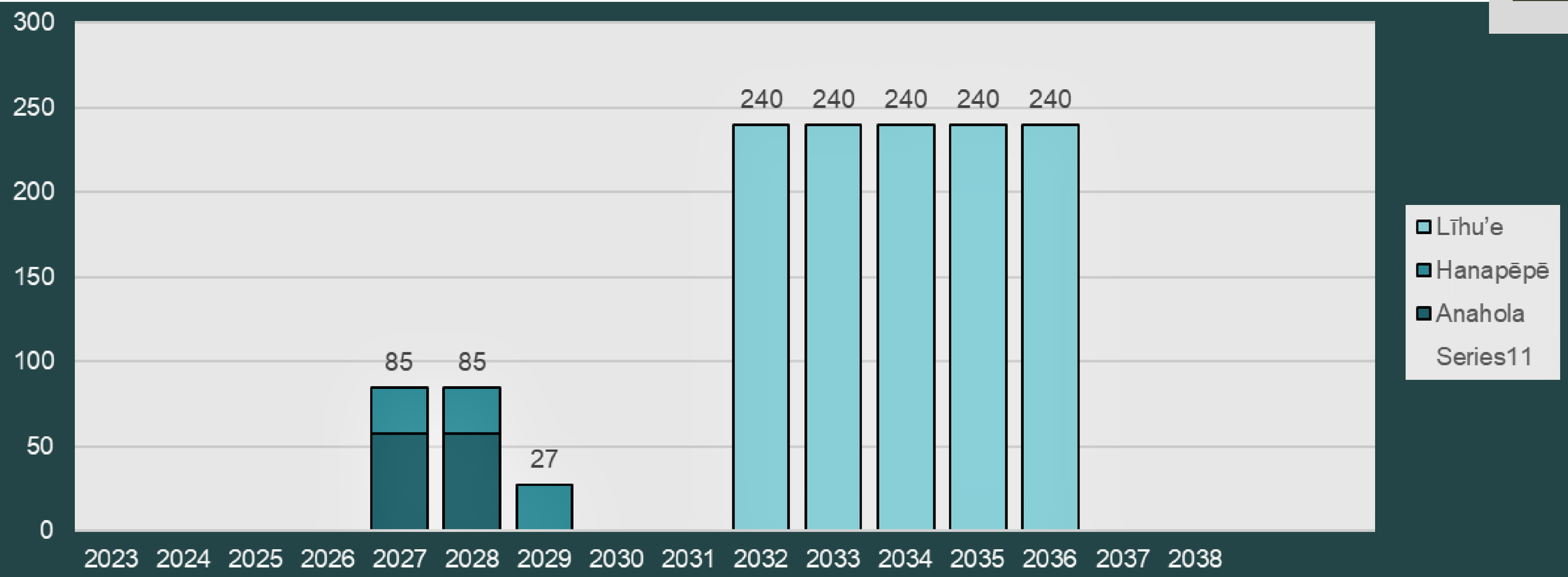
Project Timelines, Kaua‘i Island

Project	DHHL Budget*	Encum-bered	Lots Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Anahola	$19.0M	$18.2M	**115**				58	58													
Hanapēpē	$33.5M	$30.5M	**82**				27	27	27												
Līhu’e	$250.0M	$24.8M	**1,200**										240	240	240	240	240				
3 Projects	**$302.5M**	**$73.5M**	**1,397**	**0**	**0**	**0**	**0**	**85**	**85**	**27**	**0**	**0**	**240**	**240**	**240**	**240**	**240**	**0**	**0**	**0**	**0**

* DHHL Funds are used for site acquisition and infrastructure.

Construction Phase

- Infrastructure
- I + H
- Housing



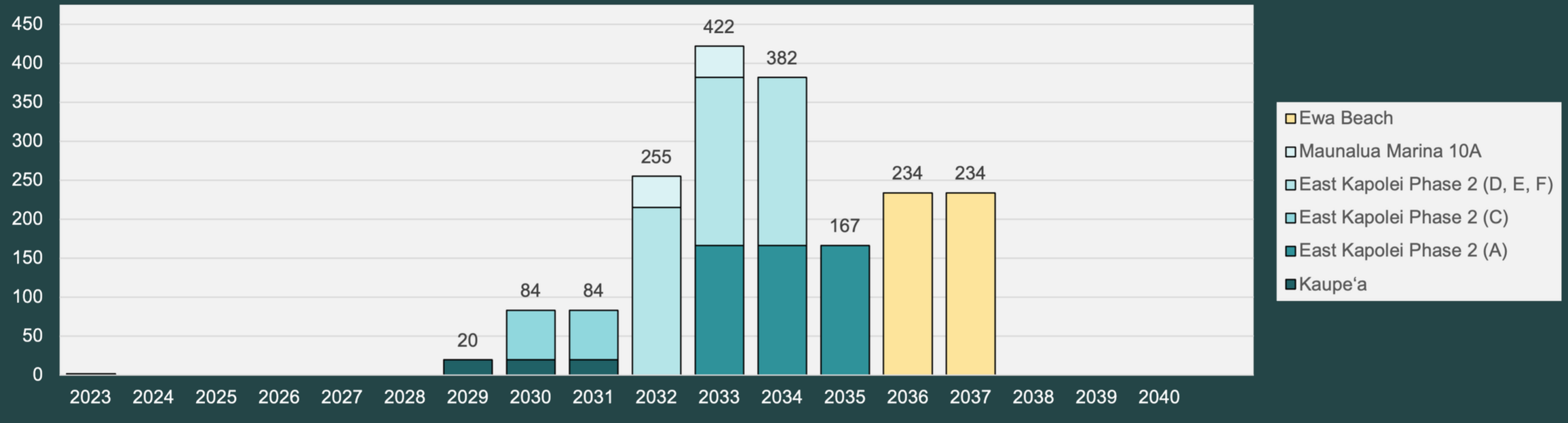
Project Timelines, O‘ahu Island

Project	DHHL Budget*	Encum-bered	Lots Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Kaupe‘a	$21.9M	$21.9M	60							20	20	20										
East Kapolei Phase 2 (A)	$76.0M	$1.0M	500										167	167	167							
East Kapolei Phase 2 (C)	$32.0M	$32.0M	127								64	64										
East Kapolei Phase 2 (D, E, F)	$203.1M	$144.8M	646										215	215	215							
Maunalua Marina 10A	$14.5M	$2.5M	80										40	40								
Ewa Beach	$92.0M	$0.0M	468													234	234					
8 Projects	**$439.6M**	**$202.3M**	**1,881**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**84**	**84**	**255**	**422**	**382**	**167**	**234**	**234**	**0**	**0**	**0**	**0**

* DHHL Funds are used for site acquisition and infrastructure.

Construction Phase

- Infrastructure
- I + H
- Housing



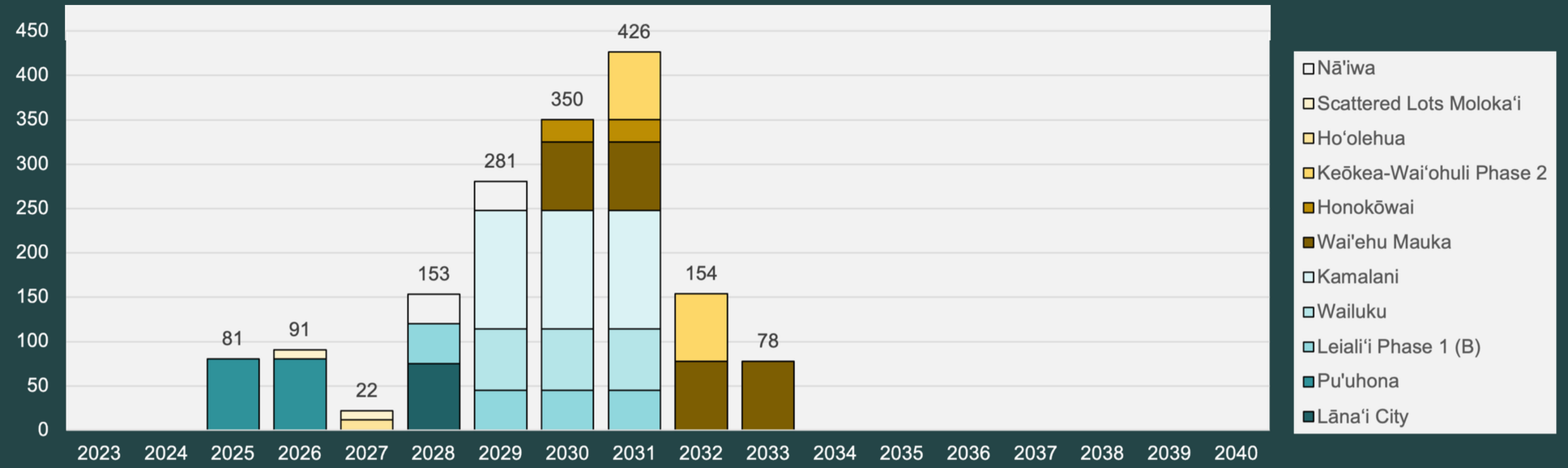
Project Timelines, Maui County

Island	Project	DHHL Budget*	Encum-bered	Lots Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Lānaʻi	Lānaʻi City	$13.3M	$2.0M	75					75													
Maui	Pu'uhona	$95.0M	$23.8M	161			81	81														
Maui	Leialiʻi Phase 1 (B)	$96.0M	$85.7M	181					45	45	45	45										
Maui	Wailuku	$57.4M	$57.4M	207						69	69	69										
Maui	Kamalani	$85.6M	$37.7M	400						133	133	133										
Maui	Wai'ehu Mauka	$93.9M	$93.9M	311							78	78	78	78								
Maui	Honokōwai	$9.0M	$2.4M	50							25	25										
Maui	Keōkea-Waiʻohuli Phase 2	$31.0M	$30.4M	152								76	76									
Molokaʻi	Hoʻolehua	$39.0M	$38.4M	12					12													
Molokaʻi	Scattered Lots Molokaʻi		$5.0M	20				10	10													
Molokaʻi	Nā'iwa	$43.0M	$8.1M	66						33	33											
	11 Projects	**$563.1M**	**$384.7M**	**1,635**	**0**	**0**	**81**	**91**	**22**	**153**	**281**	**350**	**426**	**154**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

* DHHL Funds are used for site acquisition and infrastructure.

Construction Phase

- Infrastructure
- I + H
- Housing



HB2049

https://www.capitol.hawaii.gov/sessions/session2026/bills/HB2049_HD3_.PDF

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Presented By:
Land Development Division

Item E-5
March 16 & 17, 2026

HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

MAHALO PIHA

• dhhl.hawaii.gov

MAHALO PIHA!



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Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Ponoʻī, Kapolei, Oahu

F ITEMS

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairperson and Members, Hawaiian Homes Commission

Through: Frank Joseph Hall, Administrator
Land Management Division

From: Andrew Sante, Land Agent
Land Management Division

Subject: Approval to Issue a Right of Entry to Spectrum Oceanic, LLC, Portions of Various TMKs, Statewide – Islands of Kauai, Oahu, Molokai, Maui, and Hawaii

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission ("HHC") grant approval to the issuance of a non-benefit, non-exclusive, revocable statewide Right-of-Entry Permit ("ROE") to Spectrum Oceanic, LLC ("Permittee") for interim access to Hawaiian Home Lands statewide, subject to the following conditions:

1) The ROE shall authorize non-exclusive, statewide right of entry to Hawaiian Home Lands for installation, operation, maintenance, inspection, repair, and related activities associated with communications facilities, subject to identification of specific properties by exhibit.

2) The ROE shall be month-to-month for a period not to exceed twelve (12) months from execution, and shall terminate upon the expiration of the twelve-month period; or execution of a Commission-approved license.

3) Permittee shall pay a monthly ROE permit fee of $5,000.00 and a non-refundable processing and documentation fee of $175.00.

4) Properties accessed under the ROE shall be identified by exhibit, with flexibility to amend as installation opportunities arise.

5) Finalization of fee and exhibits under this ROE shall be delegated to the Chairperson of the Hawaiian Homes Commission.

6) Permittee shall maintain insurance, indemnify and hold harmless Permittor in accordance with DHHL's standard ROE requirements, and shall comply with all applicable Federal, State, and County statutes, ordinances, rules, regulations, and permit requirements in the exercise of this ROE.

7) Such other terms and conditions deemed prudent and reasonable by the Chairperson of the Hawaiian Homes Commission to serve the best interests of the trust and its Beneficiaries.

BACKGROUND / DISCUSSION

The Department has previously authorized statewide right-of-entry access to Hawaiian Home Lands for fiber infrastructure activities. In particular, the Hawaiian Homes Commission approved Right-of-Entry No. 704 to Hawaiian Telcom, Inc. in 2021 to allow interim access to portions of Hawaiian Home Lands associated with communications infrastructure assets acquired from the former Paniolo Network and Sandwich Isles Communications systems statewide.

Under this precedent, on February 6, 2026, the Department transmitted correspondence to Spectrum Oceanic, LLC acknowledging Spectrum's request to pursue a statewide Right-of-Entry to support communications-facility installation, operation, and maintenance activities on Hawaiian Home Lands. The Department has recently addressed legacy issues associated with prior telecommunications arrangements affecting certain DHHL lands and is continuing to develop a long-term licensing structure for fiber and related infrastructure. In the interim, the proposed ROE provides a revocable, month-to-month authorization for statewide access to DHHL-approved locations. The specific properties covered will be identified by exhibit, and such exhibits may be amended as additional installation opportunities arise.

FEE DETERMINATION

The proposed fee structure consists of a monthly Right-of-Entry permit fee of $5,000.00 and a one-time, non-refundable processing and documentation fee of $175.00. The monthly permit fee is based on the fee structure previously established under Right-of-Entry No. 704 issued to Hawaiian Telcom, Inc.

Consistent with ROE No. 704, the proposed statewide ROE applies a standardized statewide fee for communications-related access. The fee applies only to this temporary right-of-entry authorization and does not establish or predetermine compensation for any future license or other long-term disposition.

Given the interim nature of the ROE and the Department's ongoing efforts to develop a comprehensive licensing framework for communications infrastructure on Hawaiian Home Lands, the standardized fee allows staff and consultant resources to focus on developing the long-term license structure rather than undertaking a more complex site-by-site valuation for this short-term authorization.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

The recommended disposition is consistent with the following plans, policies, and programs:

1) DHHL General Plan (2002) goals and objectives

   Land Use Planning

   Goals: Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

   Objectives: Provide space for and designate a mixture of appropriate land uses, economic opportunities, and community services in a native Hawaiian friendly environment.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

To the extent proposed use will utilize pre-existing improvements and does not significantly differ from the past use of subject areas, such actions are pursuant to DHHL's updated Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands as approved by the Environmental

Council as of April 6, 2021. Specifically the use is exempt from the preparation of an environmental assessment pursuant to Part I, titled De Minimis Activities, Type 1, "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing." Any activity involving substantial new construction, or significant ground disturbance would require separate review and compliance with Chapter 343, Hawaii Revised Statutes, as applicable.

AUTHORIZATION

- Section 10-4-22, Hawaii Administrative Rules, as amended
- Section 207(c), Hawaiian Homes Commission Act, 1920, as amended

RECOMMENDATION

Land Management Division recommends approval of the requested motion/action as stated.

Exhibit List

EXHIBIT A : ROE 704 – HAWAIIAN TELCOM

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

RIGHT-OF-ENTRY NO. 704

This RIGHT-OF-ENTRY NO. 704 (***ROE***), dated Sep 3, 2021, 2021 (*Effective Date*) is made by and between the State of Hawaii, **DEPARTMENT OF HAWAIIAN HOME LANDS**, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707 (***PERMITTOR***) and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, (***PERMITTEE***).

RECITALS

WHEREAS, on November 13, 2018, an involuntary proceeding under Chapter 11 of the Bankruptcy Code was filed against Paniolo Cable Company, LLC ("Debtor") in the United States Bankruptcy Court for the District of Hawaii ("Bankruptcy Court"), Case No. 18-01310 (RJF); and

WHEREAS, the submarine and terrestrial assets of the Debtor are under contract for sale by the Trustee of the Debtor ("Trustee") to the PERMITTEE, via an Asset Purchase Agreement dated November 30, 2020 (the "APA"); and

WHEREAS, the sale of the assets of the Debtor (collectively the "Assets") under the terms and conditions of the APA was approved by the Bankruptcy Court by its "Order (A) Authorizing and Approving the Sale of the Debtor's Assets Free and clear of All Liens, Claims, Interests, and encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-Up Fee, and (F)) Granting Related Relief; Exhibits "A" and "B"," filed December 28, 2020 ("Sale Order"); and

WHEREAS, pursuant to the APA and Sale Order, the Trustee and the PERMITTEE are presently moving to a closing of the transaction, contingent on receiving certain approvals from the Federal Communications Commission; and

WHEREAS, as a part of the sale, the Trustee and PERMITTEE also entered into an Amended Operational Support and Sales Agreement dated December 21, 2020 ("Operations Agreement"), allowing PERMITTEE to maintain and operate the Assets of the Debtor until the closing of the transaction; and

WHEREAS, a portion of the Assets being acquired by the PERMITTEE and presently being maintained and operated by PERMITTEE are physically located on the lands of the PERMITTOR;

WHEREAS, the "Premises" for this ROE means the portions of PERMITTOR's land currently being used by PERMITTEE to maintain and operate the Assets under the Operations

REFERENCE ONLY

Agreement and peripheral areas thereto for PERMITTEE's due diligence work, as more specifically described in Exhibit A attached hereto; and

WHEREAS, based on the best available information, Exhibit A attached hereto identifies the portion of the Premises currently being used by the PERMITTEE to maintain and operate the Assets, and after its due diligence, PERMITTEE will inform PERMITTOR if the PERMITTEE believes other additional areas of PERMITTOR's land are being used for such maintenance and operation; and after the completion of due diligence and closing, the Premises shall exclude the peripheral area; and

WHEREAS, this ROE is not intended to affect existing rights PERMITTEE has under the Operations Agreement and the Sales Order or will acquire pursuant to the APA and Sales Order, which allow and will allow PERMITTEE to continue to maintain and operate the Assets; and

WHEREAS, PERMITTOR and PERMITTEE have agreed to work collaboratively and expeditiously in a manner consistent with the rights and duties of the PERMITTEE and the rights and duties of the PERMITTOR for the issuance of a new license; and

WHEREAS, as an interim measure, PERMITTOR issued Limited Right-of-Entry No. 22-008 to PERMITTEE, effective July 26, 2021, covering the same Premises covered by this ROE, which Limited Right-of-Entry is effective for a period of thirty (30) days; and

WHEREAS, this ROE is intended to replace the Limited Right-of-Entry as PERMITTOR and PERMITTEE continue to negotiate a new license which would set forth terms and conditions on the use of the Premises for the maintenance and operations of the Assets on a long-term basis;

NOW, THEREFORE, PERMITTOR hereby grants this right of entry upon the following terms and conditions:

1. **GRANT**. PERMITTOR grants to PERMITTEE, its employees, consultants, contractors, invitees, agents, and representatives (collectively, Permittee's Representatives), a non-exclusive, revocable right to enter the Premises.

2. **TERM**. This ROE commences on the Effective Date and will continue thereafter on a month-to-month basis until terminated as provided in this instrument; provided, however, that the total term of this ROE shall not exceed one (1) year. PERMITTOR may in its sole discretion, for any reason or no reason whatsoever, terminate this ROE on thirty (30) days' written notice to PERMITTEE.

3. **PERMITTED USE**. PERMITTEE may use the Premises only for continuing and conducting its due diligence investigations until closing of the transaction, and thereafter to maintain and operate the Assets on the Premises. PERMITTEE shall not use the Premises for any other purpose(s), except with PERMITTOR's prior written consent and except until closing for maintenance and operation of the Assets on the Premises as set forth in the Operations Agreement.

REFERENCE ONLY

4. **FEES**. PERMITTEE shall pay to PERMITTOR a monthly fee of Five Thousand Dollars ($5,000) a month from the Effective Date to November 30, 2021 (prorated) provided, however, the parties agree to reconcile such fee (retroactively) before November 30, 2021, based on the final amount set for the monthly fee (final fee). The final fee shall be the amount paid beginning December 1, 2021 until the termination date for this ROE. Based on the reconciliation, PERMITTEE will pay any shortfall before the termination of the ROE or PERMITTOR will refund any overpayment, such refund may take the form of a credit toward future payment the PERMITTEE may owe PERMITTOR for fees included in this ROE or fees required by a new license. PERMITTEE will bear its own costs, expenses, and liabilities arising from its use of the Premises. The processing and documentation fee shall be set at $175.00.

5. **MAINTENANCE, SECURITY**. PERMITTEE shall keep the Premises in a strictly clean and sanitary and orderly condition, and shall not cause, make, permit, or suffer any waste, spoil, nuisance, nor any unlawful, improper, illegal, or offensive use of or on the Premises. PERMITTEE shall be solely responsible for the security of the Premises and all of PERMITTEE'S property kept in or on the Premises.

6. **CONSTRUCTION AND IMPROVEMENTS**. Except as permitted in paragraph 14 of this ROE, PERMITTEE may not construct, alter, amend, place, or install any improvements or fixtures on the Premises except with PERMITTOR's prior written approval which shall not unreasonably be withheld, conditioned or delayed. The consent of PERMITTOR is not required for any of the same completed within the Premises in the ordinary course of PERMITTEE'S maintenance and operation of the Assets (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement). Maintenance of the Assets includes repairs to, and installation of, new or replacement equipment, fixtures, cables, wires, poles, pipe, conduits, ducts, conduit systems, pedestals, communication and signal lines and equipment, vaults, and similar facilities for the operation of the Assets.

7. **COMPLIANCE WITH LAWS**. PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the Premises and improvements thereon.

8. **LIMITED RIGHT TO ENTER**. Because of the high security nature of the portions of the Premises where the Assets are located, PERMITTOR, its employees, agents, consultants, contractors and representatives, will not have free access to enter such areas of the Premises. As to the balance of the Premises, PERMITTOR, its employees, agents, consultants, contractors and representatives, may at all reasonable times freely access and enter such portion of the Premises for the purpose of, but not limited to, examining the same or for the performance of any public or official duties; provided that PERMITTOR shall not interfere unreasonably with PERMITTEE'S permitted use(s) of the Premises under the Operations Agreement and Sale Order.

REFERENCE ONLY

9. **NO ASSIGNMENT OR SUBLEASE**. PERMITTEE may not in any manner transfer, assign, mortgage, pledge, sublease, or sublet any rights in or to the Premises, in whole or part, or otherwise hold or agree so to do for the benefit of any other person or persons or organization of any kind; provided, however, this restriction shall not apply to any collocation or similar agreements with carriers or others that PERMITTEE is required to enter into by Federal Communications Commission regulations, provided that any such collocation or similar agreements shall be subject to the other provisions of this ROE.

10. **NO LIENS OR ENCUMBRANCES**. PERMITTEE shall not by any act or omission, directly or indirectly, create, incur, assume, cause, or suffer to exist any liens or encumbrances on or with respect to its interests and rights of use in the Premises. PERMITTEE shall promptly notify PERMITTOR of any such liens and encumbrances and, at its own expense, take such action as may be necessary to immediately and fully discharge or release any such lien or encumbrance. Notwithstanding the foregoing and paragraph 9, these restrictions do not apply to PERMITTEE's pledging of the Assets to its lender or lenders.

11. **EXPIRATION OR TERMINATION**. Upon expiration or earlier termination of this ROE, and if no new license has issued, continued operation and maintenance of the Assets shall be governed by the Operations Agreement and the Sales Order as set forth in the Recitals.

12. **INSURANCE**. PERMITTEE shall provide proof of a Commercial General Liability Insurance Policy of no less than $2,000,000.00 for each occurrence and $4,000,000 General Aggregate, including the Department of Hawaiian Home Lands (DHHL) as an additional insured prior to commencement of work and throughout the term of this ROE. The specification of these limits as contained herein shall not be construed in any way to be a limitation on the amount of liability of PERMITTEE for fees, interest or other charges under this ROE.

PERMITTEE shall provide certificate(s) of insurance necessary to evidence compliance with the insurance provisions of this ROE. PERMITTEE shall keep such insurance in effect and the certificate(s) on deposit with PERMITTOR during the entire term of this ROE.

In addition:

a. Failure of PERMITTEE to provide and keep in force such insurance shall be regarded as material default under this ROE. PERMITTOR shall be entitled to exercise any or all of the remedies provided in this ROE for default of PERMITTEE.

b. The procuring of such required insurance policies shall not be construed to limit PERMITTEE'S indemnification obligations under this ROE.

c. PERMITTOR is a self insured State agency. PERMITTEE'S insurance shall be primary. Any insurance maintained by PERMITTOR and/or the State of Hawaii

REFERENCE ONLY

shall apply in excess of, and shall not contribute with, insurance provided by PERMITTEE.

Such insurance policy shall (a) be issued by an insurance company or surety company authorized to do business in the State of Hawaii or approved in writing by the Chairman, Hawaiian Homes Commission; (b) include the State of Hawaii and its DEPARTMENT OF HAWAIIAN HOME LANDS as an insured; and (c) cover injuries, losses or damages arising from, growing out of or caused by acts or omissions of PERMITTEE, its officers, agents, employees, invitees or licensees in connection with PERMITTEE'S use or occupancy of the Premises; provided that PERMITTEE shall not be required to cover injuries, losses or damages not typically covered by Commercial General Liability Insurance.

PERMITTEE shall provide the DEPARTMENT OF HAWAIIAN HOME LANDS at least thirty (30) days prior notice of any termination, cancellation or material change in the insurance coverage.

PERMITTEE shall insure during the term of this ROE any Assets classified as real or personal property (including improvements thereof) as required by the Operations Agreement and after the closing as required under this ROE. For clarification, real and personal property does not include terrestrial or submarine transmission and distribution lines.

PERMITTEE shall furnish to PERMITTOR upon the execution of this ROE, certificates showing such insurance policy or policies covering the real and personal property to be in force, and shall furnish like certificates upon each renewal thereof. Such policy or policies shall include PERMITTOR as a Loss Payee as their interest may appear.

The procuring of this policy shall not release or relieve PERMITTEE of its responsibility under this ROE as set forth herein or limit the amount of its liability under this ROE. PERMITTEE shall provide proof of liability insurance satisfactory to PERMITTOR within a reasonable time before the Effective Date.

PERMITTOR acknowledges and agrees that the required insurance may include deductibles or self-insured retentions.

13. **DEFENSE AND INDEMNITY.** PERMITTEE agrees to save, defend, and hold harmless the State of Hawaii, its Department of Hawaiian Home Lands, its officers, employees, and agents from and against all liability, loss, damage, cost, and expenses, including all attorneys' fees and costs, and all claims, suits, demands therefore arising out of or resulting from the acts or omissions of PERMITTEE or PERMITTEE's employees, officers, agents, or subcontractors under this Right of Entry Permit, provided that PERMITTEE's obligations under this paragraph do not apply to any claims, suits, demands, liability, loss, damage, cost and expenses, including attorneys' fees and costs, asserted by Sandwich Isles Communications (SIC), or its related companies or subsidiaries, or any person or entity claiming by or through any of them, for trespass, tortious interference with a business advantage, breach of contract, or similar allegation or any claim arising from or based on any putative exclusive agreement between DHHL and SIC.

REFERENCE ONLY

14. **HAZARDOUS MATERIAL.** PERMITTEE shall not cause or permit the escape, disposal, or release of any hazardous materials. PERMITTEE shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials. PERMITTEE may allow such materials to be brought onto the premises or stored on the Premises, only after written notice is given to PERMITTOR of the identity of such materials and upon PERMITTOR's consent, which consent may be withheld at PERMITTOR's sole and absolute discretion. Notwithstanding the foregoing, PERMITTEE is allowed to have such materials brought onto, or stored on, the Premises without PERMITTOR's consent if such materials are used in the ordinary course of PERMITTEE'S business (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement), and such materials are used and stored in strict compliance with all applicable federal, state and local laws. For the avoidance of doubt, PERMITTEE may install and operate power generators or back-up generators, back-up power batteries, and air conditioning units in the Premises in strict compliance with applicable laws without the consent of PERMITTOR.

If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by PERMITTEE, then PERMITTEE shall be responsible for the costs thereof. In addition, PERMITTEE shall execute affidavits, representations and the like from time to time at PERMITTOR's request concerning PERMITTEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by PERMITTEE.

PERMITTEE agrees to indemnify, defend, and hold harmless PERMITTOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefore, arising out of or resulting from any use or release of hazardous materials on the premises occurring while PERMITTEE is in possession, or elsewhere if caused by PERMITTEE or persons acting under PERMITTEE. These covenants shall survive the expiration or earlier termination of this ROE.

For the purpose of this ROE, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act, as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-byphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

If (i) PERMITTEE is required to conduct a Phase 1 Environmental Site Assessment as defined by the American Society for Testing and Materials ("ASTM") International Standard E1527-13 ("Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"), (ii) a Recognized Environmental Condition is identified in such Phase I, and (iii) such condition requires remediation, then PERMITTEE, at its sole cost and expense, shall conduct complete abatement and disposal as necessary to meet the standards

REFERENCE ONLY

required by the Federal Environmental Protection Agency and the Hawaii Department of Health.

15. **ENTIRE AGREEMENT**. This ROE contains all of the terms and agreements between the parties relating to the subject matter hereof and supersedes and cancels any and all other conflicting prior agreements, promises, and negotiations between them. For the avoidance of doubt, this ROE supplements and does not supersede or cancel PERMITTEE's rights obtained pursuant to the Operation Agreement, APA, or Sale Order. Nothing contained herein shall limit any claims by PERMITTOR against PERMITTEE arising under the Limited Right of Entry (prior to the Effective Date) or prior agreements between them unrelated to the Premises, nor limit PERMITTEE's surviving obligations thereunder, including insurance, indemnity, and hazardous waste obligations.

16. **PERMITTEE REPRESENTATIONS**. PERMITTEE currently uses and occupies the Premises where the Assets are located and is familiar with the quality and condition of such portion of the Premises, has had an opportunity to inspect such portion of the Premises, and to evaluate and determine for itself the suitability of the such Premises for its intended purposes. As to the entire Premises, PERMITTEE accepts the Premises as-is, where-is, with all faults, defects, and conditions, whether known or unknown.

17. **SPECIAL CONDITIONS**.

A. This ROE document shall be subject to other standard terms and conditions of similar documents issued by DHHL and will be subject to the review and approval by the Office of the Attorney General, State of Hawaii; and

B. This ROE is subject to other terms and conditions that may be deemed prudent by the Chairman of the Hawaiian Homes Commission.

[REMAINDER OF PAGE BLANK -- SIGNATURE PAGE FOLLOWS]

REFERENCE ONLY

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this ROE to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED BY THE HHC
AT ITS MEETING HELD ON
August 16, 2021

APPROVED AS TO FORM:

Deputy Attorney General
State of Hawaii

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

By _____
William J. Aila, Jr., Chairman
Hawaiian Homes Commission

PERMITTOR

HAWAIIAN TELCOM, INC.
A Hawaii corporation

By: Daniel Masutomi

Its: Director - Network Planning & Engineering

PERMITTEE

REFERENCE ONLY

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17. 2026

TO: Chairperson and Members, Hawaiian Homes Commission

THRU: Frank J. Hall, Administrator
Land Management Division

FROM: Julie-Ann Cachola, Planning Office

SUBJECT: Approval to Extend the term of Right-of-Entry Permit No. 750 issued to De Mont Kalai Manaole, Lualualei, Oahu Island, Tax Map Key No. (1) 8-6-001:052 (p)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant its approval on the following:

1. A 30-day extension to the term of Right-of-Entry Permit No. 750 ("ROE 750") from April 1 to April 30, 2026. This extension of time is to allow PERMITTEE time to relocate the unauthorized vehicles currently on the permit premises to another parcel of land, and
2. An 11-month extension to the extended term of ROE 750, from May 1, 2026 – March 31, 2027, should PERMITTEE is successful in the relocation of the vehicles off the permit premises. This approval shall be subject to PERMITTEE being in full compliance of the existing terms and conditions of the ROE 750

DISCUSSION

Salient information on Right-of-Entry Permit No. 750:

Permittee:	De Mont Kalai Manaole
Location:	Lualualei, Waianae, Island of Oahu
Tax Map Key No.:	(1) 8-6-001:052 (p) (See Exhibit "A")
Land Area:	2 acres, approximately
Purpose/Use:	Restoring and utilizing the premises as a modified subsistence agricultural kuleana homestead. These activities will assist Permittor in assessment of potential alternative homesteading program
Fee:	Gratis
Term:	12 months (4/1/2025-3/31/2026)

Staff from Planning Office have been working with Mr. Manaole to develop a plan for the 2 acres – to identify settlement areas, cultivation areas, accessways, drainage, etc. and to get a sense of what was envision for the land so that Chapter 343 / 6E compliance can be processed. Mr. Manaole has been asked to provide an accounting of the donations and purchases made, in order to get an idea of what an income at 30% of AMI can accomplish and to estimate total cost for the planned development.

It has been difficult to focus on a plan when the energy is spent on removing rubbish, car parts, and construction material dumped on the lands throughout the years. It is noted that more time is needed to evaluate the proposed pilot program.

A Notice of Violation was issued on February 2, 2026 (See Exhibit "B"). There are approximately 15± trucks parked on the permit area, which is not an approved activity. Related to these parked vehicles, concerns were raised on potential environmental contamination on the dirt surface from these vehicles. Mr. Manaole was given until March 10, 2026 to cure the violations. Staff were notified of a potential solution to take the vehicles off the permit site, however, Mr. Manaole will need additional time beyond March 10, 2026 to complete the move.

RECOMMENDATION

Land Management Division recommends approval of the Recommended Motion as stated.

EXHIBIT "A"

TMK No. (1) 8-6-01:052 (2.12-acre portion of 4-acre parcel)



JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
Ke Kia'āina o ka Moku'āina 'o Hawai'i

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kia'āina o ka Moku'āina 'o Hawai'i

KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawai'i
P. O. BOX 1879
HONOLULU, HAWAII 96805

February 2, 2026

CERTIFIED MAIL
7021 2720 0001 0087 3798
RETURN RECEIPT REQUESTED

Mr. De Mont Kalai Manaole
86-044 Ha'aha Street
Waianae, Hawaii 96792

Dear Mr. Manaole:

Subject: NOTICE OF VIOLATION
Right-of-Entry Permit No. 750, Lualualei, Island of Oahu
Tax Map Key No. (1) 8-6-001:052 (p)

It was brought to the Department of Hawaiian Home Lands' ("DHHL") attention that there are activities at the permit Premises in violations of the terms and conditions under this Right-of-Entry Permit No. 750 ("ROE").

Since December 2025, approximately 15 trucks and trailers were parked on your ROE lot, most of them have "Kana'i Trucking" logo. The number of trucks has since increased. The area where these vehicles are parked is not protected from oil drips/spills or any potential environmental contamination (See Attached Map).

There is also evidence of grubbing and clearing of land for parking, roadways and placement of improvements in several areas. DHHL has no records of requests for and approval of these activities.

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION of the following terms of the ROE:

ITEM NO. F-2
EXHIBIT "B"

1. Paragraph 4, titled Permitted Use, Page 2 of the ROE, states "PERMITTEE shall use the Premises solely to participate in PERMITTOR'S pilot project by restoring and utilizing the Premises as a modified subsistence agricultural kuleana homestead lot.

    i. No evidence of cultivation at a subsistence level as agreed.
    ii. No evidence of repairing the perimeter fence along the road and reinstall the gate to prevent 4WD vehicles from accessing the property and the Pu'u.
    iii. Allowing a third-party trucking company to park equipment and trucks on the premises.

    You must remove all trucks/trailers/vehicles that are not your personal vehicles from the premises. You must show progress on the cultivation at the subsistence level as agreed under the ROE

2. Paragraph 10, titled Compliance with Laws, Page 3 of the ROE, states "PERMITTEE shall comply with all requirements of all municipal, state, and federal authorities and observe all municipal, sate, and federal laws appliable to the Premises and the improvements thereon, now in force, and which may be in force except as provided by Hawaii Administrative Rules §10-3-26 or as develop with PERMITTOR in furtherance of the pilot project and approved by the Hawaiian Homes Commission."

    i. There is evidence of grubbing and clearing of land area without prior approval from DHHL and no documentation that proper permits, including 6E compliance from State Historic Preservation Division with Department of Land and Natural Resources were applied for and approved.

    You must stop any grubbing and clearing of any area for driveway or roadways until proper approval and permits are obtained.

3. Paragraph 19, titled Hazardous Materials, Page 4 of the ROE, states in part "PERMITTEE shall not cause or permit the escape, disposal, or release of any hazardous materials, except as permitted by law...."

    i. The area where all the trucks, trailers and equipment parked has no protective ground covering to prevent potential contamination from oil drips/spills and other environmental concerns. This activity may have significant impact on the environment and will require the preparation of an environmental assessment, if deemed appropriate by DHHL.

You must conduct a Phase 1 Environment assessment in the area where all these non-permitted parking occurred to ensure there is no contamination and clean up the area if the assessment confirmed contamination.

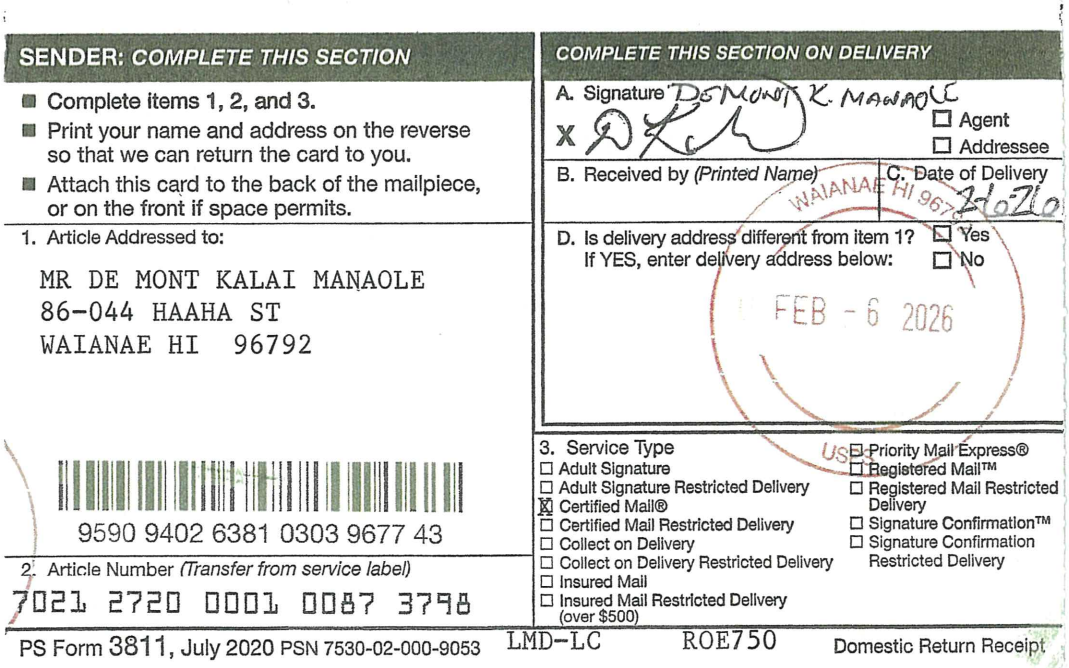
DEMAND IS HEREBY MADE that you remedy these violations by March 10, 2026. Failure to do so will result in a recommendation to the Hawaiian Homes Commission to deny extension of the term under this ROE which expires on March 31, 2026.

Should you have any questions, please contact Julie-Ann Cachola, Planner of our Planning Office at (808) 730-0349 or by email at julie-ann.cachola@hawaii.gov.

Aloha,

Kali Watson, Chairperson
Hawaiian Homes Commission

Attachment



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR DE MONT KALAI MANAOLE
86-044 HAAHA ST
WAIANAE HI 96792

9590 9402 6381 0303 9677 43

2. Article Number *(Transfer from service label)*
7021 2720 0001 0087 3798

COMPLETE THIS SECTION ON DELIVERY

A. Signature DEMONT K. MANAOLE
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
WAIANAE HI 967 2-6-26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB - 6 2026

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 LMD-LC ROE750 Domestic Return Receipt



Comments

Analytics

DJI_20260121083107_0002_D

January 21, 2026 • 21 views • Bolan, Nicholas J • HD • ••• > Mailiili & Demonte > **1.21.26**

We'd love your opinion!
Help us improve Clipchamp

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairman and Members, Hawaiian Homes Commission

Through: Frank J. Hall, Administrator
Land Management Division

From: Kalei Young, Supervising Land Agent
Land Management Division

Subject: Approval to Issue Right of Entry Permit, EC Trucking, LLC, Nanakuli, Island of Oahu. TMK No. (1) 8 9-007-002 (por)

APPLICANT:
EC Trucking, LLC (Permittee)

LOCATION:
Hawaiian Home Lands in Nanakuli, Island of Oahu. TMK No. (1) 8 9-007-002 (por)
(see exhibit "A" attached)

AREA:
Approximately 3-5 acres of land.

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) authorize the issuance of a Right of Entry (ROE) Permit to EC Trucking, LLC (Permittee) covering the subject area as previously identified and described to: 1) repair and maintain an existing access road to allow firetrucks more effective access to residential dwellings located on Hawaiian Homestead neighborhoods in Nanakuli Valley, and 2) use an area between 3-5 acres for stockpiling co plain and other aggregate material that will be used to patch and repair the access road, and store related equipment. No other use shall be allowed without DHHL's prior written approval.

The approval to the issuance of this Right of Entry (ROE) shall be subject to the following conditions:

1. Permittee shall clear the existing access road of all trees and other overgrowth and lay co plain and/or other aggregate material on firetruck access road to allow more effective fire defense of the homesteaders' dwellings. The access road will be built to Honolulu Fire Department specifications regarding compaction rates, width and

turnaround areas. The Permittee is also allowed and temporarily stockpile material and equipment used to achieve the aforementioned.

2. The initial term shall be for 24 months, with an option to extend the term for additional 12 months upon HHC Commissioners approval.

3. Fee shall be Gratis and the processing and documentation fees shall be waived

4. Permittee shall be responsible for the ongoing inspections and maintenance of this access road to ensure that vegetation overgrowth and flooding conditions are mitigated. Permittee shall show proof of at least 2 million dollars of commercial general liability insurance coverage.

5. If needed, all utilities and waste removal services shall be paid for by Permittee. Any repairs and maintenance of utility services shall be paid for by Permittee.

6. Permittee understands that this area is designated as a flood zone area, and that special precautions for storage of equipment and flood insurance must be taken.

7. No residential use shall be permitted, including temporary overnight camping. However, if security services are required, Permittee is allowed to provide shelter.

8. Permittor reserves the right to have the Permittee do an Environmental Assessment (EA) if staff feels an EA is warranted.

9. The ROE document shall be subject to other standard terms and conditions of similar ROE's issued by DHHL.

10. Review and approval by the State of Hawaii, Department of the Attorney General; and

11. Such other terms and conditions deemed prudent and reasonable by the Chairman of the Hawaiian Homes Commission (HHC) and/or the HHC to serve the best interests of the trust and its Beneficiaries.

DISCUSSION:

As part of their community benefits package submitted for their bid on Revocable Permit No. 616, EC Trucking, LLC, is committed to improve the said lands to benefit firefighting in the Nanakuli Hawaiian Homestead Community. This commitment helped them win their bid to rent commercial property in Kalaeloa.

The firetruck access road is a significant benefit to the Nanakuli Hawaiian Homes Community as it is in a dry grassy area that is prone to brush fires.

LAND USE DESIGNATION:

Agriculture– see Oahu Island Plan (2014) handout page. 71

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT/6E COMPLIANCE:

Triggers:

Use of State Lands

Exemption Class No. & Description:

Pursuant to the comprehensive exemption list approved by the Environmental Council on April 6, 2021 under Part 1, De Minimis Activities, Type 1, Operations, repairs and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

6E compliance has been submittal for approval and was granted.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.

Proposed Road Clearing
Staging Area (approx. 5 acres)
MAIAPOLUA PL
PIKAIOLENA ST
WAIEA PL
PILILAAU AVE
KAWAO AVE
NANAKULI AVE
KAUWAHI AVE
LEPEKAA AVE
MANO AVE
PUA AVE
HALEAKALA AVE
HUIKALA PL
POHAKUPA
KEAULANA
LAUMANA AVE
PAIKEA ST
EXHIBIT "A"
ITEM NO. F-3

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOMELANDS

March 16-17, 2026

To: Chairman and Members, Hawaiian Homes Commission

Thru: Frank Joseph Hall, Administrator
Land Management Division

From: Peter "Kahana" Albinio, Jr., Manager, Income Property Branch
Land Management Division

Subject: Approval of the Issuance of a License Agreement to Alu Like, Inc., Nanakuli, Oahu, TMK No.: (1) 8-9-005:022

APPLICANT:

ALU LIKE, INC. "ALI"

RECOMMEND MOTION/ACTION: That the Hawaiian Homes Commission (HHC) approve issuing a license agreement to ALI for the subject area identified and described below, allowing them to use, operate and maintain the existing office/classroom space to support DHHL trust beneficiaries by providing professional, efficient, and results-driven programs and services, subject to the following conditions:

1. The license term shall be for a period of TWENTY (20) years commencing retroactively as of January 1, 2026, and expiring on December 31, 2046.

   The term of the license may be extended for one (1) additional ten (10)-year period at the option of the Chairman of the Hawaiian Homes Commission. Should LICENSEE consider this option, then LICENSEE must apply for the extension six (6) months prior to expiration of the term and the approval shall be subject to the Hawaiian Homes Commission review and evaluation of LICENSEE's financial and operation status. The license fee for the extended ten (10)-year term shall be re-determined by LICENSOR and, shall not in any event, be less than the preceding fee as established.

2. The annual license fee for the initial TWENTY (20)-year period shall be established at TWO HUNRED FORTY AND NO/100 DOLLARS ($240.00) and be made payable in full upon full execution of the license.

   Should the extended ten (10)-year period be exercised the license fee for the extended period shall be re-determined by DHHL and shall not in any event, be less than the preceding fee as established and referenced above.

3. Licensee shall use the premises strictly for its results-driven programs and services purposes only. No other use shall be allowed without DHHL's prior written approval.

4. Licensee's intended plan shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;

5. Any construction or alteration of the premises shall require DHHL approval;

6. The license document shall be subject to other standard terms and conditions of similar licenses issued by DHHL;

7. Review and approval by the State of Hawaii, Department of the Attorney General; and

8. Such other terms and conditions deemed prudent and reasonable by the Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission to serve the best interests of the trust and its beneficiaries.

LOCATION:
Hawaiian Home Lands situated in Nanakuli, Island of Oahu, identified as
Tax Map Key: (1) 8-9-005:022 (See Exhibit "A")

AREA:
20,155 square feet or 0.4627 acres

DISCUSSION:
API submitted a request to continue managing the subject area (see Exhibit B) to maintain its presence in providing valuable results-driven programs and services primarily to the Nanakuli Homestead beneficiary community and the wider community. Its mission is to help Native Hawaiians reach their full potential, and it supports clients through programs that build success and community partnerships. Even as methods evolve, API remains committed to its vision of a healthy, safe, and productive Hawaii rooted in shared values such as responsibility, cooperation, caring, perseverance, and taking initiative. API also invests in staff development to strengthen professional and leadership skills.

The area was previously covered under DHHL General Lease No. 240 with Hale Ho'opakolea, Inc., which dissolved and the lease expired in December 2025. ALI, a former sublessee under the lease, now seeks to maintain and continue its services to the Nanakuli beneficiary community and the broader community as originally intended.

PLANNING AREA:
Nanakuli

LAND USE DESIGNATION:
Community Use, DHHL Nanakuli Regional Plan (2018) Figure 6

CURRENT STATUS:
Actively used

CHARACTRER OF USE:
Community Use Purposes

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:
Use of State Lands

Exemption Class No. & Description:
In accordance with the "Exemption List for the State of Hawaii, Department of Land and Natural Resources, as Reviewed and Concurred Upon by the Environmental Council on March 3, 2021," the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption List Type #1.

Exemption Item Description from Agency Exemption List:
Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)
The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

- Develop improved relationships with the Counties to ensure reliable and adequate delivery of services to homesteaders

The recommended disposition is consistent with the following elements of the 2014, Oahu Island Plan. Definition of Community Use land use designation:

> "Common areas for community use and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, and other public amenities." Oahu Island Plan, Pg. 3-13.

The existing and proposed uses outlined in the license agreement are consistent with the definition of Community Use.

Nanakuli Regional Plan (2018)

The recommended disposition is consistent with the following elements of the 2018 Nanakuli Regional Plan- pg. 23, Figure 6: Map-DHHL Land Use Designations, DHHL Nanakuli Regional Plan Update

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-21 of the DHHL Administrative Rules requires the applicant to pay for all costs incurred by the department for the processing of a license application, including a non-refundable processing fee of $200.00. It also allows for a rental to be charged should the use benefit other than the department or native Hawaiians.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.





EXHIBIT "A"

Agenda Item No. F-4

EXHIBIT “B”
Agenda Item No. F-4

Hale Ola Ho'opakolea, Inc.
A Hawaiian Cultural Healing Resource Center
89-137 Nanakuli Avenue Waianae, Hawaii 96792
Phone: 808 668-9669

December 23, 2025

Department of Hawaiian Home Lands
Attn: Ms. Linda Chinn, Mr. Peter Albinio
Land Management Division
91-5420 Kapolei Pkwy,
Kapolei, HI 96707

Alu Like, Inc
Attn: Ms. Merina Cash-Kaeo, CEO
550 Paikea St. #226
Honolulu, HI 96819

RECEIVED
LAND MANAGEMENT
DIVISION
2025 DEC 29 PM 12:59

Subject: Lease #240 TMK:8-9-05:22

Aloha Concerned:

This letter is to inform the Department of Hawaiian Home Lands and Alu like Inc., effective January 31, 2026, Hale Ola Ho'opakolea, Inc. will no longer hold lease #240. TMK:8-9-05;22 and be terminating operation in the community.
Should there be any questions regarding this action, please leave a message on 808 216-1865 or email me at haleolahoopakolea@hawaii.rr.com.

Mahalo Nui Loa.
Charlene Ching
Sec./Tre.
Hale Ola Ho'opakolea Inc.
89-137 Nanakuli Avenue
Waianae, HI 96792
PS. I submit this letter in absence of President: Josiah Hoohuli. (Decease November 09, 2025).

Hale Ola Ho'opakolea, Inc.
A Hawaiian Cultural Healing Resource Center
89-137 Nanakuli Avenue Waianae, Hawaii 96792
Phone: 808 668-9669

December 23, 2025

Alu Like, Inc
Attn: Ms. Merina Cash-Kaeo, CEO
550 Paikea St. #226
Honolulu, HI 96819

Department Of Hawaiian Home Lands
Attn: Ms. Linda Chin, Mr. Peter Albinio
Land Management Division
91-5420 Kapolei Pkwy,
Kapolei, HI 96707

RECEIVED
LAND MANAGEMENT
DIVISION
2025 DEC 29 PM 12: 53

Re: Support of Alu Like, Inc. to continue servicing families along the Leeward Coast.

Alu Like, Inc., has been operating and providing multi-services to our Nanakuli- Maili-Waianae-Makaha Hawaiian families residing in our community since 2000. They have programs that provide Hawaiian families education, employment and in social activities. Hale Ola Ho'opakolea Inc. is located 89-137 Nanakuli Avenue, on the Nanakuli Hawaiian Home land, fully support Alu Like Inc. to continue to provide services to our Hawaiian families along the Leeward Coast.

Charlene Ching
Sec./Tres.
Hale Ola Ho'opakolea Inc.
89-137 Nanakuli Avenue
Waianae, HI 96792

PS: I submit this letter in absence of President: Joshiah Ho'ohuli (deceased-November 09, 2025),

Hale Ola Hoopakalea Inc
89-139 Nanakuli Avenue
Waianae, Hi 96792

Department of Hawaiian Home Lands
attn: Ms Linda Chinn, Mr. Peter Albino
Land management Division

RECEIVED
LAND MANAGEMENT
DIVISION
2025 DEC 29 PM 12: 54

Working Together
ALU LIKE, Inc.

RECEIVED
LAND MANAGEMENT
DIVISION
2025 DEC 23 AM 11:59

E alu like mai kākou, e nā ʻōiwi o Hawaiʻi
Let Us Work Together, Natives of Hawaiʻi

December 23, 2025

DHHL Land Management Division
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

HAND DELIVERED

Re: ALU LIKE, Inc.'s Pre-Application Packet

Dear DHHL Land Management Division:

Enclosed is ALU LIKE, Inc.'s Pre-Application for our office site located at 87-137 Nanakuli Avenue, Waianae, Hawaii 96792.

Feel free to contact me at mecashk@alulike.org or (808) 535-6700 for more information.

Malama,

Mervina K.M. Cash-Kaeo

Mervina K.M. Cash-Kaeo
President/CEO
ALU LIKE, Inc.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

Department of Hawaiian Home Lands

NON-PROFIT ORGANIZATION APPLICATION FOR LONG-TERM USE OF DHHL LANDS

PRE-APPLICATION FORM

This form should be used by non-profit organizations who are interested in securing a long-term license agreement for the use of DHHL lands to better serve native Hawaiian beneficiaries, their families, and the homestead community. Please review the Pre-Application Guidelines and Instructions document before you fill out this form because it provides detailed instructions and it explains all the steps involved in securing a long-term license agreement.

APPLICANT INFORMATION

Name of Organization: ALU LIKE, Inc.
Date of Incorporation: 12/24/74 IRS Tax-Exempt #: 51-0151095

1. Please identify one individual who will be the point of contact for this application:
   Contact Name: Mervina K. M. Cash-Kaeo Title: President/CEO
   Email Address: mecashk@alulike.org Phone: (808) 535-6705

2. What is the mission/vision of your organization?
   [Please provide your typed responses on a separate page]

3. Please describe the history of your organization.
   [Please provide your typed responses on a separate page]

4. How has your organization previously served beneficiaries of the Hawaiian Homes Commission Act?
   [Please provide your typed responses on a separate page]

5. Describe past experiences, projects, or programs in the last five years that illustrate consistency with your organization's mission/vision statement.
   [Please provide your typed responses on a separate page]

6. Please provide references (name and contact information) and/or Letters of Support for this application for non-homestead use of Hawaiian Home Lands.
   [Please provide your typed responses on a separate page]

7. If you are developing your project in partnership with another organization(s), please describe the roles and responsibilities of each organization during project development, implementation, and long-term management.
   [Please provide your typed responses on a separate page]

PROJECT INFORMATION

8. Describe the project. What are your project goals and objectives? What kinds of activities, programs, and/or services will you provide? Describe the need for your project and how it will benefit the DHHL trust, homestead lessees, and/or waitlist applicants.
[Please provide your typed responses on a separate page]

9. Please share your current thinking about the following project elements:
   a. The planning process and your efforts to include beneficiaries.
   b. Beneficiary involvement throughout the duration of the project.
   c. Design and construction costs for major improvements (if any).
   d. Long-term management and operation of project facilities and the requested land area.
   e. Long-term maintenance and repairs.
   [Please provide your typed responses on a separate page]

10. Is the proposed project a Regional Plan Priority Project? YES ☒ NO ☐

11. How do you intend to secure funding and other needed resources for the project?
[Please provide your typed responses on a separate page]

PROJECT LOCATION

12. Identify the parcel(s) of land your organization is requesting.
Tax Map Key Number(s): 8-9-05; 22 Acres: .4627
Homestead Area: Nanakuli Regional Plan Area: O`ahu
Island Plan Land Use Designation: *check all that apply below*
Community Use ☒ General Agriculture ☐ Conservation ☐ Special District ☐ Other ☐

13. Please attach a map that marks the boundaries of the area of land you are requesting. Please also identify on a separate map the conceptual layout and siting of proposed uses.

14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.
[Please provide your typed responses on a separate page]

15. Why do you want to implement your project at this site? Describe the characteristics of the site and surrounding area that make it an ideal location for your project.
[Please provide your typed responses on a separate page]

TIMEFRAME

16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.
[Please provide your typed responses on a separate page]

I hereby acknowledge that I have read this application and certify that the information provided in our responses are correct. I understand that this form is being submitted electronically and my typed name on the signature line will qualify as my signature for purposes of the above certification.

Signature: Mervina K. M. Cash-Kaeo Date: 12/23/25
Printed Name: Mervina K. M. Cash-Kaeo Title: President/CEO
Organization: ALU LIKE, Inc.

APPLICANT INFORMATION

1. Information listed on the application form

2. What is the mission/vision of your organization?

ALU LIKE, Inc.'s mission is to kōkua Hawaiian Natives who are committed to achieving their potential for themselves, their families, and communities. We envision Hawai'i, our special island home, as healthy, safe, and productive, and guided by the shared values of all its people.

3. Please describe the history of your organization.

In 1973, Myron (Pinky) Thompson, Alvin Shim, James Bacon, Yukio Naito, David Peters, and Winona Ellis Rubin began the process of creating a Hawaiian service organization. Their discussions resulted in the formation of a little-known non-profit organization called N.O.W. (New Opportunities Working). Tūtū Mary Kawena Puku'i later renamed the organization ALU LIKE, which means "striving together." Kūpuna wahine Edith Kanaka'ole, in recognition of the challenging work to be done and the tugging, pushing, and pulling that would need to take place to accomplish our goals, gave us our motto, E alu like mai kākou, e nā 'ōiwi o Hawai'i (Let us work together, natives of Hawai'i), to help us meet the challenges ahead.

In our first year of operation, the community confronted our staff with questions such as: *Different groups have surveyed us for many years with no feedback and no follow-up after the initial collection of information, what makes you so different? We have never heard of you before this year? Why should we trust you? Will you follow up with action, or will you disappear like all the others?*

Staff could only assure our people that we would not disappear and asked them to be patient, trusting that we would follow up on their expressed needs. ALU LIKE, Inc.'s staff rose to the challenge. Our services and programs provided immediate, tangible results that honored the trust and patience the community had given us. Sound results remain the measure we apply to all our efforts on behalf of individuals and families.

ALU LIKE, Inc. has grown from an organization with a budget of $ 125,000, one O'ahu office, and neighbor island staff operating out of their homes and cars to a $10 million organization with nine offices. For more than 50 years, ALU LIKE, Inc. has achieved successful results over 1,000,000 times across the State of Hawai'i, with many participants returning multiple times throughout their lives to seek assistance. We are different, and we will not disappear.

The staff and Board at ALU LIKE, Inc. continue to work together with our community to remain relevant and on the cutting edge in delivering our services. Staff and participants practice "E Holomua" and work together to achieve a better tomorrow for our people.

4. How has your organization previously served beneficiaries of the Hawaiian Home Commission Act?

Over our 50-year history, ALU LIKE has served beneficiaries through various programs. The following is a chart of our *active direct program service areas:

Department (Year Established)	****Total Number of Direct Service (as of June 30, 2025)**
+Ho`omanea `Ō`iwi: Employment & Training (1978)	19,162
++Ka Ipu Ka`eo: Native Hawaiian Career & Technical Education (1985)	6,157
++Waihona Puke: Native Hawaiian Library (1985)	16,883
++Ho`ala Hou: High Risk Behavior Reduction (1986)	37,873
+Kumu Kahi: Kupuna Services (1989)	10,621
++Kulia Like: Information & Referral/Financial Literacy (1995)	15,566
+Hanalima: College and Summer School Tuition and Projects (2004)	12,114
TOTAL	**132,800**

*This service chart does not include programs that ended, or the participant numbers from our numerous trainings and workshops.

**Participants are served multiple times over their lifetime. Thus, the numbers can be duplicative over service years.

+ Hawaiian-only program.

++ Programs conducted in predominantly Hawaiian Communities.

5. Describe past experiences, projects, or programs in the last five years that illustrate consistency with your organization's mission/vision statement.

The chart in question four provides the service numbers. The following is an explanation of how these services are consistent with our mission and vision:

Department	Mission	Vision
Ho`omanea `Ō`iwi: Employment & Training (WIOA)	This statewide program helps Hawaiian participants identify or explore their work passion and provides the training and assistance needed to obtain employment in their chosen field. For teen Hawaiian participants, we help them explore career possibilities to prepare them for the workplace. We help both	Helping Hawaiian achieve gainful and productive employment in their chosen fields provides the resources needed to obtain safe shelter, access to health care.

	populations achieve their work potential. Access to these services is available through our VOIP phone system, which supports video conferencing, text messaging, and telephone access, in addition to walk-in or mail-in submissions. In our FYE 25, we served 1,024 Hawaiians in the 96792 zip code (Waianae)	
Ka Ipu Ka`eo: Native Hawaiian Career & Technical Education (NHCTEP)	This program is designed to help Hawaiians reach their full employment potential in the STEAM field (Science, Technology, Engineering, Art, and Math). This is achieved through partnerships with one high school, four community colleges, and one maritime training organization. Access to these services is through our partners.	Like the Employment and Training Program, NHCTEP increases the likelihood of Hawaiians securing jobs in the STEAM field, which in turn leads to stable housing and access to healthcare.
Waihona Puke: Native Hawaiian Library	Our Native Hawaiian library, located at our Nanakuli location, provides access to Hawaiian-based literature and videos. There is no fee to borrow material, and we do not collect fees for material that is returned late or not returned under the premise that written material in a Hawaiian home is a good thing.	ALU LIKE believes that a strong foundation begins with knowing who you are as a Hawaiian. A foundation that helps you identify not only Hawaiian values but also shared values throughout Hawai'i. Our Library provides open access to both written and electronic Hawaiian-based resources through our physical library in Nanakuli and our electronic library, Ulukau, which was

	Access to these materials is available through our web-based Ulukau or by walk-in at the Nanakuli Office site.	developed in partnership with the University of Hawai'i.
Ho`ala Hou: High Risk Behavior Reduction	Making wise life choices helps you stay on a positive path to achieving your potential. This program works with young adults in Miloli'i, Hana, Lana'i, Kaunakakai, Lihue, Waimea, Nanakuli, Mililani, Kane'ohe, Wahiawa, and Waimanalo to make choices that reduce high-risk behaviors, such as alcohol use, cigarette smoking, and teen pregnancy, and keeps them on a path to success. In addition, we also have a Statewide Foster Grandparent Project that pairs Kupuna with Keiki and Teens who may need extra one-on-one tutoring to help them achieve their academic potential. A partnership with Charter Communications/Spectrum resulted in a community work day for the rehabilitation of the office (indoor and outdoor painting, new floors, upgraded restroom, and yard work). We were excited when Spectrum also funded the Spectrum Training & Technology Center at the Nanakuli Office, which provides free	This program aims to help younger generations avoid behaviors that will make their journey to success more challenging, providing alternative activities that will keep them safe and thriving.

	access to the internet, laptop computers, and trainers, all focused on workforce development for all age groups (see attached pictures and commercial). Program services are based in our Nanakuli office site, with staff conducting walk-in and school-based services. In our FYE 25, we served 2,591 Hawaiians in the 96792 zip code (Waianae)	
Kumu Kahi: Kupuna Services	This statewide program for Kupuna over the age of 60 offers nutritious meals (served at congregate meal sites or delivered to the home), specialized education, wellness checks, respite, caregiver training, and recreational and cultural activities. Our services are provided on-site or through home delivery. ALU LIKE picks up Kupuna, or they are transported privately or through a handivan service to meet at our Nanakuli Office on Fridays for service. In our FYE 25, we served 40 Hawaiian Kupuna in the 96792 zip code (Waianae).	The goal of our Kupuna program: To provide the resources our Kupuna need to age in place and reflect our founders' vision of a safe and healthy Hawai`i.
Kulia Like: Information & Referral/Financial Literacy	This is a two-part service program. The first is a statewide information and referral hotline, whose goal is to connect Hawaiians with the	The goals of these two services are to provide and connect our participants with resources to help them achieve and maintain a

	resources they need, both within and outside of ALU LIKE, to help them resolve any life challenges they are experiencing. Access to this service is done through our VOIP telephone system, which also supports texting and video conferencing. In our FYE 25, we served 400 participants in the 96792 zip code (Waianae). The second service is Financial Literacy Training, designed for individuals or families with low to moderate incomes. Here, workshops provide an overview of personal and family financial management strategies. Access to this service is through walk-ins or video conferencing. In our FYE 25, we served 96 participants in the 96792 zip code (Waianae).	healthy, safe, and productive life environment.
Hanalima: College and Summer School Tuition and Projects	Our Hanalima project provides college and K-12 Summer School Tuition to Hawaiian participants. Access to these services is available through web-based conferencing tools, telephone, walk-in services, or mail-in submissions. Access to these services is available through our VOIP phone system, which	The goal of this projects reflects our vision for a healthy, safe, and productive life environment through the provision of resources and tools to help Hawaiian achieve academic success.

	supports video conferencing, text messaging, and telephone access, in addition to walk-in or mail-in submissions. In our FYE 25, we served 30 Hawaiians residing in the 96792 zip code (Waianae).	

6. Please provide references (name and contact information) and/or Letters of Support for this application for non-homestead use of Hawaiian Home Lands.

Letters of support are attached at the end of this narrative.

7. If you are developing your project in partnership with another organization (s), please describe the roles and responsibilities of each organization during project development, implementation, and long-term management.

ALU LIKE has been providing the aforementioned services at the Nanakuli site in partnership with Hale Ola Ho`opakolea for over 20 years. When Hale Ola Ho`opakolea indicated that they would be interested in transferring the lease to ALU LIKE, we began the process of completing our unsolicited request application to ensure that we can continue our services on the Nanakuli Homestead.

In addition to the services we provide, ALU LIKE has also made the Nanakuli space available to other non-profits and community organizations, allowing them to offer services and host community events.

PROJECT INFORMATION

8. Describe the project. What are your project goals and objectives? What kinds of activities, programs, and/or services will you provide? Describe the need for your project and how it will benefit the DHHL trust, homestead lessees, and/or waitlist applicants.

Our goal is to continue to provide our services at our current Nanakuli Office site under two service modalities: on-site services and technology-accessible services. Our on-site services include (but are not limited to) the following:

a. To "age in place" is one of the primary goals of our Kupuna program. We accomplish this through activities that help our Kupuna live healthy and productive lives. These activities include nutritious congregate meals (delivered to homebound kupuna), workshops, field trips, and socialization opportunities. In addition, we also conduct wellness checks, provide transportation to medical appointments, caregiver training,

and respite services. The Kupuna who attend the Nanakuli site come from the entire Waianae Coast, with many utilizing the handivan, taxis, and uber when they live outside of the border of our transportation area.

b. Substance Abuse Prevention Activities for Youth to increase engagement, cultural identity, resiliency, knowledge of healthy behavior, and reduction of risky behaviors
c. After-school and weekend intergenerational activities to increase socialization, reduce isolation, create stronger bonds between generations, and improve the quality of life to age well.
d. Cultural Practitioner-led activities;
e. Lapa`au & Wellness Access to promote the growth of healing plants and their use;
f. Digital Equity through public access to computers, WIFI, laptops (in office and loaned), tech staff, and curriculum.

Participants at our Nanakuli site also have access to all other ALU LIKE, Inc. services through the use of technology (telephone, video conferencing, email, and text) that connects them with staff from different projects across the state for assistance.

9. Please share your current thinking about the following project elements:

a. The planning process and your efforts to include beneficiaries

Many of our grants require a participant survey of the community needs as part of the application process. In those instances, ALU LIKE has utilized SurveyMonkey, email, and paper questionnaires to solicit community input, helping us shape our project scope to meet the community's needs.

b. Beneficiary involvement throughout the duration of the project.

ALU LIKE utilizes paper evaluations at our trainings and events to keep Nanakuli Beneficiaries engaged in our service delivery process.

c. Design and construction costs for major improvement (if any).

We have no plans to do significant improvements requiring design and construction in the near future.

d. Long-term management and operation of project facilities and the requested land area.

The on-site manager at the Nanakuli Site has been there for more than 20 years. She would be responsible for the day-to-day operations of the project facilities. The Executive Offices of ALU LIKE are tasked with ensuring the overall budgeting and maintenance of all our office facilities.

e. Long-term maintenance and repairs.

Our grants enable us to allocate funds for the maintenance and repair of our office facilities. We have also utilized community resources to help with the upkeep. For example, SPECTRUM hosted a community workday that involved painting both the interior and exterior of the Nanakuli site, laying new floors, updating the restroom, installing free Wi-Fi service, and providing computer furniture and equipment for public use.

10. Is the proposed project a Regional Plan Priority Project? YES X No□

Our project provides services to both the beneficiary and non-beneficiary populations in Waianae through local schools, weekend and after-school activities, and our Kupuna congregate site. All of our activities incorporate cultural traditions and knowledge into our curriculum and programs.

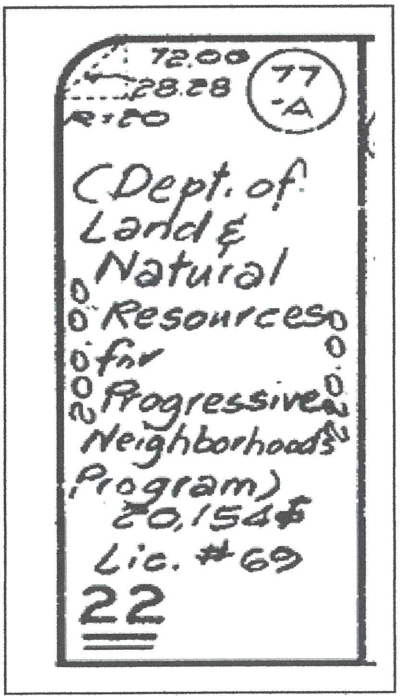
11. How do you intend to secure funding and other needed resources for the project?

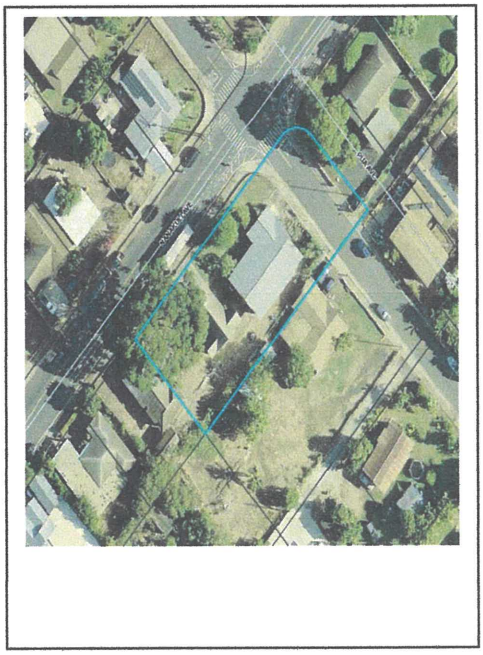
Funding for the on-site and technology-based projects and the Alcohol, Tobacco, and Drugs (ADAD) grant at the Nanakuli site has already been approved through 2029. A major portion of the ADAD grant is conducted within the schools located in the Nanakuli Ahupua`a.

PROJECT LOCATION

12. Information is listed on the application form.

13. Please attach a map of the boundaries of the area of land you are requesting. Please also identify on a separate map the conceptual layout and siting of proposed uses.





ABOVE LEFT: Tax Map Key

ABOVE RIGHT: Plot picture from the Department of Planning and Permitting.

ALU LIKE, Inc. plans to utilize the main building, the church, and the cement pad located between the church and the structure not included in the green box for program services. It is our understanding that the structure outside the green box must be torn down due to asbestos concerns.

14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.

The existing use immediately surrounding our area is residential. Our location within the residential area facilitates easy access to our services, with many residents within walking distance to our office. The Department of Hawaiian Homelands O`ahu plan has our office area designated for Community Use – Public.

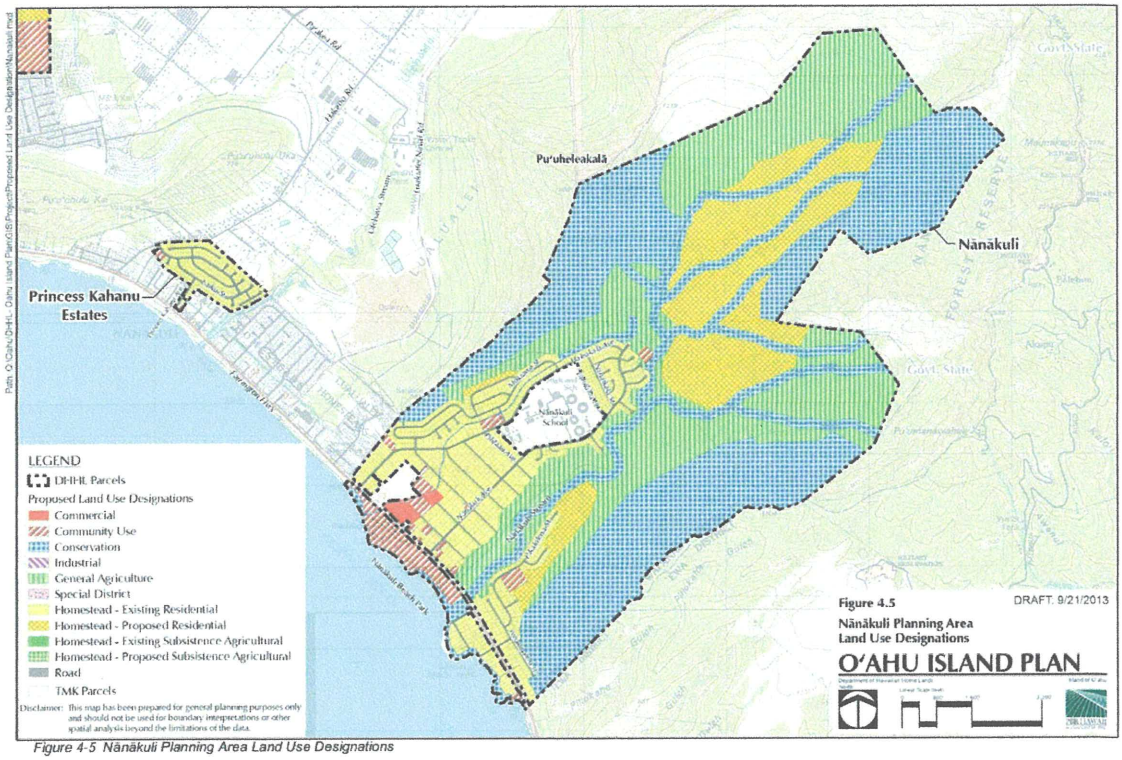


Figure 4-5 Nānākuli Planning Area Land Use Designations



INSERT: Office area taken from the Planning Area Land Use Designation Map.

15. Why do you want to implement your project at this site? Describe the characteristics of the site and surrounding area that make it an ideal location for your project.

We have been providing services from this site for over 20 years, in partnership with Hale Ola Ho`opakole`a. This site is ideal due to its close proximity to the residential community and the local schools, which makes access to our site within walking distance. The services we provide at this site are crucial due to the following reasons:

1) Kupuna

Remaining active and healthy increases the ability of Kupuna to age in place safely. Our Kupuna program provides on-site services once a week. These services include a nutritious meal, engaging activities, and opportunities for socialization. In addition, staff also conduct wellness checks, provide transportation to health appointments, offer caregiver training, and connect individuals with resources when Kupuna face social or economic challenges.

2) Substance Abuse Prevention

A risk factor for Nanakuli Youth is the favorable attitude toward substance abuse. A protective factor to counter this is a positive cultural identity and self-concept. Our project targets native Hawaiians and other youth, ages 9-18, in grades 3 -12. The desired outcome for our project includes: 1) improved positive youth behaviors/social and emotional well-being (the ability to self-regulate, resiliency, and interpersonal skills); 2) increased understanding of identity with Hawaiian Cultural values, and 3) decreased use of Alcohol, Tobacco, and Other Drugs (ATOD) among youth.

In our October 31, 2025, State of Hawaii Alcohol and Drug Abuse Division (ADAD) evaluation, there were three key findings: 1) An estimated 88% of the 1,041 youth served under the ADAD grant were native Hawaiian; 2) 53% of youth completing both pre/post surveys (332 of 628) reported increased positive youth behaviors / social emotional well-being (ability to self-regulate, resiliency, interpersonal skills); and 3) 77% of youth providing feedback on Hawaiian culture reported strengthened understanding of / identity with Hawaiian cultural values.

Participants in this grant were served in various ways and settings including (but not limited to: 1) Information dissemination (health fairs/conferences/meetings; 2) Speaking engagements/presentations); 3) Community-based processes (strategic planning, community/volunteer training); 4) Alternatives ATOD free social/recreational activities; Community service activities; 5) Mentoring programs; and 6) Other opportunities as they arise.

ADAD recently renewed our grant through 2029.

3) Spectrum Training and Technology Center

Access to the World Wide Web, video conferencing, and email can mean the difference between employment and unemployment, community engagement and isolation, access to school curriculum after hours and academic failure, among other things. Our partnership with Spectrum and the Technology Center has opened the doors to IT access, workshops conducted by individuals offshore and cultural practitioners who are now able to reach more than one community at a time. Access to the Center is free, with Spectrum providing support staff to assist residents with technical issues as they navigate the various resources available.

4) Native Hawaiian Library

Reading material in a Hawaiian home is a good thing. ALU LIKE has found that many Hawaiian families and individuals are excluded from the State Library system due to overdue books, missing books, or outstanding fines. Our Library provides a Hawaiian-based lending library for community residents that does not prohibit access for overdue or missing materials.

5) Employment and Training

Native Hawaiians face unique employment challenges and opportunities. The Federal Government recognized this and put into statute the Work Innovation and Opportunities Act, subtitle D, National Programs Sec 166, Indian and Native American Program as a remedial measure to help Native Hawaiians attain and maintain gainful employment in the State of Hawai'i. ALU LIKE, Inc. implements the requirements under this act through four focus areas: (1) Developing fully the academic, occupational, and literacy skills of our participants; (2) Empowering our participants to be more competitive in the workforce; (3) Equipping participants with entrepreneurial skills necessary for successful self-employment; and (4) Promoting the economic and social development of our Native Hawaiian Communities according to their goals and values.

There is a sobering reason why the Federal Government has created a statutory requirement to support employment and training efforts in Hawai'i's Native Hawaiian Community: The unemployment rate for Native Hawaiians is higher than the State average. The US Census American Community Survey Selected Population (Tables DP03: 2011-2015) indicated a state unemployment rate of 5.9% for the State of Hawaii, with Native Hawaiians exceeding that percentage at 6.25%. These unemployment statistics are an improvement from an earlier US Census Community Survey (2006 – 2010), which showed a 6.20% unemployment rate for the State of Hawaii and an 8.40% unemployment rate for Native Hawaiians.

We move forward to 2022 and the US Census Bureau Community Survey denotes a State of Hawaii unemployment rate of 3.6%, which is lower than the two previous reporting years. However, the same report shows a significant increase in the Native Hawaiian

unemployment rate at 9.3%. This is significant when you consider race-ethnicity statistics in the same report which found and unemployment rate of 3.6% for whites, 3.5% for Chinese, 3.0% for Japanese and 2.5% for Filipino.

In addition, the 2022 US Census Bureau Community Survey indicates an underrepresentation of Native Hawaiians in higher paying professions such as Professional, Scientific, management, administration, finance and insurance, real estate and rental and leasing. The State of Hawaii average for these positions are 8.85%. The Native Hawaiian average is 6.3%, less than the Chinese population at 9,4%, White at 9%, Japanese at 9.25% and Filipino at 7.3%. The underrepresentation in these higher waged jobs can be also be seen in the US Census 2022 American Survey (S0201) wage statistics for Hawaii. Here, the per capita income for the State is $42,710. Native Hawaiians fall short of this figure with a $25,909 per capita figure. The Native Hawaiian figure is also lower that the Japanese ($48,532), White ($45,279), Chinese ($39,345) and Filipino ($32,075). The US Census Bureau American Surveys have shown a incremental increase in Native Hawaiian Hawaiians per capita income ($20,344 in 2014, $22,145 in 2015, $23,094 in 2016, $24,188 in 2017, $25,590 in 2018, $25,612 in 2019, $25,909 in 2021 and $25,909 in 2022), these incremental increase in every year significantly fall short of the State average ($29,736 in 2014, $31,052 in 2015, $32,634 in 2016, $33,882 in 2017, $35,255 in 2018, $36,989 in 2019, $36,614 in 2021 and 42,710 in 2022).

For Nanakuli, there was a decline in employment from 4.71K employees to 4.52K employees in 2023 with Office and Administrative Support Occupations as the highest help jobs followed by Construction and Extraction Occupations (U.S. Census Bureau ACS 5-year Estimate). Business, Management represented less than 5% of the occupations held in Nanakuli and STEAM related occupations representing less than 3% (Id). Thus, not only are employment rates dropping, employment in higher paying occupations are a small percentage of the jobs help in Nanakuli. All of these statistics demonstrate the importance of maintaining remedial employment and training efforts in the Native Hawaiian Community.

6) Financial Literacy

According to the U.S. Census Bureau ACS 5-year Estimate, 16.6% of Nanakuli's population lives below the poverty line, which is higher than the national average of 12.4%. Thus, in addition to ALU LIKE's focus on helping Hawaiians obtain livable-wage jobs, we also focus on helping families and individuals understand, draft, and adhere to their budgets to build assets and address the financial challenges they face. This is especially true for collection actions, which require deliberate communication to address debt. Our Financial Literacy workshops are delivered via web conferencing and in person to help participants get on a firmer financial footing.

7) Community Meeting Place

ALU LIKE has provided meeting and training space for other nonprofit organizations and community groups. The office's location eliminates many of the transportation challenges residents face when attending community events. Providing space has enabled us to bring additional and needed resources to the Nanakuli Community.

TIME FRAME

16. What is the general time frame for implementing the project (estimated years)? Please identify major benchmarks and phases.

Due to our long-term partnership with Hale Ola Ho`opakolea (more than 20 years) ALU LIKE already occupies and provides the above-mentioned services at the proposed Nanakuli site. We intend to continue providing services and expand them when a need is identified in the Community. We hope that the transfer of the lease to ALU LIKE occurs within three months from application, and there is a smooth transition.

hana ʻiʻo

Letter of Support and Appreciation

Aloha,

On behalf of Ulu aʻe Learning Center and our program Hana ʻiʻo, we would like to extend our sincere mahalo to Alu Like, Inc. in Nānākuli for allowing us to use your space. We truly appreciate the generosity and support you continue to show our students and our community.

We especially value the use of the kitchen, which has been an excellent space for our cooking activities and hands-on learning experiences. The library has been a valuable resource and an important learning tool for our students. In addition, the classroom space has been ideal for holding classes and group activities, allowing us to serve all of our students comfortably and effectively.

Your facility has greatly enhanced our ability to provide meaningful, culturally grounded programming. We are very grateful for the welcoming and supportive environment you provide, and we look forward to the opportunity to use the space more often in the future as our program continues to grow.

Mahalo nui loa for your continued support and commitment to our keiki, ʻohana, and community.

Me ka haʻahaʻa,

Kamaka Cardines

Hana ʻiʻo Program

Ulu aʻe Learning Center

📧 **kamaka@uluae.org**

📞 **(808) 219-5468**

Hawaii Partnership to Prevent Underage Drinking

Ms. Valerie Crabbe
ALU LIKE, Inc.
89137 Nanakuli Avenue
Nanakuli, HI 96792

Dear Ms. Crabbe,

I am writing in support of ALU LIKE, Inc. for the community's continued use of its Nanakuli Office. This location has been instrumental in providing a location for the Nanakuli neighborhood to gather for activities and receive informational materials concerning the prevention of substance use/misuse and underage drinking. Your office also conducts cultural activities that promote community well-being and cohesiveness, as it is researched and recognized as a protective factor to prevent substance use/misuse for youth and adults.

HPPUD (Hawaii Partnership to Prevent Underage Drinking) is supportive of Alu Like's efforts in Nanakuli and, for the past few years have been working collaboratively with you to host community meetings, as a home base for sign-waving campaigns to drive with aloha and drive safely, and on a community mural painting project. Your office is an essential location for our work with the Leeward Coast community.

Sincerely

Valerie Mariano, Chairperson
HPPUD

Māpunawai

Dec 22, 2025

To Whom It May Concern,

I am writing this letter on behalf of **Māpunawai** to express our strong and enthusiastic support for **Alu Like, Inc.**, and in particular the vital role played by the **Alu Like Nānakuli office** in serving the community.

For Māpunawai, meaningful community work is only possible when it is rooted in trust. While our organization has provided free computer classes and digital literacy support across every island in Hawai'i, we have learned that we cannot—and should not—attempt to do this work alone. Especially in rural, underserved, and close-knit communities, connection must come through a trusted local voice. Without that trust, meaningful engagement simply does not happen.

In Nānakuli, the Alu Like office has been that trusted voice for us. It has served as a reliable hub and base of operations where we have been able to connect authentically with community members, kūpuna, and families. Through our partnership, Māpunawai has delivered a range of services at the Nānakuli office, including basic computer skills classes, online safety training for kūpuna, "how-to-use-your-computer" workshops, and computer distribution events. We have also collaborated to support programs such as the Foster Grandparent Program and provided direct computer training for participating kūpuna.

Statewide, Māpunawai has distributed thousands of computers, served nearly 10,000 participants through free computer classes, and operated Community Digital Navigator programs to provide one-on-one support. However, the success of this work in Nānakuli is directly tied to Alu Like's presence, credibility, and deep relationships within the community. Their facilities have enabled us to deliver services in a space that community members already know and trust, which is essential to effective outreach and participation.

We strongly support Alu Like, Inc. and the critical services they provide to the community. Their work, facilities, and leadership are essential to the well-being of the people they serve, and we are proud to stand alongside them as partners.

Please feel free to contact us if additional information would be helpful.

Sincerely,

Kaala Souza
Executive Director
Māpunawai Inc.

Menehune Film Academy

A 501(c)(3) nonprofit serving Waiʻanae & Nānākuli communities

Menehune Film Academy | Empowering ʻŌpio Through Filmmaking & Cultural Storytelling

Aloha,

On behalf of the Menehune Film Academy, I am honored to write this letter of support for Alu Like and their continued partnership and presence at Nānākuli Homestead.

Menehune Film Academy is a nonprofit dedicated to empowering ʻōpio through filmmaking, cultural storytelling, and inter generational knowledge exchange. Alu Like has been a meaningful partner in this mission by opening their space to our students and community — allowing our ʻōpio to learn directly from kūpuna while documenting their histories with care and respect.

Through our time at Alu Like, our ʻōpio filmmakers were able to sit with kūpuna, record oral histories, and gain firsthand experience in culturally responsible filmmaking. These were not classroom exercises — they were real, lived moments of connection that shaped our students as storytellers and as people. The ability to work within the Nānākuli Homestead community made this learning deeply relevant and rooted.

Alu Like also welcomed our community screenings, where films created by our ʻōpio were shared back with kūpuna and ʻohana. These screenings, along with shared events that included mele and oli by Ka Wai Hona haumāna, created powerful spaces of ʻike exchange, pride, and healing. For our students, seeing their work honored in a community setting reinforced the responsibility that comes with telling our people's stories.

Our organization is truly grateful for the partnership with Alu Like. Being able to visit kūpuna, return consistently to the space, and build trust within Nānākuli Homestead has been invaluable to our program and to the youth we serve. Alu Like's presence and leadership make this kind of work possible.

We fully support Alu Like's lease application and their intention to continue stewarding this space for Ahupuaʻa o Nānākuli. Their role in supporting kūpuna, ʻohana, and next-generation leaders is vital to the strength of our community.

Mahalo nui loa for considering our letter of support.

Me ke aloha,

Chaunnel "Pākē" Salmon
Founder & Director
Menehune Film Academy

Hālau Hula O Kukunaokalā

Ka`ana Kapu 501c3

12/16/2025

RE: Letter of support for and behalf of ALU LIKE, Inc. Nanakuli office site.

To whom it may concern,

This letter is to acknowledge ALU LIKE, Inc. located at 89-137 Nanakuli Ave. for their support to our non-profit Ka`ana Kapu.

ALU LIKE has open their office for our meetings, workshops, ancient and modern hula classes, chant and music practices. For over 16 years we were able to use the office space in the evening and Saturdays. We were able to utilize their facilities when we were in need of space to hold our meetings, practices and workshops. ALU LIKE staff was very supportive in opening and being there if we were need of any assistance.

We in return have enjoyed participating in past events that ALU LIKE sponsored at their Nanakuli site, events like Mo`olelo Nights, Mele on the lawn, and Hui at Da Hale.

We look forward in the future to continue meeting here at ALU LIKE's Nanakuli office.

We are very grateful for ALI, and their support of our non-profit Ka`ana Kapu / Halau Hula o Kukunaokala.

'O wau iho nō,

Dion Dizon

Dion Dizon
Vice President of Ka`ana Kapu

Nanakuli Girls Volleyball Program
89-980 Nanakuli Avenue
Waianae, HI 96792
808 391 4275
kaeokulani2000@gmail.com
December 22, 2025

To Whom It May Concern,

On behalf of the Nanakuli Girls Volleyball Program, I am pleased to provide this letter in strong support of Alulike and their continued efforts to host activities at our office that serve the Nanakuli program and broader community.

Alulike has consistently demonstrated a commitment to community engagement, cultural preservation, and educational growth through the activities they host. These include Nanakuli team gatherings, cultural activities, community meetings, educational programming, and internship opportunities, all of which provide meaningful benefits to participants and strengthen connections within our community.

Being able to utilize Alulike's office space has created a welcoming and productive environment for learning, collaboration, and cultural exchange. Their programs promote leadership development, cultural awareness, and access to educational and professional experiences, particularly for youth and emerging leaders. We have witnessed firsthand the positive impact of these activities and the respectful, organized manner in which Alulike conducts its events.

We fully support Alulike's mission and value the partnership we share. Their presence contributes positively to our space and aligns with our shared goals of fostering education, cultural understanding, and community well-being. We are confident that their continued work will remain a benefit to those they serve.

Please feel free to contact me should you require any additional information regarding our support of Alulike.

Sincerely,

Junius Wong
Varsity Head Coach
Nanakuli Girls Volleyball Program

Mua O Ulehawa

December 21, 2025

Aloha Alu Like Inc.,

On behalf of Mua O Ulehawa, I would like to express my deepest mahalo for allowing our Wai'anae community 'ōpio kāne to use your facilities in support of their 'ōiwi leadership training. Your facilities have provided a safe learning environment and is accessible to many of our 'ōpio kāne that live near the area. We look forward to utilizing the ALI Library for our wahipana mo'olelo research. As we wrap up 2025, I would like to send a big Aloha and a blessed Holiday.

E alu like mai kakou,

Pōki'i Magallanes, Limakuhi
Mua O Ulehawa
PO BOX 1879
Wai'anae, HI 96792
(808)780-8051
limakuhi75@gmail.com

Kūlia Volleyball Club
89-445 Mokiawe Street
Waianae, HI 96792
808 391 4275
kaeokulani2000@gmail.com
December 22, 2025

To Whom It May Concern,

On behalf of Kūlia Volleyball Club, I am pleased to provide this letter in strong support of Alulike and their continued efforts to host activities at our office that serve the Kūlia and broader community.

Alulike has consistently demonstrated a commitment to community engagement, cultural preservation, and educational growth through the activities they host. These include Kūlia gatherings, cultural activities, community meetings, educational programming, and internship opportunities, all of which provide meaningful benefits to participants and strengthen connections within our community.

Being able to utilize Alulike's office space has created a welcoming and productive environment for learning, collaboration, and cultural exchange. Their programs promote leadership development, cultural awareness, and access to educational and professional experiences, particularly for youth and emerging leaders. We have witnessed firsthand the positive impact of these activities and the respectful, organized manner in which Alulike conducts its events.

We fully support Alulike's mission and value the partnership we share. Their presence contributes positively to our space and aligns with our shared goals of fostering education, cultural understanding, and community well-being. We are confident that their continued work will remain a benefit to those they serve.

Please feel free to contact me should you require any additional information regarding our support of Alulike.

Sincerely,

Junius Wong
Club Director
Kūlia Volleyball Club

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

TO: Chairman and Members, Hawaiian Homes Commission

THRU: Frank J. Hall, Administrator
Land Management Division

FROM: Ryan Fujitani, Technical Services Branch
Land Management Division

SUBJECT: FOR INFORMATION ONLY
Genesis Oahu, Solid Waste to Sustainable Fuels and Tire Processing Plant Project
DHHL Lands in Honouliuli, Ewa, Island of O'ahu
Tax Map Key No. (1) 9-1-013:117, 57.513 Acres

RECOMMENDED MOTION/ACTION

None. For Information Only.

DISCUSSION

The Department is in receipt of a request to lease a parcel of Hawaiian home lands for the development of solid waste to sustainable fuel renewable energy project and tire pyrolysis plant.

APPLICANT

Genesis O'ahu Inc. (GO), represented by Anthony Aalto, Partner, Tim Newberry, President, and Patrick Saty, Secretary

LOCATION

57.513 acres located in Kalaeloa, Tax Map Key No. (1) 9-1-013-117. See Exhibit "A". The parcel is designated for Industrial use in both the DHHL O'ahu Island Plan and the Kalaeloa Regional Plan.

PROPOSAL

GO will conduct studies on 57.513 acres of land planned for industrial use in Kalaeloa to determine the feasibility for a waste-to-fuels project.

- The plant will convert up to 1,300 tons per day of municipal solid waste (MSW) into renewable diesel fuel, helping the state meet its clean energy goals.
- It will provide long-term lease income to DHHL.
- It will create 250 well-paid, long-term local jobs.
- It will invest 1% of annual company profits in local community projects.

• It will save taxpayers hundreds of millions of dollars that would otherwise be needed to preserve the current waste-disposal model.
• It will give the City & County the ability to begin retiring the H-POWER incinerator and daily landfilling, reducing major environmental and health hazards for west-side residents.

Timeline for Project Completion*

• 24-month right-of-entry for due diligence and permitting, with an option to extend 12 months
• 2-year construction period (2028–2030) for the first biorefinery plant and the tire pyrolysis facility
• 2-year construction period (2032–2034) for the second biorefinery plant
• 30-year commercial operation period (2030–2060)
*Estimated- dates subject to change

Zoning

Current: State (LUC)- Urban. City and County of Honolulu Zoning (LUO)- Federal and Military Preservation (F-1)

The project would require an (LUO) I-2 zoning designation in which power generation, storage, and electrical substations are permitted uses.

Business Concept and Rationale

Producing liquid fuels from solid waste is more profitable than generating electricity from HPOWER's steam turbine system. A plant using E3i's patented technology has been operating in Lenore City, Tennessee for 8 years and E3i is currently in the construction phase of a 1000 tons per day plant in the Dominican Republic which would be the twin of the plant proposed on DHHL land.

For that reason, the GO project attracts private investment. GO proposes to invest $350 million in private capital to build the plant. GO will source solid waste from private haulers to supply the required feedstock. It will not rely on municipal waste collected by the City's refuse division. GO has letters of intent for sufficient feedstock volumes.

In addition to renewable diesel, the plant will sell biochar (the only solid by-product of pyrolysis) and recovered scrap metals. GO will also donate two liquid by-products to local farms: R-1 quality irrigation water and wood vinegar, which improves soil fertility, accelerates composting, and helps with pest control.

Conceptual Project Design

GO will create approximately 250 skilled, long-term local jobs supported by a local training program. The plant will operate with near zero emissions and will not produce any byproducts requiring landfilling—preventing tens of thousands of tons of toxic ash from entering the Waimānalo Gulch landfill each year. It may also give the City the option to retire HPOWER, which otherwise will **REQUIRE** more than $1.5 billion in refurbishment and is currently the state's single largest point source of carbon emissions.

The biorefinery will receive up to 1,300 tons per day of MSW delivered by 50–75 trucks via the same route currently used by haulers going to H-POWER: down Kalaeloa Boulevard in Campbell Industrial Park, but turning left instead onto Malakole Street, 3–4 blocks from the proposed site.

The plant will operate 24/7. Since the entire plant is inside a building and under roof, no noise concerns are anticipated. Should it be necessary GO is prepared to soundproof the buildings.

Trucks will enter the tipping area through industrial plastic curtains to maintain negative pressure; combined with HEPA filtration, this will make the plant nearly odor-free.

Waste will be de-watered (MSW typically contains at least 25% water). At full capacity, this process will generate about 2 million gallons of R-1 water annually for west-side farmers. Some water will be refined to potable quality for onsite use.

After de-watering, a fully automated Materials Recovery Facility (MRF) will use AI sensors and robotics to remove 99% of recyclable or recoverable materials including metals, glass, fines, e-waste, mattresses, tires, and hard plastics. Off-takers have been identified for all non-pyrolizable (remaining) materials.

The remaining waste will be homogenized and pelletized into a dry, stable material that does not leach or release any chemicals.

Pellets will be processed through a sealed pyrolysis system in which they are heated without oxygen, causing the material to convert from solid to gas and neutralizing toxins. There is no smokestack. DOH has indicated that no Clean Air Permit will be required.

The gas is cooled and condensed into Renewable Diesel, certified by the EPA under ASTM D975 as a "drop-in" fuel indistinguishable from regular diesel and suitable for sale in Hawai‘i.

This process offers a potential solution to the City's looming solid waste crisis. Pyrolysis requires no landfill and can process materials that H-POWER cannot.

The biorefinery will require 8 MW of continuous power to operate 24/7. HECO has stated that no spare grid capacity exists in the area. Therefore, GO will co-site a smaller pyrolysis plant dedicated to tires and hard plastics. This second facility will require 5 acres, treat up to 80 tons per day, and generate up to 8 MW—matching the biorefinery's need. GO would be responsible for providing their own water, power, and infrastructure needs, both during construction and operations.

The tire facility will require about 50 full-time skilled workers with associated training.

Landscape and Acreage Requirements

The proposed site is a vacant 57.51-acre "bow-tie-shaped" DHHL parcel in Kalaeloa, northwest of the airport runway.

The biorefinery's optimized layout requires 20 acres. Staff parking and truck queuing requires approximately 5 acres for a total of 25 acres. The tire pyrolysis facility will require an additional 5 acres. The initial development will cover 30 acres.

GO anticipates H-POWER may reduce capacity significantly by retiring its RDF unit when the PPA expires in 2032. Around the same time, the PVT construction-debris landfill is expected to reach capacity. GO anticipates the demand for alternative waste-processing capacity will increase and plans to build a second biorefinery on the remaining 27.51 acres. If plans change, and GO decides not to build a second plant, GO shall be responsible for expenses related to subdividing the site and will surrender the 27.51 acres back to DHHL.

The 2nd plant would require its own workforce of 250 additional employees. GO would also be responsible for providing their own water, power, any infrastructure needs required for the construction and operations of the 2nd plant.

Proposed Beneficiary Consultation and Public Hearing Timeline*

- March 2026 – HHC Information Meeting
- May 2026 – Beneficiary Consultation in Kapolei
- June 2026 – Report to HHC on Beneficiary Consultation
- July 2026 – Two Public Hearings on O'ahu; HHC approval for ROE and GL
- August 2026- Issuance of ROE permit

*Estimated- dates subject to change

Proposed Compensation to DHHL

Genesis O'ahu will provide:

1. Lease Rent during the Right-of-Entry (terms to be further determined by DHHL).
2. Long term Lease Rent (If a General Lease is issued, set at the FMV, as determined by an appraisal)
3. Community benefits including:
   - Annual investment of 1% of profits into local community projects (estimated at $1.7 million per year).
   - Commitment to hire locally, supported by funding a technical training program at Leeward Community College.
   - Improved health outcomes for the Wai'anae Coast through the elimination of dirty emissions from H-POWER and toxic ash disposal at the Gulch.
   - An onsite education center and partnerships with schools to support curriculum on waste management, including organized school visits.

AUTHORITY

Section 204(a)(2), Hawaiian Homes Commission Act, 1920, as amended, states in part:
"In the management of any retained available lands not required for leasing under Section 207(a), the department may dispose of such lands to the public, including native Hawaiians,

on the same terms, conditions, restrictions and uses applicable to the disposition of public lands as provided in Chapter 171, Hawaii Revised Statutes provided that the Department may not sell or dispose of such land in fee simple…."

Hawaii Revised Statutes Section 171-95, as amended, authorizes disposition to public utilities and renewable energy producers of public lands for terms up to, but not in excess of, sixty -five years at such rental and on such other terms and conditions as the Board may determine. For the purposes of this section, "renewable energy producer" means "any producer or developer of electrical or thermal energy produced by wind, solar energy, hydropower, geothermal resources, landfill gas, waste-to-energy, ocean thermal energy conversion, cold seawater, wave energy, biomass, including municipal solid waste…that sell all of the net power produced from the demised premises to an electric utility company regulated under Chapter 269…."

Hawaii Revised Statutes Section 171-95.3, as amended, states in part:

(a). The board [commission] may lease or renew a lease of public lands to renewable energy producers, as defined in Section 171-95, without public auction only pursuant to a public process that include public notice under section 1-28.5 providing other interested renewable energy producers opportunity to participate in the process; provided that nothing in this section shall be construed to prevent the board from conducting direct negotiations; provided further that the renewable energy producer shall be required to submit as part of the proposal for the board's evaluation, as assisted by the department of business, economic development and tourism, the following:

(1) A timeline for completion of the project;
(2) A description of a financial plan for project financing;
(3) A description of the conceptual design of the project;
(4) A description of the business concept for the project; and
(5) A description of landscape and acreage requirements including public and private lands.

Upon completion of the board's evaluation and determination to award or not award a lease to a renewable energy producer, the board shall prepare a report outlining the reasons for the decision.

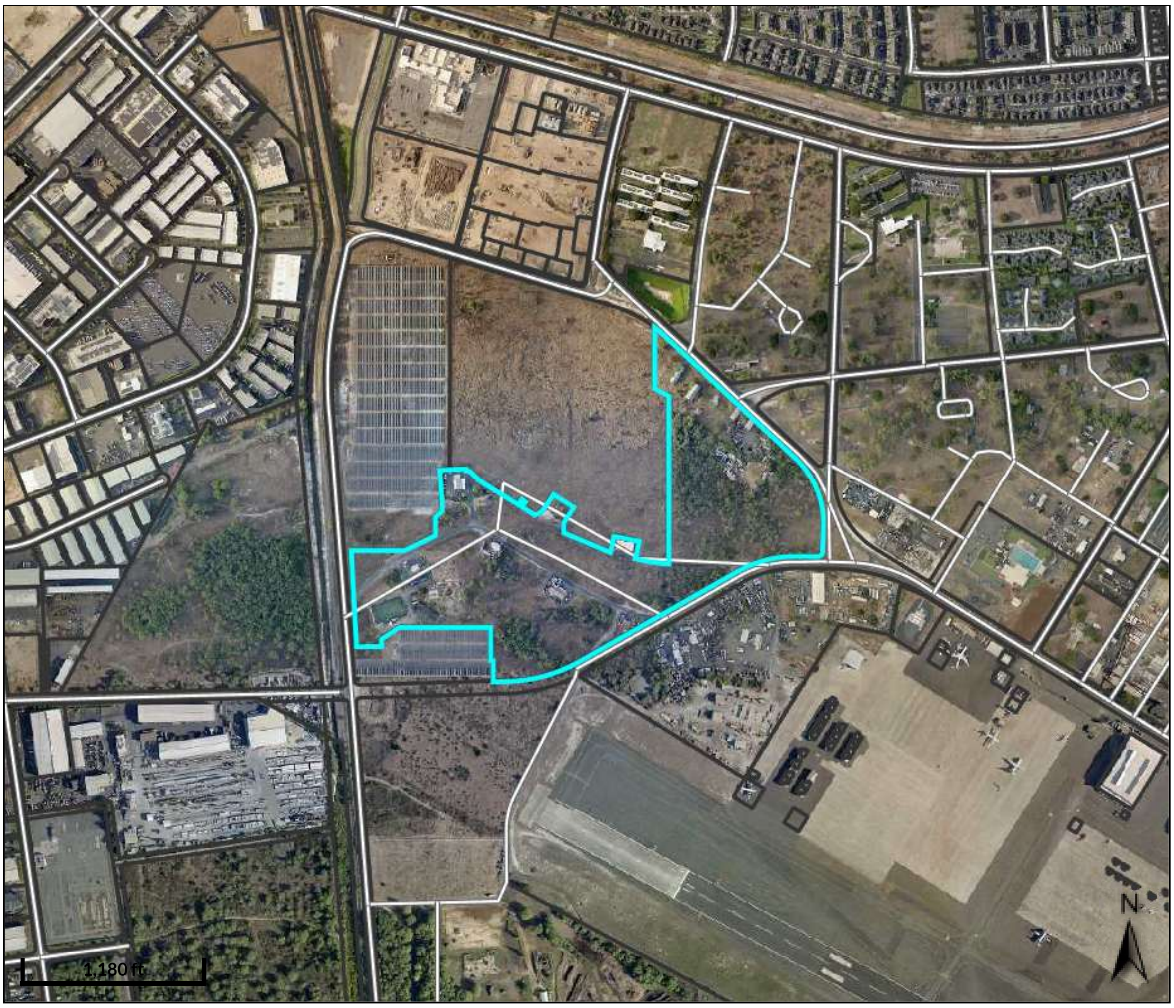
(c). To inform the public prior to the lease of public land or the renewal of a lease of public land for a proposed renewable energy project under this section, the department of land and natural resources [Department of Hawaiian Home Lands] shall conduct not less than two public hearings on the island where the public land to be leased for the proposed renewable energy project is located; provided that the notice of the hearing shall be ;published as provided in Section 1-28.5. The board shall prepare and distribute an outline of the proposals for the renewable energy project and receive testimony from interested parties and the public at each public hearing.

(d). Any action taken by the board upon a proposal subject to this section shall take place on the island where the public land to be leased for the proposed renewable energy project is located.

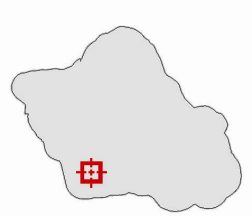
DHHL Ho'omaluo Energy Policy

Objective 2 Ko'o: <u>*Facilitate the use of diverse renewable energy resources*</u> requires the department to identify properties in DHHL's land inventory that have potential for renewable projects and pursue the leasing of those lands that are identified as suitable for renewable energy projects.

CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division



Overview



Legend

Roads
Parcels

Parcel ID	910131170000	**Situs/Physical Address**	**Assessed Land Value**	$120,252,800	**Last 2 Sales**			
Acreage	57.513		**Assessed Building Value**	$0	**Date**	**Price**	**Reason**	**Qual**
Class	COMMERCIAL		**Total Property Assessed Value**	$120,252,800	n/a	0	n/a	n/a
			Total Property Exemptions	$120,252,800	n/a	0	n/a	n/a
			Total Net Taxable Value	$0				

Brief Tax Description LOT 13068 MAP 957 LCAPP 1069
(Note: Not to be used on legal documents)

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GOVERNOR
STATE OF HAWAII
Ke Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
Ka Hope Kiaʻāina o ka Mokuʻāina ʻo Hawaiʻi

CHAIRPERSON, HHC
Ka Luna Hoʻokele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Hoʻokele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka ʻOihana ʻĀina Hoʻopulapula Hawaiʻi

P. O. BOX 1879
HONOLULU, HAWAII 96805

LAND REQUEST APPLICATION FOR NON-HOMESTEADING PURPOSES

PART I: APPLICANT INFORMATION

Name: GENESIS OAHU INC

Address: 1003 BISHOP ST., STE 2700 HONOLULU HI 96813

Phone No: 808 389-1452 Cell: _____ email: Tim.Newberry@bluemarbleprw.com

☑ **Requesting Organization is For Profit - Individual or Business**

☐ Individual ☐ Sole Proprietorship ☐ Partnership

☑ Corporation ☐ Limited Liability Corporation ☐ Other

Is an Individual HHCA Beneficiary or is Owned by an HHCA Beneficiary ☐ Yes ☑ No

☐ **Requesting Organization is a Government Agency**

☐ Federal ☐ State ☐ County

Officers and/or Principal Representatives: TIM NEWBERRY - PRESIDENT
PATRICK SATY - SECRETARY

Mission of Organization:

To build a solid waste handling facility that will help close the state's biggest polluters -H-Power and the landfill- by converting solid waste to renewable liquid fuels.

Date Incorporated: 6/16/2025 **State of Incorporation:** HI

Federal Tax ID#: 41-3792064 State Tax ID#: TO FOLLOW

PART 2: NON-HOMESTEADING LAND USE REQUEST

Describe proposed non-homesteading land use envisioned under this request as submitted

CONSTRUCT AN INDOOR WASTE-TO-FUELS RECYCLING PLANT

**Please attach additional information if necessary*

Land Area requested: Acreage/Sq.Ft. 57.51 ac **Term:** 30 years

Island: OAHU **Tax Map Key No.:** 19-1-013:117

Indicate Character of Use:

☐ Agricultural ☐ Commercial ☐ Church ☐ Other

☐ Pastoral ☑ Industrial ☐ Community Facility

Land Request Form No. 26:007

Does applicant have any existing land disposition issued by Hawaiian home lands for non-homesteading use purposes? ☐ Yes ☑ No

If yes, under what type of use and disposition: _____

Describe how proposed land use will have direct or indirect benefit to the Trust and/or its Beneficiaries

1. Help retire the two biggest sources of pollution in the state, which have significant environmental & health impacts especially on local & kanaka communities: the H-Power incinerator and daily use of the Waimanalo Gulch landfill.
2. Provide stable long-term lease income to DHHL.
3. Create -and provide technical training for- up to 250 long-term well-paid local jobs.
4. Provide grants funded by 1% of project profits ($1.5M to $2M each year) to homestead communities.

The following authorized representative submits this request for use of Hawaiian home lands under non-homesteading purposes and acknowledges that:

1. This application does not constitute any form of DHHL approval to this non-homestead land use request as submitted;
2. This is an application process that will be subject to further review, evaluation and consideration by DHHL and may require additional information to be submitted;
3. In the best interest of the trust, DHHL reserves the right to exercise its prudent authority pursuant to and in accordance with the Hawaiian Homes Commission Act (Section III, Section 204(a)(2), Section 220.5, Section 207(c), Hawaii Revised Statutes, Chapter 171, as amended and the Hawaii Administrative Rules, Title 10;
4. Associated non-refundable processing and documentation fees shall be assessed for each respective disposition request as follows:
   Revocable Permit - $100.00 License - $200.00 General Lease – Cost Documentation (all)…$75.00

GENESIS OAHU INC
Print Individual or Organization Name

ANTHONY AALTO - PARTNER
Authorized Representative Name & Title

Jan 27 2026
Date

Signature

Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Pono‘ī, Kapolei, Oahu

G ITEMS

STATE OF HAWAI`I

DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager *lkjm*

Subject: Declare a Finding of No Significant Impact (FONSI) for the Final Environmental Assessment (FEA) for the Ka'ū Cultural Center located at TMK (3) 9-5-005:003 (por.) in Wai'ōhinu, Ka'ū, Hawai'i.

Recommended Action

That the Hawaiian Homes Commission (HHC) issue a Finding of No Significant Impact (FONSI) declaration based on the Final Environmental Assessment (FEA) for the Ka'ū Cultural Center located at TMK (3) 9-5-005:003 (por.) in Wai'ōhinu, Ka'ū, Hawai'i.

Discussion

Hana Laulima Lāhui O Ka'ū Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, has obtained a right of entry permit (dated August 29, 2023) for TMK No. (3) 9-5-005:003 (por.) in order to build a Hawaiian Cultural Center at this location. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

The right of entry permit No. 729 was obtained on August 29th, 2023, and an assessment of the location for potential environmental, cultural, or historical impacts has been undertaken. Previously, the location was used for agricultural use in the production of sugarcane and grazing of farm animals as pastureland, after which it sat untended and became overgrown.

Upon consultation with local residents and community members, local stakeholders, and relevant agencies it is not expected that any significant adverse impacts should be anticipated.

IV. FINAL ENVIRONMENTAL ASSESSMENT

A Final Environmental Assessment (FEA) has been prepared to study the affected environment, assess potential environmental and socio-economic impacts, and propose measures to mitigate potential impacts. The following sections highlight the key environmental findings and recommended mitigation measures from the Draft EA:

Flora, Fauna and Local Ecology
There are no expected negative impacts on flora, fauna, or the local ecology anticipated by completion of this project. No threatened or endangered species of any kind were found on the property parcel during the survey, and no historical basis exists to expect those species to be found on the property. Given the long history of clear cutting and ecological alteration to the site due to its use in sugar cane farming, pesticide mixing, and cattle grazing there is little original ecology left to be disturbed. Regardless, best practices will be put in place to ensure that no damage or alteration to habitat or ecology for native species or species of special concern will occur during construction or throughout the lifetime of the projects use of the land parcel. Harm minimization efforts and suggestions are given in detail in the biological survey report for each species of interest.

In general, construction may harm fauna which are particularly susceptible to light damage or light caused confusion. This may include the Hawaiian Hoary Bat and Pueo, although no evidence of these species was found during this survey. To minimize these potential impacts, lighting must be shielded and pointed downward during construction. Nesting behavior may also be negatively impacted by the cutting down of trees above 15 feet during nesting and rearing season for the Hawaiian Hoary Bat and Hawaiian Hawk, generally from March to September 30th. Since no trees on the property which are being considered for removal are above this height it is not anticipated that this will be an issue, however care will be taken to ensure that no nests or individual animals are harmed during construction by following proper harm mitigation techniques.

Socio-Economic Conditions
The proposed action here is hoped to create a cultural center where local residents and especially Hawaiian natives of the Ka'ū region can gather to learn and share their heritage and cultural practices with each other. It will also act as a base of community engagement and support for the Ka'ū region, where important community events, activities, and celebrations can occur. It is anticipated that the

proposed action will have positive impacts on the socioeconomic conditions of the area, by bringing the community together and creating a space where visitors to the island of Hawai'i can learn about the specifics of the Ka'ū region and peoples

Historic and Cultural Resources
Due to the long history of agricultural use on this land since at least the late 1800's it is logical to conclude that significant ground disturbance has occurred on this project site. It is believed that any sites of cultural or archeological significance were likely disturbed or destroyed throughout the many decades of use by humans on the property. Therefore, it is not anticipated that the proposed action will have any adverse impact on historical or archeological sites or objects of interest. During project completion all State and County rules and regulations regarding the preservation or archeological and historical sites will be followed, including provisions should any such sites or evidence be found during construction. If any evidence of historical or archeological significant findings occur all construction will cease and consultation with the State Historical Preservation Division (SHPD) will occur to determine the required steps forward to protect and preserve these items.

Transportation and Traffic Flow
During the construction period, work at the proposed site will generate some traffic. Specifically, construction workers' commutes to and from the site, transportation of construction materials to the project, and removal of debris and waste from the property will induce additional traffic. Adequate space for parking of project-associated vehicles will exist at the project site once it has been cleared for construction activities, meaning that congestion due to construction vehicles will be minimal. Movement of necessary oversize machinery or large materials to and from the site may create brief traffic disruptions, but these disturbances will be minimized through best practices.

Upon completion, the Ka'ū Cultural Center will create a small amount of additional traffic on Māmalahoa Highway from site employees traveling to and from the site on operational days and traffic from visitors attending events or touring the site. However, parking on-site should enable all this traffic to remain off the roadway, meaning that this additional traffic will cause minimal disruption to vehicle flows on the roadway. During community events local law enforcement may be contacted to help direct traffic flow into and out of the center's parking lot, however this will occur on a case by case basis. Due to the limited size of the center it is not anticipated that either construction

or operation of the Ka'ū Cultural Center will cause significant impact on local traffic.

CONSISTENCY WITH DHHL PLANNING PROGRAM
DHHL has a three-tiered planning system, consisting of a General Plan, Island Plans, and Regional Plans.

DHHL General Plan
The overall vision described in the General Plan is, "by 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ʻāina." Guiding principles for the plan were developed through consultation with beneficiaries. Pertinent principles to this project include: Returning Hawaiians to the Land, Legacy and Succession, Mālama ʻĀina, and Cultural Grounding and Education.

DHHL Hawai'i Island Plan
The Island Plan designates land uses on DHHL-owned lands. This area is currently undesignated as it was added to the land inventory after the Hawai'i Island Plan (2002) and West Hawai'i Update (2009) were completed. In the update to the Hawai'i Island Plan, this area is tentatively identified for community use, consistent with the proposed Ka'ū Cultural Center.

DHHL Ka'ū Regional Plan
The Ka'ū Regional Plan was developed between the Department of Hawaiian Homelands and Hawaiian Homelands Trust to determine the best pathway forward to ensure continued growth, strength, and resilience of the homestead communities. This plan outlines various priority projects, goals, and general guidelines for projects and opportunities to help strengthen the Ka'ū region and people. This project helps to promote these goals by creating a community center where local Ka'ū people can gather to celebrate their culture and educate the larger community on their history. This supports the Regional Plan goals of promoting the Ka'ū community and reinforcing public education about the unique cultural and historical importance of Ka'ū sites. We hope that this community center can be utilized to further help promote the Ka'ū Region and the goals of the Regional Plan in general as a space where Ka'ū can gather to plan, educate, and develop further goals and strategies to promote the region and keep its cultural and historical values intact.

ANTICIPATION OF FINDING OF NO SIGNIFICANT IMPACT

Based upon the analysis in the EA, staff anticipates a finding of no significant impact (FONSI) for this project. This determination is based on upon the 13 criteria of significance that approving

agencies must consider as specified in HAR, Section 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

(1) Irrevocably commits a natural, cultural, or historic resource.
The land is currently vacant and overgrown, with no significant use for the community. It is therefore expected that the use of the land for the proposed action will not curtail the beneficial use of the environment. It is expected that the project will have a positive impact on the beneficial uses in the region.

(2) Curtail the range of beneficial uses of the environment.
It is not anticipated that the proposed actions will negatively impact the environment or curtail any beneficial uses. The project benefits the environment by removing alien grasses and brush, incorporating native plant and Hawaiian introduced plants into the landscape, and improving ground water infiltration though traditional agriculture.

(3) Conflict with the State's environmental policies or long-term environmental goals established by law.
The proposed action has no conflict with the states long-term environmental policies or goals. Any potential adverse impacts from short-term construction activities will be mitigated through compliance with regulatory guidelines and best practices

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.
This project does not remove any existing economic or social welfare items from the community or state. Upon completion it is expected to improve social welfare in the local area, as it will act as a community center and cultural center for the Hawaiian community, be an agricultural hub for the region and help to promote Department of Hawaiian Homeland goals and projects.

(5) Have a substantial adverse effect on public health.
There will be no impacts to public health upon completion of this project. Short-term construction will have some temporary impacts on air and noise quality in the immediately surrounding areas of the project site, however these impacts will be minimized through the use of best management practices and compliance with state and local regulations. There are no anticipated long-term negative impacts to public health anticipated through the completion of this project.

(6) Involve adverse secondary impacts, such as population changes or effects on public facilities.
The proposed action will not cause a substantial negative secondary

impacts to the community or surrounding environment. This includes no anticipated negative impacts on public services or facilities.

(7) Involve a substantial degradation of environmental quality.
It is not anticipated that there will be substantial degradation of environmental quality upon completion of this project. All efforts will be performed to ensure that no local fauna or flora will be impacted negatively by this project, and no large environmental impact due to land use is anticipated. Construction activities may cause some short-term impacts to air quality, noise, and traffic in the project area but these will be temporary and mitigated with best management practices in accordance with State and County regulations.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.
This is a single project affecting a small 10 ac portion of a much larger parcel of land. There are no cumulative effects anticipated from this project. There are no future commitments for larger actions beyond this Proposed Action that may lead to secondary impacts.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.
There have been to date no identified rare, threatened, or endangered species living on this land as detailed in the preceding sections of this report. This land is not on critical habitat as identified by the US Fish & Wildlife Service under the ESA and there is no evidence of rare/threatened/endangered species on the land. All minimization efforts will be undertaken to ensure that removal of vegetation, construction, and use of the land will not interfere with species of special interest to the Hawaiian community and government, and all efforts to minimize the impact on species which may be impacted by lighting, noise, etc. will be undertaken.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels.
There is no expected impact to water or air quality by the completion of this project. Because this will be a community center which is expected to have open air concerts, Lua's, Hula performances, and other events at the site there may be some impact to ambient noise levels during these events. However, it is not anticipated that regular ambient noise levels above 55 dB will occur. Any concerts or outdoor events which may lead to increased noise levels will be cleared with all required permitting

to ensure no noise laws or ordinances are exceeded. It is not anticipated that noise levels will exceed 100 dB at any event on site.

(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.
The parcel of land for this project is not near or on any environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal water access point. Therefore it is not anticipated that the proposed action would result in any adverse effects or be under risk of damage from natural hazards at the project site.

(12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in County or State plans or studies.
There are no scenic vistas or view planes which will be impacted by the completion of this project.

(13) Require substantial energy consumption or emit substantial greenhouse gases.
This project once completed is not anticipated to require substantial energy consumption or emit greenhouse gas emissions.

V. NEXT-STEPS

Here are the anticipated next-steps:

- HHC approval for the Final Environmental Assessment (March 2026).
- Compliance with HRS Chapter 6E.
- HHC Approval for a long-term land disposition to Hana Laulima Lāhui o Kaʻū for the Kaʻū Cultural Center.

VI. RECOMMENDED MOTION ACTION

DHHL staff respectfully requests approval of the recommended motion as stated above.

Final Environmental Assessment
Development of the Kaʻū Cultural Center at a portion of TMK No. (3) 9-5-005:003

Applicant:
Hana Laulima Lāhui o Kaʻū Inc.
Mrs. Terry-Lee Shibuya, President
PO Box 839
Nāʻālehu, Hawaii, 96772

Approving Agency:
Department of Hawaiian Homelands

DEPARTMENT OF HAWAIIAN HOME LANDS

Consultant:
Yummet

Class of Action:
Use of Department of Hawaiian Homelands Land

Yummet

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Summary of Proposed Action, Environmental Impacts and Mitigation Measures

Hana Laulima Lāhui o Kaʻū Inc ū Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, has obtained a right of entry permit (dated August 29, 2023) for TMK No. (3) 9-5-005:003 (por.) in order to build a Hawaiian Cultural Center at this location. This is being proposed in order to help the Kaʻū Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community. The right of entry permit No. 729 was obtained on August 29th, 2023, and an assessment of the location for potential environmental, cultural, or historical impacts has been undertaken. [~~Previously,~~] In recent history the location was part of a larger parcel that was used for agricultural use in the production of sugarcane and grazing of farm animals as pastureland, after which it sat untended and became overgrown. [~~There have been no archeological or culturally significant items or history associated with this plot of land found to date, and~~] It is not anticipated that there would be any loss to the historical, cultural, or environmental resources in [~~these~~] this area[~~s~~] if the land was utilized for the proposed project. Upon consultation with local residents and community members, local stakeholders, and concerning agencies it is not expected that any significant environmental impact should be anticipated.

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Part 1: Project Description, Purpose, and Need for an E.A. Process

Project Description, Location, and Property Ownership

Hana Laulima Lāhui o Kaʻū Inc. plans to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Kaʻū community on a portion of plot TMK No. (3) 9-5-005:003. Since this land is owned by the Department of Hawaiian Homelands and is being leased for this use to Hana Laulima Lāhui o Kaʻū**,** it requires an Environmental Review process per Chapter 343, HRS, Hawaii's Environmental Impact Statement law. In order to ~~help prepare a draft~~ perform this environmental assessment and coordinate with stakeholders, Yummet Inc. was asked to act as consultants and help prepare this documentation.

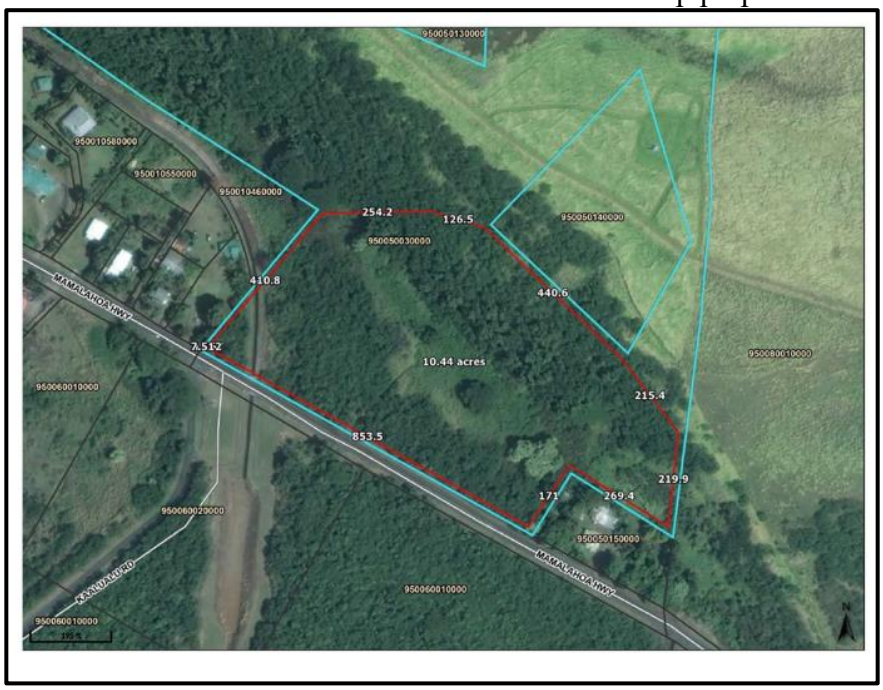


Figure 1: Aerial view of the parcel from Google Earth

The property of interest is a 10.4 acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Māmalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently zoned for agricultural use and has laid untended for a number of years. The northern end of the parcel is land owned by the Department of Hawaiian Homelands, with a portion of the property bordered by land owned by Kaʻū Hawaiian Royal Coffee and Tea (address of 95-4968 Māmalahoa Highway, Nāʻālehu, Hawaii 96772). At the western edge of the property are residential homes (properties starting at 95-9562 Hawaii Belt Rd, Nāʻālehu, HI 96772), and the parcel bordering the eastern edge is owned by Widow Coffee (address of 95-5904 Hawaii Belt Rd, Nāʻālehu, HI 96772).



Figure 2: [~~Boundaries of the parcel~~]Larger aerial view of the parcel

At the northern end of the selected area for the project [~~area~~] there is a man-made gulch to allow drainage of water off the property, and which consultation with local residents suggests was once used for farming. The intended [~~Intended~~] project area is far enough away from this gulch to [~~be of no concern~~.] have no impact on it. There are some trees which have grown in the area, and a good deal of brush which is approximately 3-5 feet tall. [~~This will be cleared in the weeks ahead.~~] From the site itself you can hear traffic as cars pass from the road, as well as chickens/roosters from the surrounding plots.

The land traditionally was utilized for farming and homesteading by native Hawaiians. The first found public record of the parcel is it being leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into Kaʻū Sugar Company Inc, which would eventually come to be known as Kaʻū Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Kaʻū Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this parcel ~~property~~. This permit was then terminated on December 31st, 1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lāhui o Kaʻū Inc for a portion of this land.

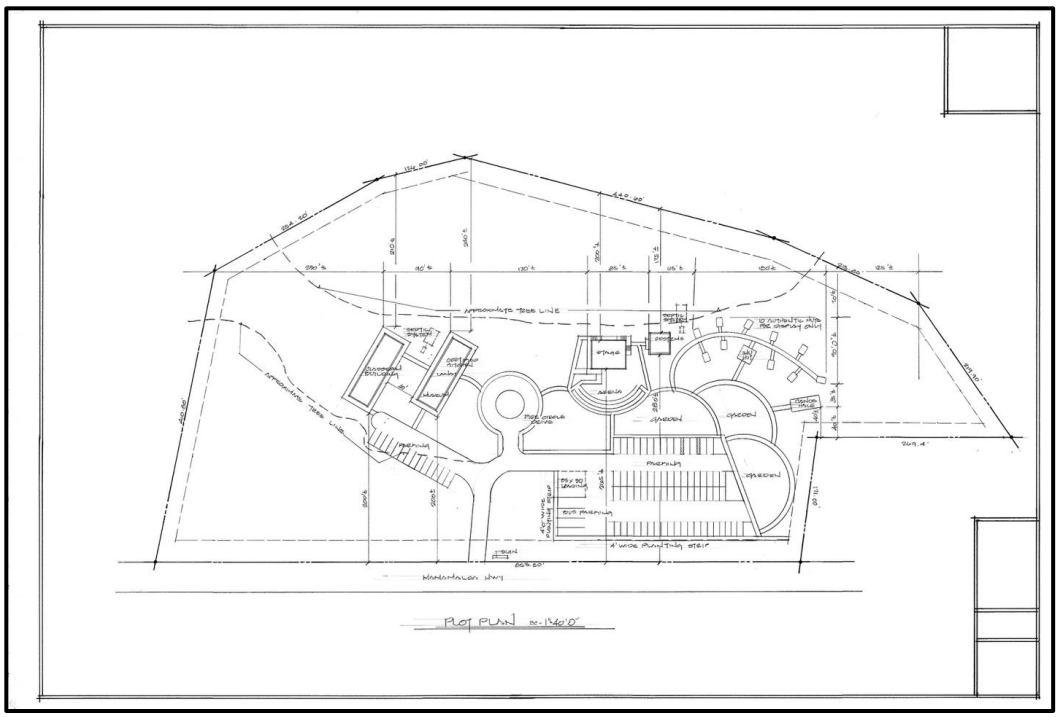


Figure 3: Proposed center overall view

The proposed center and campus will take up a total space of approximately 650 feet by 1150 feet, including a parking lot, a classroom, museum, stage, restroom, garden spaces, and authentic Hawaiian buildings for educational purposes. The entrance to the location will be along the Hawaii Belt Road. See Appendix A for full project plans.

Environmental Assessment Process

Chapter 343 (Environmental Impact Statements) Hawaii Revised Statues (HRS) establishes a system of environmental review at the State and County levels to ensure compliance with all environmental requirements and best practices in the development of projects on the Hawaii Islands. This project triggers the environmental review process under HRS Chapter 343 as amended because the action involves the use of State Lands.

This [~~Draft~~] Final Environmental Assessment ([~~Draft~~] EA) has been prepared in accordance with these regulations to allow for the use of state lands for the construction of the project. To assess the potential for environmental impacts on the property a full survey of the literature as exists currently was performed, site visits coordinated and performed, discussion with local residents and community members held, requests for comment from state and local agencies requested, and analysis of potential impacts assessed. After the Draft EA was prepared and published in the Environmental Notice, comments to the Draft were obtained and requested changes/comments included in this final Environmental Assessment.

Public Involvements and Agency Coordination

To ensure that public, state, and local concerns and comments were taken into consideration in the creation of this report ~~and~~ project letters seeking comment were sent to the government agencies shown in the table below.

Table 1: Comments requested versus provided for this EA

Comments Requested	**Comments Provided Pre-Draft**	**Comments Provided to the Draft EA**
State of Hawaii		
Department of Agriculture	No	No
Department of Health	No	Yes – Clean Air Branch
Department of Land and Natural Resources	Yes	Yes – State Historic Preservation Division
Department of Public Safety	No	No
Department of Transportation	No	No
Office of Hawaiian Affairs	No	No
Hawaii County		
Department of Environmental Management	No	No
Department of Parks and Recreation	No	No
Department of Water Supply	No	No
County of Hawaii Planning Department	No	No
Fire Department	No	No
Police Department	No	No
Elected Officials		
Mayor	No	No
State Senators for district	Yes	No
State Representatives for district	No	No
Council Members	No	No
Community Groups and Neighboring Properties		
Ka'ū Hawaiian Homestead Association	No	No
Ka'ū Hawaiian Royal Coffee and Tea	No	No
Widow Coffee	No	No

Ka'ū Hawaiian Civic club	No	No
Camino Properties	No	No

Letters from the commented agencies and government officials are included in Appendix B. Project partners also spent time discussing with the local community and neighboring businesses by going door to door to the neighborhood and obtaining comments at various stages of the planning process at local Hawaiian events for the Kaʻū and surrounding peoples. All neighbors were supportive and excited to see a project of this type come to the Kaʻū community, although none provided written comment. This project has been planned for some time, and has seen consistent support amongst the Kaʻū and Hawaiian community. A letter from the Kaʻū Hawaiian Homelands Association is included [~~from an earlier part of this projects planning~~] in Appendix B to show this support. Comments were also requested from experts in Hawaiian culture and archeology, and a survey was created and distributed to local cultural experts and practitioners to obtain their view of this project and the use of this land. Post-draft comments were also received during the public comment period for the Draft version of this document. These are also included in Appendix B.

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Part 2: Alternatives

Alternatives to this proposed action were [~~also~~] considered as part of this planning process. Alternative sites and designs were considered, as well as the potential for No Action to be taken. However, these options were ultimately removed from consideration because the cultural and community benefit of the Kaʻū cultural center is believed to be greater than any potential downsides that this project may entail in the short and long terms, and no other sites met all [~~of~~] the desired criteria to meet the project goals.

Alternative 1: No Action

If no action were taken the Kaʻū community would not benefit from the community center, museum, and stage being planned at this location. This would require continued use of other sites for important community events and activities and dilute the ability of the people of Kaʻū to share their specific cultural and historical heritage to members of the Hawaii [~~island~~] community. The parcel of land would also continue to lay fallow and untended in the near term, allowing the continued spread of invasive species on the parcel and further harm the environment of the Kaʻū region of Hawaii.

Alternative 2: Other State Lands

Other state lands were also considered for this project however these are not considered to be amenable to this project's goals. The community center is specifically planned to celebrate and educate the public on the cultural and historical richness of Kaʻū. Because of this, having the project site within Kaʻū was of the utmost importance for this project. It was also [~~hoped~~] required that access to the site should be easy for both community members and visitors. This site meets both requirements. It's location off the Hawaii Belt Road allows easy access to the site for visitors and community members, and it is within the heart of Kaʻū.

It was also hoped that land used for this project could be rejuvenated and reclaimed by the creation of the community center. Rejuvenation in this case would be both cultural, through the celebration of native Kaʻū history and culture, as well as environmental through the creation of native species gardens and removal of invasive species. This would both allow for there to be cultural but also environmental benefit to the surrounding community. The site of interest here has been overgrown for some time with invasive species, [~~and before that was continuously used for sugar cane production~~] and before that was leased to businesses in the area. It was therefore considered highly likely that environmental benefit could be derived by the creation of the community center and native species gardens planned through this project.

Part 3: Environmental, Settings, and Impact

3.1 Physical Environment

3.1.1 Geology, Soils, and Geologic Hazards

Geology Existing Conditions

The project site is located on Hawaii Island in TMK Zone 9 of the Kaʻū District. The island is composed of volcanoes and volcanic soils, and is therefore at risk for both volcanic eruptions and earthquakes. According to the USGS Lava Flow Hazard Zones for the Island of Hawaii (shown in Figure 4) the site of interest is within Zone 3. This is defined as an area where one to five percent of the zone land has been covered by lava flow since 1800, and 15 to 75 percent within the past 750 years.

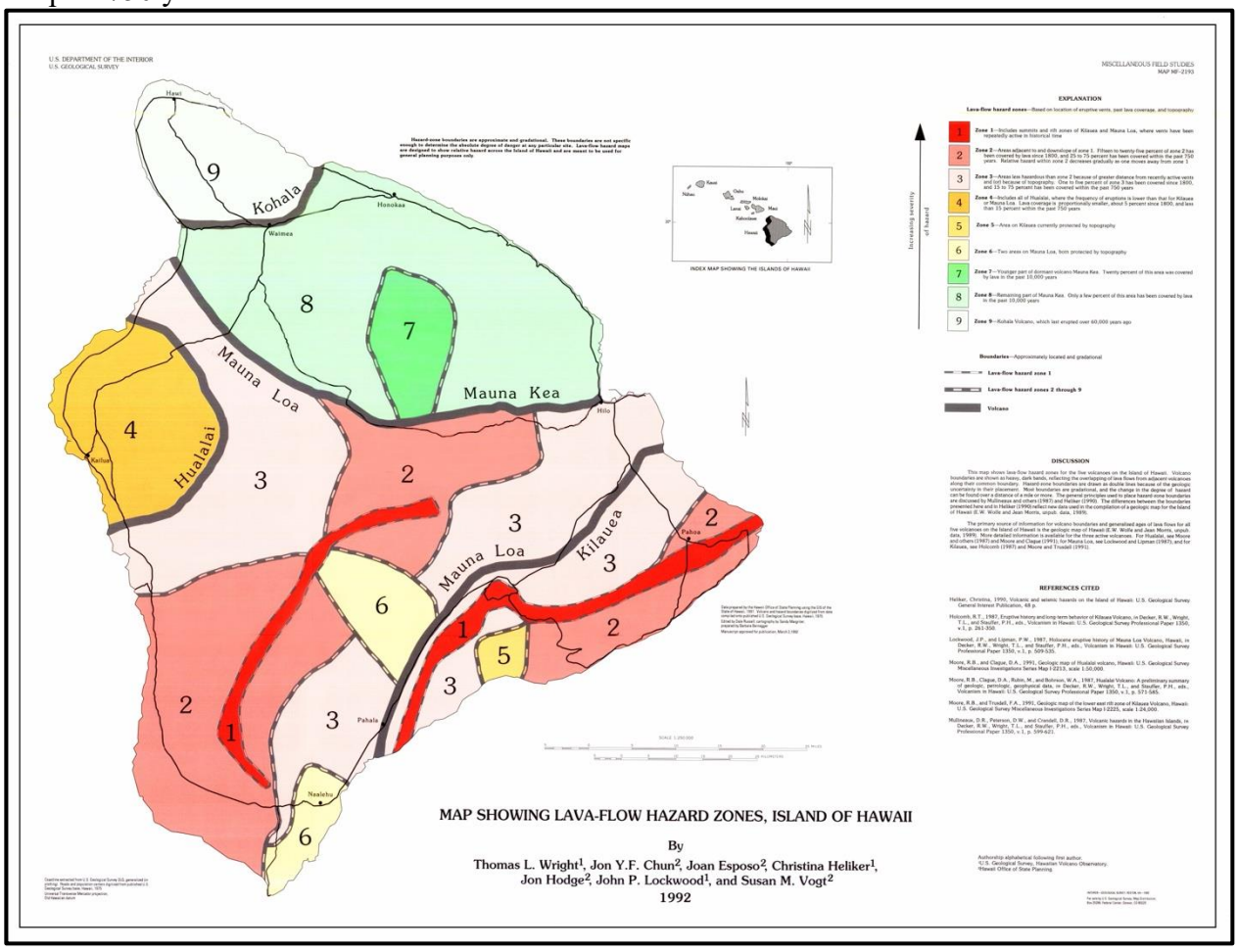


Figure 4: Lava-Flow Hazard Zones

In terms of seismic activity, the entire Island of Hawaii is considered to be an area with a high chance (>90%) of damaging seismic activity within the next 100 years. This is shown in the figure below.

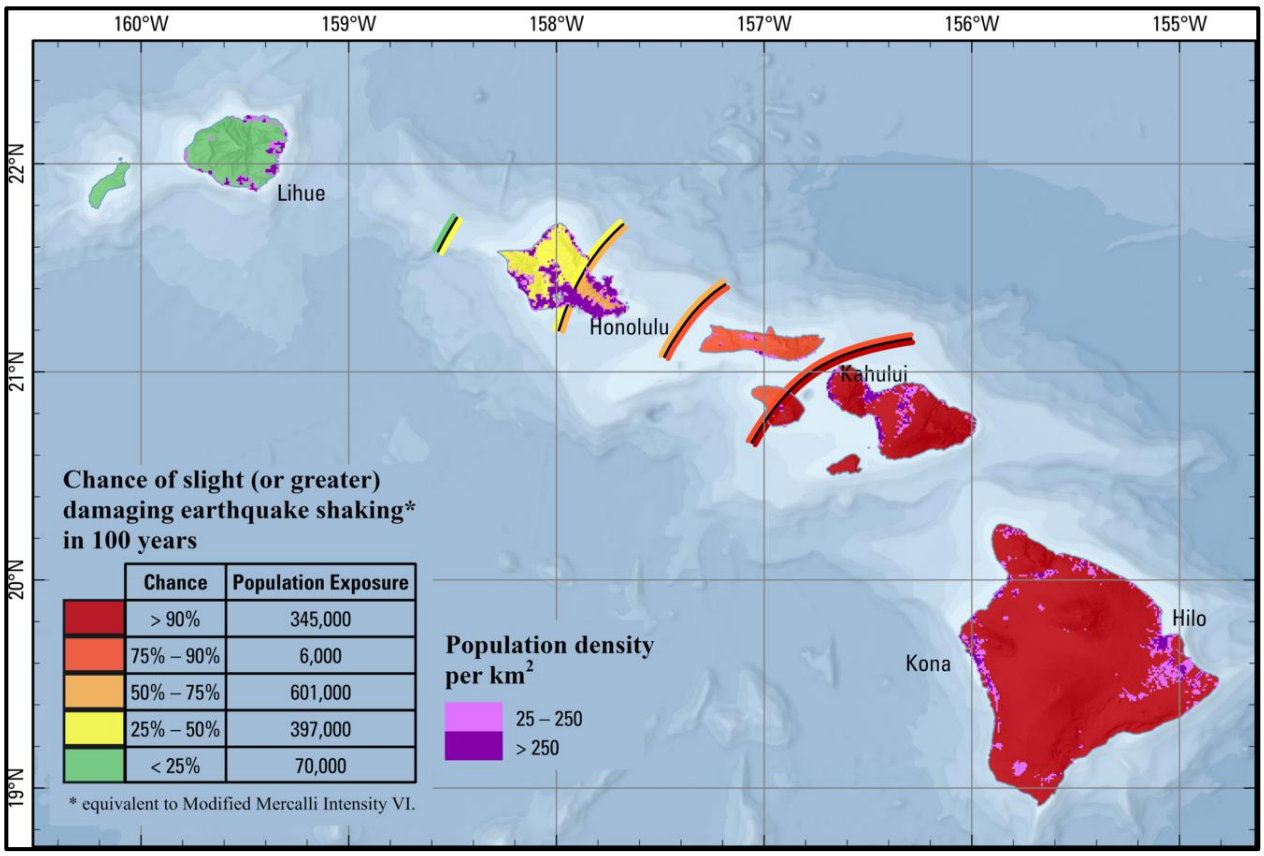


Figure 5: Chance of damaging earthquake shaking from https://www.usgs.gov/media/images/chance-earthquakes-hawaii

Due to this, when planning this project seismic risk mitigation measures standard to the Hawaiian Islands for [~~buildings were taken into account.~~] building construction was considered.

Topography Existing Conditions

The parcel is located on a portion of land with a gentle slope going from 1000 ft to approximately 960 feet from northwest to southeast. There is a high slope on the north of the property along the northeastern edge. The topography of the parcel is shown in Figure [~~2~~] 6, with a zoomed in view of the approximate~~ly~~ parcel location with relevant topography in Figure [~~3~~] 7.

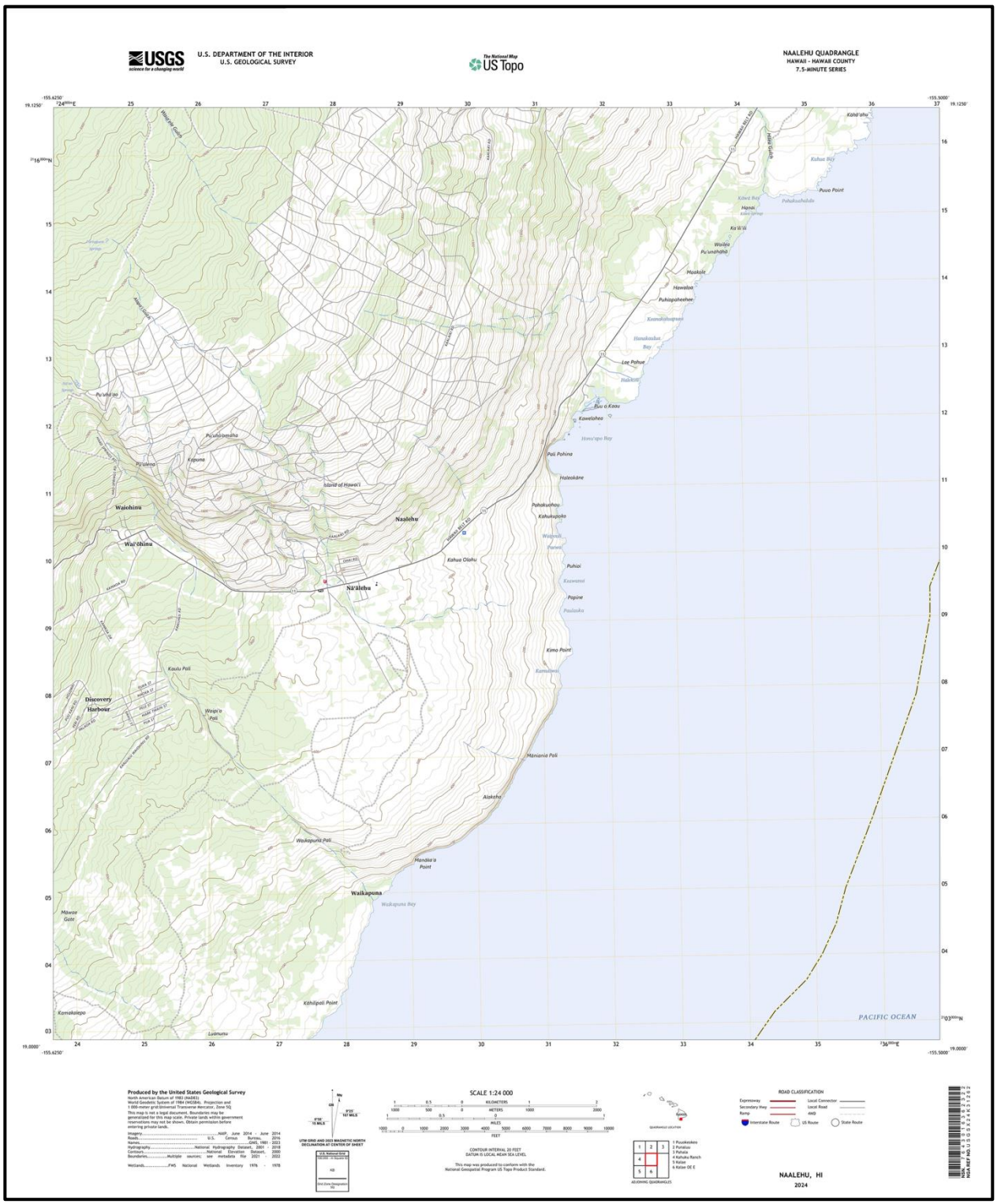


Figure 6: Topography of the land surrounding the parcel

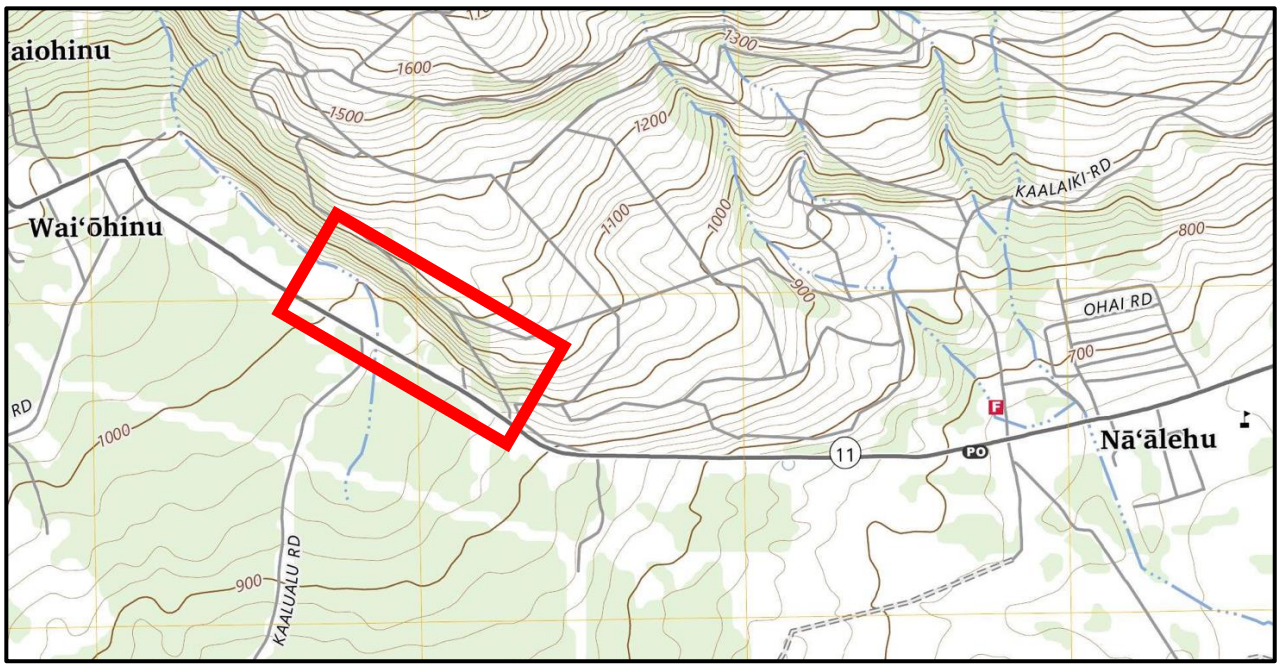


Figure 7: Parcel topography

Soils Existing Conditions

According to the web soil survey the parcel is composed of approximately equal portions of Nāʻālehu Medial Silt Clay Loam, 35 to 70 percent slopes and Kanohina-Lava flows complex, 2 to 10 percent slopes type soils. These soil types are both well drained soils derived from volcanic ash, with Nāʻālehu type being deep/very deep and Kanohina type being shallow. Both soils have slow to moderate infiltration rates and slow to medium runoff depending on topographic considerations. No agricultural lands of importance to the state of Hawaii are within or adjacent to the project location.

Certain [~~Soil~~] soil types [~~also~~] have the potential to amplify [~~the~~] damage due to seismic events [~~for a surrounding area~~] due to their ability to transmit shear waves. According to the National Earthquake Hazard Reduction Program (NEHRP), soils can be categorized into five different classes depending on their ability to transmit these shear waves. These classes include Type A (Hard Rock), B (Rock), C (Very Dense Soil and Soft Rock), D (Stiff Soil), and E (Soft soils), with type E soil amplifying the damage to surrounding infrastructure in the event of a seismic event. Soil type can also lead to structural damage during seismic events due to their tendency to undergo liquefaction. Liquefaction is the process whereby sediments that are saturated with water temporarily behave like liquids during seismic events, leading to a potentially sudden loss of strength and resulting damage to structures and infrastructure. In terms of liquefaction, soil types D and E are considered at risk for this behavior as they are composed primarily of loosely packed soils. Soil on the portion of the parcel of concern to this project is primarily Type C soil (very dense soil and soft rock), which is not considered to be at risk for liquefaction upon seismic events. The soil along the slope to the northeast of the parcel is class D soil (stiff soils), which is susceptible to liquefaction in the event of a seismic event but is not expected to amplify the damage to buildings or infrastructure.

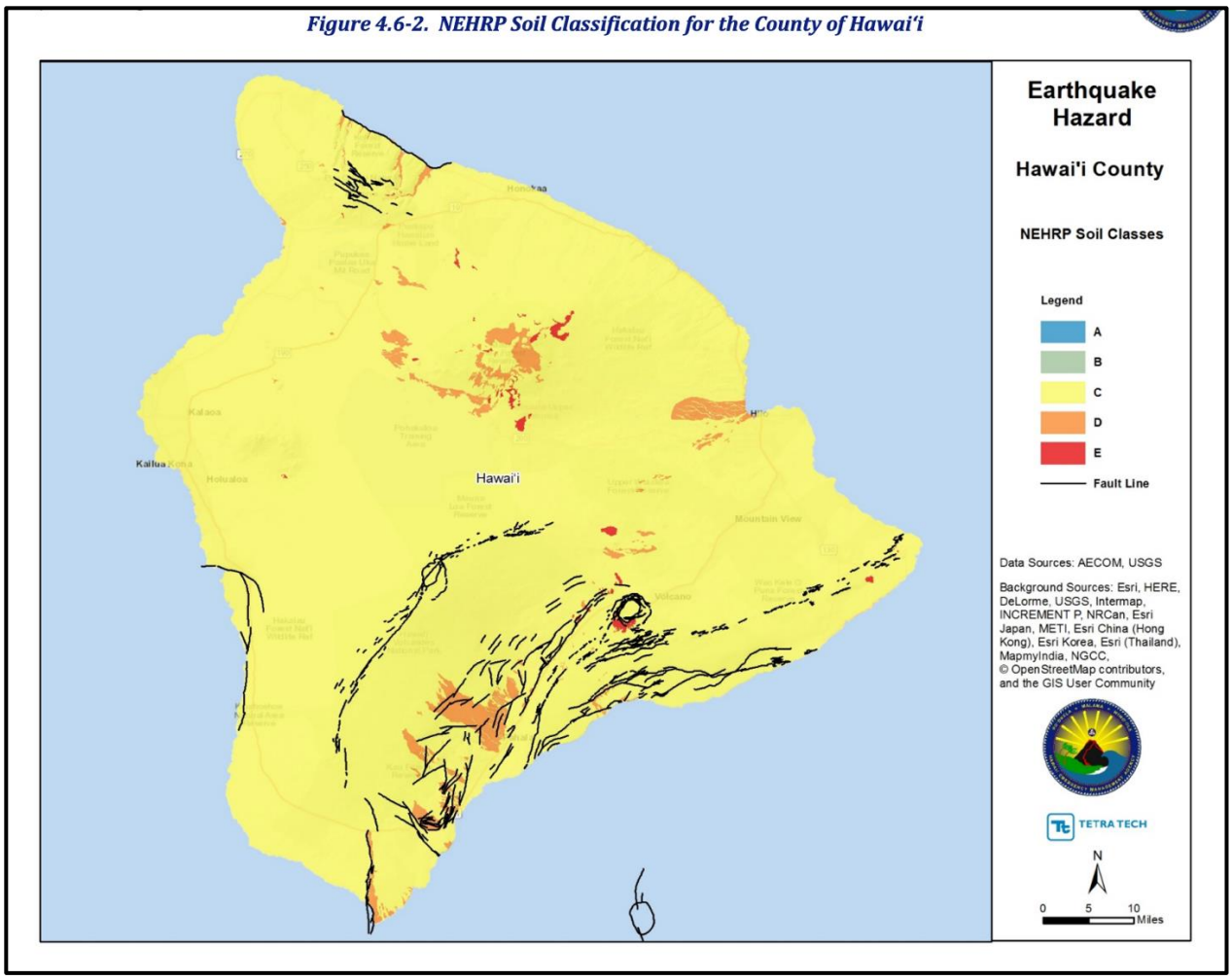


Figure 8: Soil Classification from https://dod.hawaii.gov/hiema/files/2018/06/Draft-Section-4.6-Earthquakes.pdf

Potential Impacts and Mitigation Measures

The project being proposed is expected to have no significant impact on the soil or geology of the parcel or surrounding land. Slight grading will need to be done for project completion, and construction in general can be expected to disturb soils minimally during construction. Permits for construction will be obtained and followed to ensure minimization of disturbance to soils and geology during the construction process. These will include but are not necessarily limited to NPDES Permits for stormwater discharge during construction, grading permits, grubbing permits, stockpiling permits, and building permits.

3.1.2 Drainage, Water Features and Water Quality

Rainfall, Watershed, and Groundwater Existing Conditions

The project site [~~soils~~] sees average annual rainfall of between 30 and 50 inches (50 inches for Nāʻālehu series and 30 inches for Kanohina series), with mean annual temperatures of approximately 73 degrees Fahrenheit. Both primary soil types are well drained, although Kanohina soils can see negligible runoff in depressions on gentle slopes. The project location is

within the Waiʻōhinu Watershed, and the Waiʻōhinu stream is along the western edge of the project parcel. Construction is not anticipated to impact or disrupt the stream in any way, and current runoff channels which exist to divert rainfall to the stream from this and surrounding properties will be kept in place and maintained as necessary to ensure proper drainage occurs.

The project site is in the Nāʻālehu Aquifer, which is part of the S.E. Mauna Loa aquifer system. It is not anticipated that there will be any significant alteration or impact to the aquifer or groundwater system due to this project.

Coastal Waters and Wetlands Existing Conditions

The project site is located approximately 3 miles from the nearest coastline and therefore is not anticipated to have any impact on coastal waters. There are also no wetlands within the project area or surrounding land according to the U.S. Fish and Wildlife Service. The only wetland feature is the riverine feature of the Waiʻōhinu stream as noted above.

Coastal Waters and Wetlands Existing Conditions

The proposed action does not involve any work or potential work that is expected to significantly impact the water features, drainage, or water quality of the parcel or surrounding environment. An NPDES permit is required for construction, and all grading will be performed in accordance with Hawaii County Code to ensure drainage and runoff are managed adequately. After project completion there are no long-term impacts expected to the groundwater resources in the area.

3.1.3 Flora, Fauna, and Ecosystems

As part of planning for this project a full biological survey was performed through consultation with a cultural anthropologist with a specialty focus on native Hawaiian species, Scott Laaback of Stoked on Sustainable Regenerative Land Design and Management. The full report is [~~listed here~~] available in Appendix C. A summary [~~of the key findings~~] is given below.

Flora Existing Conditions

The project site was surveyed [~~4/25/2025~~] to determine the presence of species of interest. All unique species found were photographed and categorized, and special attention was paid to see if any species of particular interest ecologically, culturally, or historically were found on the property. Special attention was paid to find evidence of any species specifically noted by the Hawaii Department of Land and Natural Resources in their comments on this project during the pre-consultation phase.

The [~~vast~~]majority of species found on the property were invasive species introduced to Hawaii in the modern era. These include some of particular invasive potential and concern, including *Schinus Terebinthifolia* and *Ochna Serrulata*. No endangered species or species of special interest as defined by the Department of Land and Natural resources were found on the property.

Fauna Existing Conditions

A survey of fauna observed on the property was also performed. The only evidence of fauna on the property were feral pig trails, and the presence of common bird species flying overhead.

Special care was taken to try and observe habitat or individuals of endangered or special interest species as defined by the Hawaii Department of Land and Natural Resources or noted in their comment received during the pre-consultation phase of this project, however no evidence of these species was observed on the property.

Potential Impacts and Mitigation Measures

There are no expected negative impacts on flora, fauna, or the local ecology anticipated by completion of this project. No threatened or endangered species [~~of any kind~~] were [~~found~~] observed on the property parcel during the survey~~, and no historical basis exists to expect those species to be found on the property~~. Given the long history of clear cutting and ecological alteration to the site [~~due to its use in sugar cane farming, pesticide mixing, and cattle grazing~~] there is little original ecology left to be disturbed. Regardless, best practices will be put in place to ensure that no damage or alteration to habitat or ecology for native species or species of special concern will occur during construction or throughout the lifetime of the projects use of the land parcel. Harm minimization efforts and suggestions are given in detail in the biological survey report for each species of interest. Special care was taken to find potential habitat for particularly susceptible species long term, as well as potential dangers that may be posed to them by construction and completion of this project. The Hawaii Department of Land and Natural Resources provided numerous helpful guidelines to ensure that no harm comes to these species, as well as methods that can be used to mitigate the impact of any human activity to their habitat and existence. These measures will be utilized to ensure no harm comes to species of interest during the lifetime of this project.

In general, construction may harm fauna which are particularly susceptible to light damage or light caused confusion. This may include the Hawaiian Hoary Bat and Pueo, which are mobile and therefore may interact with this parcel during construction and its longtime use. [~~, although no evidence of these species was found during this survey.~~] To minimize these potential impacts, lighting must be shielded and pointed downward during construction. Nesting behavior may also be negatively impacted by the cutting down of trees above 15 feet during nesting and rearing season for the Hawaiian Hoary Bat and Hawaiian Hawk, generally from March to September 30th. Since no trees on the property which are being considered for removal are above this height it is not anticipated that this will be an issue, however care will be taken to ensure that no nests or individual animals are harmed during construction by following proper harm mitigation techniques.

A full list of observed species found on the parcel is given below for reference, as well as their status and recommended actions for removal or protection. Note that since only flora species were observed there are no fauna entries on the table below.

Table 2: Flora species observed on the parcel during the biological survey. No fauna species of concern were observed during the biological survey of the parcel, and so none are included below.

Scientific Name	Common Name and/or Hawaiian Name	Status	Suggested Action
Broussonetia papyrifira	Paperback Mulberry, Wauke	Canoe	
Aleurites moluccanus	Candlenut, Kukui	Canoe	
Schinus terebinthifolia	Christmas Berry, California Black Pepper Tree	Invasive	Removal
Megathyrsus maximus	Guinea Grass	Invasive	Removal
Philodendron sp.	Philodendron, Hawaiian Finger Leaf	Invasive	Removal
Sida acuta	Common Wireweed, Spinyhead Sida	Invasive	Removal
Baleria repens	Coral Creeper	Naturalized, Invasive	Removal
Shibataea sp.	Bamboo Grass	Invasive	Removal
Chrysophyllum oliviforme	Smooth Star Apple	Invasive	Removal
Ochna serrulata	Mickey Mouse Plant	Invasive	Removal
Microsorum scolopendria	Laua'e Fern	Naturalized	
Schefflera actinophylla	Octopus Tree	Introduced	Nuisance Species removal
Rivina humilis	Coral Berry	Invasive	Removal
Nephrolepis brownii	Asian Sword Fern	Invasive	Removal
Pimenta dioica	Allspice	Invasive	Removal
Passiflora edulis	Lilikoi	Naturalized	
Averrhoa carambola	Starfruit	Naturalized	
Syzygium cumini	Java Plum	Invasive	Removal
Spathodea campanulata	African Tulip Tree	Invasive	Removal
Derris elliptica	Poison Vine, Tuba Root	Invasive	Removal
Samanea saman	Monkeypod Tree	Naturalized	

3.1.4 Air Quality

Air Quality Existing Conditions

The Environmental Protection Agency (EPA) and Hawaii State Department of Health both monitor and report on air quality for the Hawaiian Islands. The nearest air quality station to the project site is the Nāʻālehu Air Quality Station. This is approximately 2 miles from the project site. Air quality in the area is generally good, although volcanic activity and fires may lower air quality significantly. Volcanic activity can cause increases in local sulfur dioxide and particulate matter to above safe standards, and the volcanoes nearest the project site are Mauna Loa and Kīlauea. Volcanic activity can also cause volcanic fog or Vog, which occurs when volcanic gases react with and mix with moisture in the air. All volcanic activity and volcanic gases can be

harmful to human health, especially for those with preexisting cardiovascular or breathing problems.

Air quality may also be impacted by traffic in the area, with the Hawaii Belt Road bordering the project site and acting as the main entry point for local traffic to enter. Long term exposure to pollution due to high traffic zones can also be harmful to human health.

Potential Impacts and Mitigation Measures

Air quality impacts from this project are expected to be limited primarily to those occurring due to the initial construction of the facility in the short term. To minimize the potential impacts caused by construction, best practices conforming to the HAR Sections 11-60.1 Air Pollution Control will be put in practice in line with recommendations and requirements from the Hawaii Department of Health, as well as general best practices for dust control, emissions control, and other air quality measures as required.

Long term increases in traffic are not considered to be significant enough to warrant additional mitigation measures from this facility in terms of air quality controls, however all efforts will be made to ensure that no air quality issues arise from the activities which will occur at the community center once completed.

3.1.5 Noise

Noise Existing Conditions

Noise pollution can also cause harm to environments and surrounding ecosystems, and the Noise Control Act of 1972 was put in place to limit these impacts. In Hawaii, noise pollution and control is under the jurisdiction of the Department of Health Noise Section. They set out maximum permissible noise limits and regulations required for events or activities that may require variances to these limits. The maximum permissible sound levels are given in the table below in dBA, and come from Chapter 11-46, Hawaii Administrative Rules.

Table 3: Noise requirements for different zones

Zoning Districts	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Class A	55	45
Class B	60	50
Class C	70	70

The site of interest is within Class C, defined as being land that is zoned for agricultural, country, industrial, or similar use. During construction a noise permit will be required to ensure compliance with applicable laws. Furthermore, during the use of the site for performances on the planned stage noise variance permits may be required, although this will depend on various factors outside of the scope of this report.

Potential Impacts and Mitigation Measures

Primary noise issues will be due to the short-term construction within the project site. Offsite issues may include increased traffic of construction vehicles to and from the site. It is expected that a noise permit will be required for construction [~~of this project~~] and will be obtained to ensure compliance with all laws and regulations.

It is not anticipated that there will be a significant impact on noise levels due to the project being proposed here. The final project site will include a gathering space for the local community as well as a stage for outdoor performances of Hawaiian cultural events. These most likely will require permitting on a per event basis, and all relevant rules and regulations around noise limits will be followed as required.

3.1.6 Scenic Resources

Scenic Resources Existing Conditions

The project area is not within a site of scenic importance to the county of Hawaii per the County General Plan as of 2005. The site is within 1500 feet of Waiʻōhinu Park, with [~~a number of~~] residential properties between the park and the site of interest for this project. Currently the site is highly overgrown and is commonly polluted with trash and other waste [~~that collects in the fallow and untended site~~]. There are no particular scenic vistas or views from this parcel of land. Given that the project will improve this parcel of land that is currently overgrown with invasive vegetation and has sat untended[~~fallow~~] for some time, it is not anticipated that any short term or long-term negative impacts to the scenic beauty of this portion of Kaʻū should be expected.

Potential Impacts and Mitigation Measures

It is not anticipated that any impacts should be expected on the scenic beauty of the land due to this project. Improvement of the site through removal of trash and debris, invasive and overgrown plants, and planting of native species gardens are all expected to improve the scenic beauty of the area.

3.1.7 Hazardous Substances, Toxic Wastes, and Hazardous Chemicals

Existing Conditions

[~~The project site of interest was utilized for modern agricultural use since at least the 1880s, with Sugar Cane being the predominant crop grown.~~] Through an analysis of the historical records related to this site it was not found that any evidence of hazardous substances, toxic wastes, or hazardous chemicals contamination was found.

Although not considered relevant for this project site, a contaminated parcel was found relating to the Hutchinson Sugar Company, who are the previous occupants of this project site. Parcel 95008001, with entrance at Kaʻalāiki Road, was identified for its use historically for pesticide

mixing. This site is approximately 1.2 miles away from the site of interest for this project, but information is included here for completeness.

This parcel was previously contaminated by pesticide mixing by the Hutchinson Sugar Company Plantation, and is listed as the Kaʻalāiki Industrial Lots B-D in related records. Because of this, the parcel was identified by the Hawaii Brightfields Initiative for potential rehabilitation [~~and use for renewal energy projects~~]. The Brightfield Initiative was created ~~to~~ in 2018 to inform the public and potential developers of previously developed lands in Hawaii that have been redeveloped for clean and climate-friendly energy technologies.



Figure 9: Previously analyzed parcel

The site was previously analyzed through a Phase II Environmental Site Assessment in March of 2024, with increased levels of lead and arsenic found requiring remediation. The site was then decontaminated through the Fast Track Cleanup program in 2014. [~~Records relating to this procedure are found in Appendix D.~~]

Potential Impacts and Mitigation Measures

There are no expected impacts or mitigation measures required for hazardous chemicals or substances related to this project. The site will be used as a community center and gathering place for local residents. Normal waste related to any human habitation of the land should be expected and will be controlled and dealt with as required by law and best environmental stewardship practices.

3.1.8 Natural Hazards

Existing Conditions

The major natural hazards of potential concern for the Kaʻū Region of Hawaii include volcanic activity, seismic activity, floods, wildfires, tsunamis, and major storms. Furthermore, the impact

of climate change on the entire region of Hawaii is expected to be significant in the coming decades.

Sea level rise is expected to be approximately 0.5 to 2.5 feet by 2050, and 3 to 4 feet in Hawaii by 2100. Utilizing the State of Hawaii Sea Level Rise Vulnerability and Adaptation Report it is possible to see the potential change in shoreline and flooding hazards due to climate change. Using this tool, it was found that the project site of interest is far outside of any potential coastal change zone, and is also not at risk for significant changes in flooding behavior due to climate change.

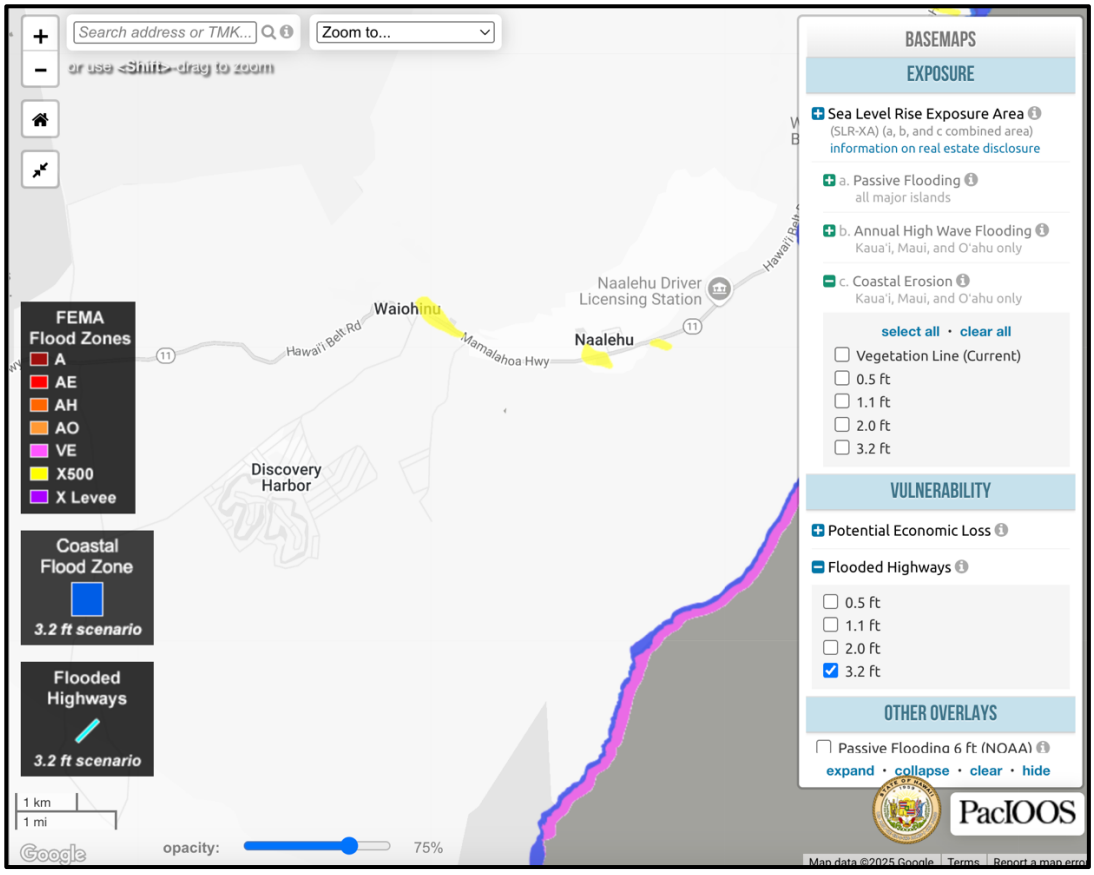


Figure 10: Flood Zone Map

The project site is not within a Tsunami evacuation zone and is marked as Flood Zone X suggesting minimal to moderate flood risk. The area is [~~therefore~~] also not part of a Special Flood Hazard Area. In terms of major storms such as hurricanes or other events it is not expected that there are special risks associated with this project site. The parcel is far away from coastal zones and has soil which is well drained.

Seismic activity, volcanic activity, and associated risks were covered more extensively in the soil section of this report (3.1.1) however it is not anticipated that there are any particular risks due to either for this project site compared to other sites in the Kaʻū region. In terms of wildfires, the parcel is currently overgrown with invasive species and is within a medium wildfire risk zone.

Therefore, it is potentially susceptible to wildfire damage. Given that the [~~vast~~]majority of wildfires are caused by human ignition it will be necessary to ensure that proper controls and protections are put in place to ensure no accidental ignitions are caused by use of the project site for the community center.

Potential Impacts and Mitigation Measures

The proposed action is not anticipated to impact the natural risks of the Hawaii islands and therefore no additional mitigation is required. Although human use of the project site may slightly increase the risk of wildfires through accidental ignition, this is considered to be outweighed by the current risk of wildfires due to illegal trash disposal at the site currently and the potential for overgrown parcels to contribute to the spread of wildfires in general. The site has a working fire hydrant for use in emergency situations along the roadway as confirmed by local fire department response.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

Existing Conditions

The project site is within the Kaʻū Census County Division (CCD) within Hawaii County. Kaʻū has a population of 8,184 as of 2023, with 929.7 square miles of total land within the census division. The median age of Kaʻū is 47.5, and the dominant ethnicity is white at 31%. 4.5% of the population is native Hawaiian alone which is lower than that for Hawaii County in total (11.3% Hawaiian Islander). However, analysis done in 2012 showed that ~28.5% of the population of Kaʻū is of mixed Native Hawaiian heritage.

The median household income of Kaʻū is $50,313, which is well below that for Hawaii County as a whole ($77,215). 13.8% of Kaʻū residents live below the poverty line, including 17% of Children under 18. Approximately 91% of residents have a high school degree or higher, and 19.9% have a bachelor's degree or higher. Furthermore, 14% of the population of Kaʻū are veterans. Unemployment current stands at 2.7% for the Kaʻū CCD.

Potential Effects and Proposed Mitigation

It is not anticipated that there will be any negative impacts from the proposed action on the socioeconomic conditions of the region. The proposed action here is hoped to create a cultural center where local residents and especially Hawaiian natives of the Kaʻū region can gather to learn and share their heritage and cultural practices with each other. It will also act as a base of community engagement and support for the Kaʻū region, where important community events, activities, and celebrations can occur. It is anticipated that the proposed action will have positive impacts on the socioeconomic conditions of the area, by bringing the community together and creating a space where visitors to the island of Hawaii can learn about the specifics of the Kaʻū region and peoples.

3.2.2 Historic and Cultural Resources

Existing Conditions

The Kaʻū region and the Kaʻū people have a long and rich connection to the overall history of Hawaii. It is believed that Kaʻū was likely the first place where Polynesian settlers landed on Hawaii island, and is one of the six original moku. Kaʻū generally was an area of warriors ready to rise up against oppression. The region and its people show up in many of the historical accounts of battles and important events throughout Hawaiian history, and Kaʻū also features prominently in many legends and stories from Hawaiian folklore. Of particular importance are the volcanoes of Kaʻū and their surrounding environments.

The project site is near the historically important areas of Waiʻōhinu and Nāʻālehu, both of which grew out of the agricultural practices of the area thanks to fertile soils and natural streams. Historically the region was one of the few places in Kaʻū where running fresh water was found, and because of this it became an important agricultural space for the Hawaiian people. Descriptions of the area near Waiʻōhinu from the first written records of Hawaii describe the area as having vast plantations of native vegetables and plants. The project site of interest ~~first enters the modern historical record as~~ would eventually become part of the Hutchinson Sugar Company plantation, which eventually became the Kaʻū Sugar Company. During this time [~~period~~] the Kaʻū region was greatly disturbed, with agricultural practices such as clear cutting, fertilizer and pesticide use, and other land alterations occurring with no sensitivity to the important cultural or historical context of the lands being utilized. Earthquake and volcanic activity further disturbed the area, destroying native homes and other structures over time.

Literature review and field inspection was performed to determine if any historical or cultural sites or items of interest were previously found or needed protection on this project site. Literature review found few archeological studies in the vicinity of the project site. The few that had occurred focused on the nearest towns of Waiʻōhinu and Nāʻālehu. There was also no evidence of important trails intersecting with the site of interest for this project. There is one primary reference in the literature of a potential Heiau having existed on the parcel at one point in history. This is from the work of John Stokes in 1919, which places the Heiau in a portion of the parcel that will be undisturbed by this project. No other reference to this Heiau could be found during the literature review performed for this analysis. The Hawaii State Historic Preservation Division had also mentioned this potential Heiau in their comment received during the public comment portion of this project, however they mentioned that the exact location or identity of the Heiau or if it is still extant is not currently known. Based on the correspondence of Mr. Gomes at the State Historic Preservation Division (found in Appendix B) and the historical record, it is anticipated that the reported Heiau site is in an area that will not be disturbed by completion of this project. This area is shown below in figure 11 and shows that the Heiau would remain in an area where the tree line is left untouched. A damaged rock wall is also extant on the property line. However, this has been damaged over time.

A walkthrough of the area was performed to determine if any obvious cultural features or significant cultural artifacts were observed. No archeological or historically relevant items were found on the property, with the primary items suggesting human habitation or use in the past being rusting vehicles and other trash [~~on the property~~]. No evidence of the Heiau reported by

Stokes in 1919 was found during the walkthrough. There [~~was also~~] is a ditch for water runoff built ~~by farming use~~ in the past along the northern end of the property. As far as could be determined, no significant archeological or historical sites of interest are anticipated to be found on the project site. Outreach to community leaders also occurred to determine if there was any local history or knowledge of relevant cultural sites undiscovered by this team and none could be determined.

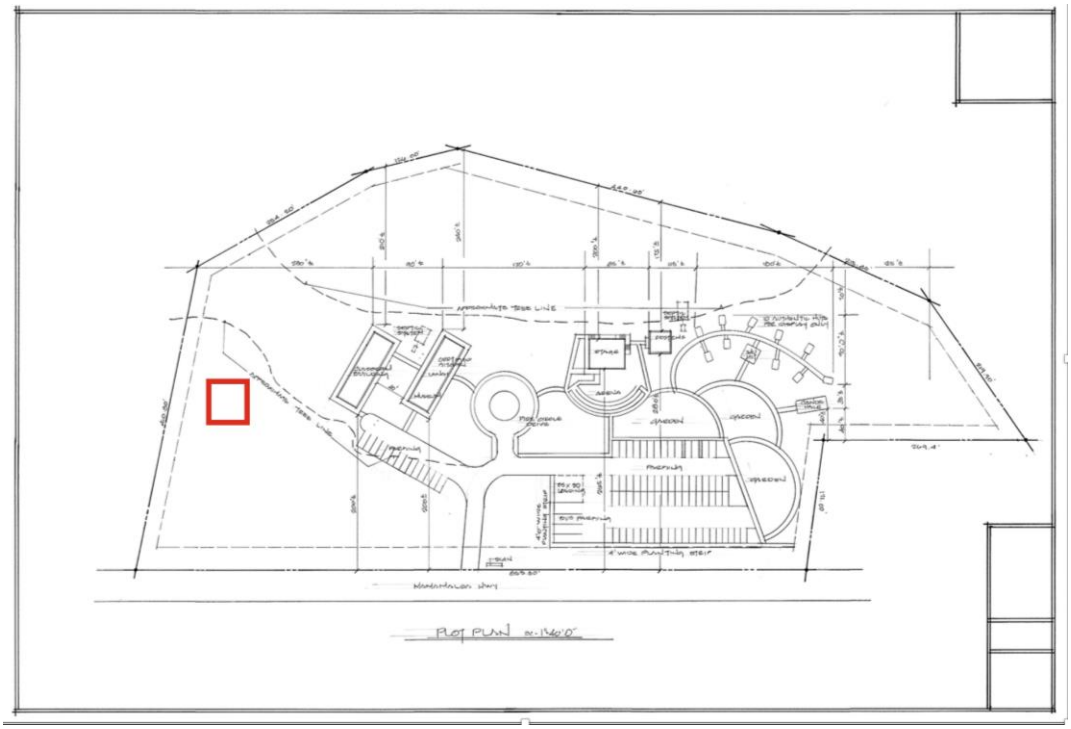


Figure 11: Project plan outline showing the reported site of the Heiau mentioned by Stokes in 1919.

Impacts and Mitigation Measures

Due to the long history of [~~agricultural~~] human use [~~on~~] of this land since at least the late 1800's it is logical to conclude that significant ground disturbance has occurred on this project site. It is believed that any sites of cultural or archeological significance were likely disturbed or destroyed throughout the many decades of use by humans on the property and environmental damaging events. Therefore, it is not anticipated that the proposed action will have any adverse impact on historical or archeological sites or objects of interest. During project completion all State and County rules and regulations regarding the preservation or archeological and historical sites will be followed, including provisions should any such sites or evidence be found during construction. Special care will be taken to ensure that any evidence of the Heiau mentioned by Stokes is preserved and analyzed. Further care will be taken to ensure that no disruption of human remains will occur if these are found on the parcel of interest during construction. If any evidence of historical or archeological significant findings occur all construction will cease and consultation with the State Historical Preservation Division (SHPD) will occur to determine the required steps forward to protect and preserve these items. To further protect the site or any potential historical or archeological items found, we suggest that a cultural monitor be present during all construction activities.

The proposed action is the creation of a cultural and community center to celebrate the history and people of Kaʻū. It is therefore anticipated that the cultural inventory and resources of the site and surrounding area will be improved by this project's completion.

3.3 Infrastructure

3.3.1 Utilities and Public Services

Existing Conditions

There is no existing utility access to the plot, meaning that power, water, and wastewater services will need to be built out or expanded. Electric power is supplied to the area by Hawaiian Electric, and existing power lines are present on the opposite side of Māmalahoa Highway. Water is provided by DWS~~, and a water connection will need to be built to the property for the supply of fresh water. However,~~ and there is already a water meter at the site. Wastewater will ~~also~~ need to be diverted by connection to the County of Hawaii. Telecommunication facilities will also need to be routed to the facility for phone and internet access and can be routed through the entryway at the Māmalahoa highway. Solid waste collection from the site will [~~also~~] be coordinated with the Hawaii County Department of Environmental Management.

The nearest fire stations to the project site are the Ocean View Fire Station and Pāhala Fire Station, both of which are within 15 miles of the project site. The project site is within the Area 2 police operations bureau for the Hawaii Police Department and will specifically be serviced by the Kaʻū District station at 95-5355 Māmalahoa Highway in Nāʻālehu. The nearest major medical facilities are the Kaʻū Hospital & Rural Health Clinic and the Kona Community Hospital.

Potential Impacts and Mitigation Measures

The proposed action is not anticipated to significantly alter or impact Utilities and Public services in the area. Short term impacts will be limited to increased waste generation due to construction activities, and long-term impacts will be limited to the use of land that currently is unoccupied. In terms of fire, police, or medical public services it is not anticipated that there will be any significantly increased use of these services due to project commencement or completion. Therefore, no additional mitigation measures are recommended.

3.3.2 Transportation and Traffic Flow

Existing Conditions

The proposed project site is accessed via Māmalahoa Highway, which serves as the primary access between Waiʻōhinu and Nāʻālehu in the project area. According to the Hawaii Department of Transportation (HDOT), the tract of Māmalahoa Highway between Waiʻōhinu and Nāʻālehu is in fair condition and carries minimal traffic. No improvements or construction projects on the roadway are planned soon. A driveway apron already exists at the project site.

Potential Impacts

During the construction period, work at the proposed site will generate some traffic. Specifically, construction worker commutes to and from the site, transportation of construction materials to the project, and removal of debris and waste from the property will induce additional traffic. Adequate space for parking of project-associated vehicles will exist at the project site once it has been cleared for construction activities, meaning that congestion due to construction vehicles will be minimal. Movement of necessary oversize machinery or large materials to and from the site may create brief traffic disruptions, but these disturbances will be minimized through best practices.

Upon completion, the Kaʻū Cultural Center will create a small amount of additional traffic on Māmalahoa Highway from site employees traveling to and from the site on operational days and traffic from visitors attending events or touring the site. However, parking on-site should minimize the impact this [~~should enable all this traffic to remain off the roadway, meaning that this~~] additional traffic will cause [~~minimal disruption~~] to vehicle flows on the roadway. During community events local law enforcement may be contacted to help direct traffic flow into and out of the center's parking lot, however this will occur on a case-by-case basis.

Due to the limited size of the center it is not anticipated that either construction or operation of the Kaʻū Cultural Center will cause significant impact on local traffic.

3.4 Secondary and Cumulative Impacts

3.4.1 Secondary Effects

Secondary effects are defined by Hawaii Administrative Rules Title 11-200.1.2 (2019) as an effect that is caused by the action and is later in time or farther removed in distance but is still reasonably foreseeable. An indirect effect may include a growth-inducing effect and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

It is not believed that the project will result in any secondary impacts that would have any adverse impacts on the natural or human environment of the island of Hawaii. The construction of the community center is anticipated to lead to beneficial secondary economic, cultural, and environmental impacts over time. Environmentally the invasive species on the currently unused parcel will be controlled and native species gardens planted. Economically and culturally the community center and museum will act as a gathering place for the local community to come and learn about the heritage and history of Kaʻū, and it is hoped that the center will act as a hub from which other similar developments and projects can occur. Furthermore, it is hoped that the center and museum will act as a destination for others to come to Kaʻū and learn about the region and its people.

3.4.2 Cumulative Impacts

Cumulative Impacts are defined by Hawaii Administrative Rules Title 11-200.1.2 (2019) as the impact on the environment that results from the incremental impact of the action when added to other past, present, and [~~reasonable~~] reasonably foreseeable future actions regardless of what

agency or person undertakes the other action. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

There are no other projects being planned in the immediate vicinity of this project site that are expected to contribute to a cumulative negative impact on the area or its surrounding environment. Therefore no cumulative negative impacts from this project are anticipated.

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Part 4: Required Permits and Approvals

The proposed action will be subject to the following list of permits and approvals to be completed before the start of construction. Please note that this list is not definitive, and other permits may be required during the construction process.

Table 4: Permits required or potentially required for this project

Permit or Approval	Agency
HRS Chapter 343 Compliance	Department of Hawaiian Homelands filed with the State of Hawaii, Hawai'i Office of Planning and Sustainable Development, Environmental Review Program
HRS Chapter 6E Compliance	State of Hawaii: Department of Land and Natural Resources, State Historic Preservation Division
National Pollutant Discharge Elimination System General Permit	State of Hawaii: Department of Health, Clean Water Branch
DCAB Approval	State of Hawaii: Department of Health, Disability and Communication Access Board
Community Noise Permit	State of Hawaii: Department of Health, Indoor and Radiological Health Branch
Plan Approval	County of Hawaii Planning Department
Grading, Grubbing, and Stockpiling Permit	County of Hawaii Department of Public Works
Building Permit for Building, Electrical, Plumbing, and Driveway	County of Hawaii Department of Public Works
Permit to Work within County Right of Way	County of Hawaii Department of Public Works
Sewer Connection	County of Hawaii Department of Environmental Management
Water Connection	County of Hawaii Department of Water Supply
Department of Hawaiian Homelands Right of Entry	Department of Hawaiian Homelands

Part 5: Consistency with Government Plans and Policies

As required by HAR §11-200.1-24 (2019) this section provides a description of the compatibility of this proposed action to the land use policies and plans of the State and County.

5.1 Hawaii State Plan

The Hawaii State Plan (HRS §226) is a policy document that sets general guidance, themes, and goals for all state and local agencies when making decisions. The purpose of the plan is to help ensure that these large policy goals are generally achieved as the State continues to develop and grow. In general, the goals of the state are to achieve 1) A strong, viable economy, 2) A desired

physical environment, and 3) Physical, social, and economic wellbeing. For the purposes of this project, only [~~a number of~~] specific themes, objectives, or goals are expected to be relevant. These are §226-12, §226-21, §226-23, §226-25, and §226-108 respectively. Each objective is given below with discussion as to how this proposed action promotes that goal.

§226-12: Objective and policies for the physical environment – scenic, natural beauty, and historic preservation

A Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

B To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:

1. Promote the preservation and restoration of significant natural and historic resources.
2. Provide incentives to maintain and enhance historic, cultural, and scenic amenities.
3. Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.
4. Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.
5. Encourage the design of developments and activities that complement the natural beauty of the islands. [L 1978, c 100, pt of §2; am L 1986, c 276, §11]

Discussion

Achieving scenic, natural beauty, and historical resources is an important goal and one that this project aims to help the State and County achieve. By taking the project site and converting it from [~~a fallow and~~] an overgrown [~~spot~~] parcel where trash and debris often accumulate and converting it into a cultural center it is hoped that this stretch of Kaʻū will be made more scenic and beautiful. By planting native species gardens [~~, building native style buildings for educational purposes,~~] and providing a beautiful space for the community to gather it is hoped that this project will promote this goal. This project will help to celebrate and educate the population on the historic, cultural, and ethnic heritage of Hawaii and the people of Kaʻū specifically, and so we believe helps the state achieve the goals listed in this objective.

§226-21: Objective and policies for socio-cultural advancement--education

A. Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.
B. To achieve the education objective, it shall be the policy of this State to:
    1. Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.
    2. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
    3. Provide appropriate educational opportunities for groups with special needs.

4 Promote educational programs which enhance understanding of Hawaii's cultural heritage.
5 Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.
6 Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.
7 Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.
8 Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.
9 Support research programs and activities that enhance the education programs of the State. [L 1978, c 100, pt of §2; am L 1986, c 276, §20]

Discussion

Although this project does not expressly create an educational center in the form of a school, the community center will include a classroom for lessons and education on native Hawaiian culture, history, and specific lessons related to the Kaʻū region and people. It will therefore support educational programs that enhance understanding of Hawaii's cultural heritage, and it is hoped that the community center will be able to work with local educational groups and schools to further promote knowledge about this particular part of Hawaiian cultural heritage in the future. This project will also help achieve the goal of providing access to services that support cultural and recreational pursuits for all groups by acting as a community gathering space for cultural events and recreational activities.

§226-23 Objective and policies for socio-cultural advancement--leisure

A. Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.
B. To achieve the leisure objective, it shall be the policy of this State to:
    1 Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.
    2 Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.
    3 Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
    4 Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.
    5 Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.
    6 Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

7 Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.
8 Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.
9 Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.
10 Assure adequate access to significant natural and cultural resources in public ownership. [L 1978, c 100, pt of §2; am L 1986, c 276, §22]

Discussion

The proposed action will create a cultural and community center for an area of Hawaii that currently does not have such facilities in abundance. By creating this community center, it is hoped that it can act as a focal point for the community and especially for the Kaʻū peoples to celebrate the region and its history. This will include musical, folk, and traditional art forms, as well as gatherings for events and celebrations for the local community. Because of this, it is believed that the proposed action will help to further the above Hawaii state goal and promote a stronger community in Kaʻū.

§226-25 Objective and policies for socio-cultural advancement--culture

A. Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.
B. To achieve the culture objective, it shall be the policy of this State to:
    1 Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.
    2 Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.
    3 Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.
    4 Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors. [L 1978, c 100, pt of §2; am L 1986, c 276, §24]

Discussion

The proposed action is being undertaken in order to create a cultural center, stage, museum, and educational space to help the Kaʻū people better celebrate their unique cultural roots. This center will also therefore act as a space where non-native Hawaiians and visitors can come to learn about the specific culture and history of the Kaʻū people and region of Hawaii. Because of this it is believed that the proposed action will help further the above goal for the people of the region.

[§226-108] Sustainability

Priority guidelines and principles to promote sustainability shall include:
1) Encouraging balanced economic, social, community, and environmental priorities;

2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
3) Promoting a diversified and dynamic economy;
4) Encouraging respect for the host culture;
5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
6) Considering the principles of the ahupuaʻa system; and
7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii. [L 2011, c 181, §2]

Discussion

The proposed action is being planned in accordance with best sustainability practices and methods and therefore will help to promote the goal of improving the sustainability of the State of Hawaii. Removal of invasive species from the project site, the building of native plant gardens, and the promotion of the principles of the ahupuaʻa system through educational programs aimed at the local community are all in line with the above goals of promoting sustainability. By planting native species gardens in this space currently overgrown by invasive species it is also hoped that the project can promote and encourage respect for Hawaiian culture and the ahupuaʻa system while educating the public on the importance of protecting the environment of Hawaii.

5.2 Hawaii County General Plan

The Hawaii County general plan is the policy document for the long-range comprehensive development of the island of Hawaii. Currently the 2005 plan is being amended into the 2045 plan, with the current draft document of this plan currently undergoing comprehensive review. The general plan is made up of different sections, although the following major pillars are used to structure and guide the general plan:

i) Collaborative Biocultural Stewardship
ii) Addressing Climate Change for Island-Wide Health
iii) Sustainable Development & Resilient Communities
iv) Thriving, Diversified, & Regenerative Economy

Since the 2045 plan is still not fully ratified and accepted as written, the 2005 plan must be the guiding plan for this proposed action. However, the proposed action is believed to be within the guidelines of the 2045 plan as well. Within the 2005 plan, the following policies, standards, and courses of action are relevant to the proposed action ~~are discussed here~~.

8 Natural Resources and Shoreline Goals
8.2 Goals
(b) Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources.

8.3 Policies

(h) Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent.

(p) Encourage the use of native plants for screening and landscaping.

14.9 Public Lands
14.9.2 Goals
(a) Utilize publicly owned lands in the best public interest and to the maximum benefit for the greatest number of people.

14.9.3 Policies
(a) Encourage uses of public lands that will satisfy specific public needs, such as housing, recreation, open space and education.

Discussion

The proposed action will help to provide opportunities for recreational, economic, and educational needs for the people of Kaʻū without despoiling or endangering natural resources. It will make use of DHHL land to create a gathering space to celebrate the unique culture and history of Kaʻū, and replace the current invasive species overgrowing the project site with native gardens and species. This will utilize public lands in the best public interest and make available to the people of Kaʻū a cultural center that is needed in this region of Hawaii. These efforts are in line with the County of Hawaii goals and policies listed above, and it is our hope that this project will help to further advance these efforts to ensure the County continues to move forward into the future in a way that is beneficial to all residents of the County.

5.3 Hawaii County Zoning Code

The Hawaii County Code Chapter 25 is the Zoning Code for the County and gives direction to the permitted land use within the County. The project parcel is on land controlled by the Department of Hawaiian Homelands, and therefore must comply with all regulations and requirements for use of DHHL lands. Consultation with DHHL has already occurred and has confirmed that use of the land for the proposed action is consistent with the intention and uses permitted on this project parcel and zoning codes. In particular this project will help to ensure that land currently unused and untended is utilized for a purpose that helps to promote the goals and efforts of the Department of Hawaiian Homelands and County of Hawaii. These goals include promoting environmental stewardship, the fostering and protection of cultural and historical spaces, and ensuring that the community good is used to help guide the use of land in the County.

5.4 Kaʻū Regional Plan

The Kaʻū Regional Plan was developed between the Department of Hawaiian Homelands and Hawaiian Homelands Trust to determine the best pathway forward to ensure continued growth, strength, and resilience of the homestead communities. This plan outlines various priority

projects, goals, and general guidelines for projects and opportunities to help strengthen the Kaʻū region and people. This project helps to promote these goals by creating a community center where local Kaʻū people can gather to celebrate their culture and educate the larger community on their history. This supports the Regional Plan goals of promoting the Kaʻū community and reinforcing public education about the unique cultural and historical importance of Kaʻū sites. We hope that this community center can be utilized to further help promote the Kaʻū Region and the goals of the Regional Plan in general as a space where Kaʻū can gather to plan, educate, and develop further goals and strategies to promote the region and keep its cultural and historical values intact.

5.5 Sustainable Communities Plan -

The Hawaii 2050 Sustainable Communities Plan is a document created to define and outline the states long term Sustainability goals to help guide development and strategy going forward. This project does not conflict with any of these goals[~~, and in fact can help bolster Hawaii's sustainable efforts by preserving and rehabilitating land that currently has been damaged by long term farming and the overgrowth of invasive species~~]. By utilizing land such as this for efforts that promote community, while ensuring that the environment is rehabilitated and protected going forward, development can foster sustainable goals and act in accordance with the 2050 Sustainable Communities Plan.

Part 6: Findings and Determination

This chapter provides a description of anticipated findings and determination for this project, as well as justification for these conclusions.

6.1 Anticipated Determination

The proposing agency's review of the proposed actions effects on the environment (including primary, secondary, cumulative, short and long-term) could result in a determination of either 1) The action would have a significant impact on the environment and an Environmental Impact Statement Preparation Notice should be issued, or 2) The action would not have a significant impact on the environment and a Finding of No Significant Impact (FONSI) will be concluded.

To determine which of the two options above are most appropriate, the 13 Significance Criteria given in the State Department of Health's Administrative Rules Title 11, Chapter 200.1 are used as guidelines against which the findings in the Environmental Assessment are compared for potential impact on the environment. Based on the findings of this Environmental Assessment it is concluded that the proposed action should not have a substantial adverse effect on the surrounding environment.

Therefore, the Proposing Agency's anticipated determination is that the Proposed Action will not have a significant impact on the environment based on the significance criteria described below. **This would result in a Finding of No Significant Impact (FONSI) for this project.** Each significance criteria is examined in more detail in the next section.

6.2 Significance Criteria Findings

An agency determines that an action may have a significant impact on the environment if it meets any of the following criteria (from HAR Section 11-200.1-13):

1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource

There is no irrevocable commitment to loss or destruction of natural or cultural resources identified with this proposed action. As discussed in Part 3 of this report, the land has historically been used for farming or sat untended, and no cultural resource or anthropological site of interest has been identified to date. A potential Heiau was noted but no evidence of this site has been found. Based on historical documentary evidence it is not anticipated that the Heiau site would be disturbed by this project, as it is outside of the area where land disturbance or alteration will occur. The project itself will lead to the creation of an area to celebrate and teach about local Hawaiian culture. In the event that any important natural or cultural resource is discovered during the construction or operation of this project, mitigation measures to address any potential impacts will be performed to ensure that there is no loss of natural or cultural resources. A cultural monitor will be present during construction to ensure that no culturally or historically relevant items are disturbed or damaged during the construction activities required for this project. If any such sites or items are found, construction activities will be stopped and the State Historical Preservation Division will be contacted to determine the correct next steps to ensure proper mitigation.

2) Curtails the range of beneficial uses of the environment

The land is currently sitting unoccupied and overgrown, with no significant use for the community or local environment. It is therefore expected that the use of the land for the proposed action will not curtail the beneficial use of the environment. [~~In fact it is expected that the project will have a positive impact on the beneficial uses of the environment in the Kaʻūregion.~~]

3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in [Chapter] 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders

The proposed action has no conflict with the states long term environmental policies or goals. Any potential adverse impacts from short-term construction activities will be mitigated through compliance with regulatory guidelines and best practices. It is hoped that this project will help promote the states long term environmental policies and goals by converting land overgrown with invasive species into land where native species are planted and protected, and the cultural stewardship of the land through the ahupuaʻa system is celebrated.

4). Substantially affects the economic or social welfare of the community or State

This project does not remove any existing economic or social welfare items from the community or state. Upon completion it is expected to improve social welfare in the local area, as it will act

as a community center and cultural center for the Hawaiian community and help to promote Department of Hawaiian Homeland goals and projects.

5). Substantially affects public health

There will be no impacts to public health upon completion of this project. Short-term construction will have some temporary impacts on air and noise quality in the immediately surrounding areas of the project site, however these impacts will be minimized through the use of best management practices and compliance with state and local regulations. There are no anticipated long-term negative impacts to public health anticipated through the completion of this project.

6). Involves substantial secondary impacts, such as population changes or effects on public Facilities

The proposed action will not cause [~~a~~] substantial negative secondary impacts to the community or surrounding environment. This includes no anticipated negative impacts on public services or facilities.

7). Involves a substantial degradation of environmental quality

It is not anticipated that there will be substantial degradation of environmental quality upon completion of this project. All efforts will be performed to ensure that no local fauna or flora will be impacted negatively by this project, and no large environmental impact due to land use is anticipated. Construction activities may cause some short-term impacts to air quality, noise, and traffic in the project area but these will be temporary and mitigated with best management practices in accordance with State and County regulations.

8). Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions

[~~This is a single project effecting a small portion of a much larger parcel of land.~~] There are no cumulative effects anticipated from this project. There are no future commitments for larger actions beyond this Proposed Action that may lead to secondary impacts.

9). Substantially affects a rare, threatened, or endangered species, or its habitat

There have been to date no identified rare, threatened, or endangered species living on this land as detailed in [~~the preceding sections of~~] this report. This land is not on critical habitat as identified by the US Fish & Wildlife Service under the ESA and there is no evidence of rare/threatened/endangered species on the land. All minimization efforts will be undertaken to ensure that removal of vegetation, construction, and use of the land will not interfere with species of special interest to the Hawaiian community and government, and all efforts to minimize the impact on species which may be impacted by lighting, noise, etc. will be undertaken.

10). Detrimentally affects air or water quality or ambient noise levels

There is no expected impact to water or air quality by the completion of this project. Because this will be a community center which is expected to have open air events ~~concerts, Lua's, Hula performances, and other events~~ at the site there may be some occasional impact to ambient noise levels ~~during these events~~. However, it is not anticipated that regular ambient noise levels above 55 dB will occur. Any concerts or outdoor events which may lead to increased noise levels will be cleared with all relevant agencies and the applicant will obtain all required permitting to ensure no noise laws or ordinances are exceeded. It is not anticipated that noise levels will exceed 100 dB at any event on site.

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, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters

The parcel of land for this project is not near or on any environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal water access point. Therefore it is not anticipated that the proposed action would result in any adverse effects or be under risk of damage from natural hazards at the project site.

12). Substantially affects scenic vistas and view planes identified in county or state plans or studies

There are no scenic vistas or view planes which will be impacted by the completion of this project. It is hoped that the completion of this project will lead to an improvement in the scenic quality of the area.

13). Requires substantial energy consumption

This project once completed is not anticipated to require substantial energy consumption or emit greenhouse gas emissions. There is no energy use anticipated outside of standard use for a building.

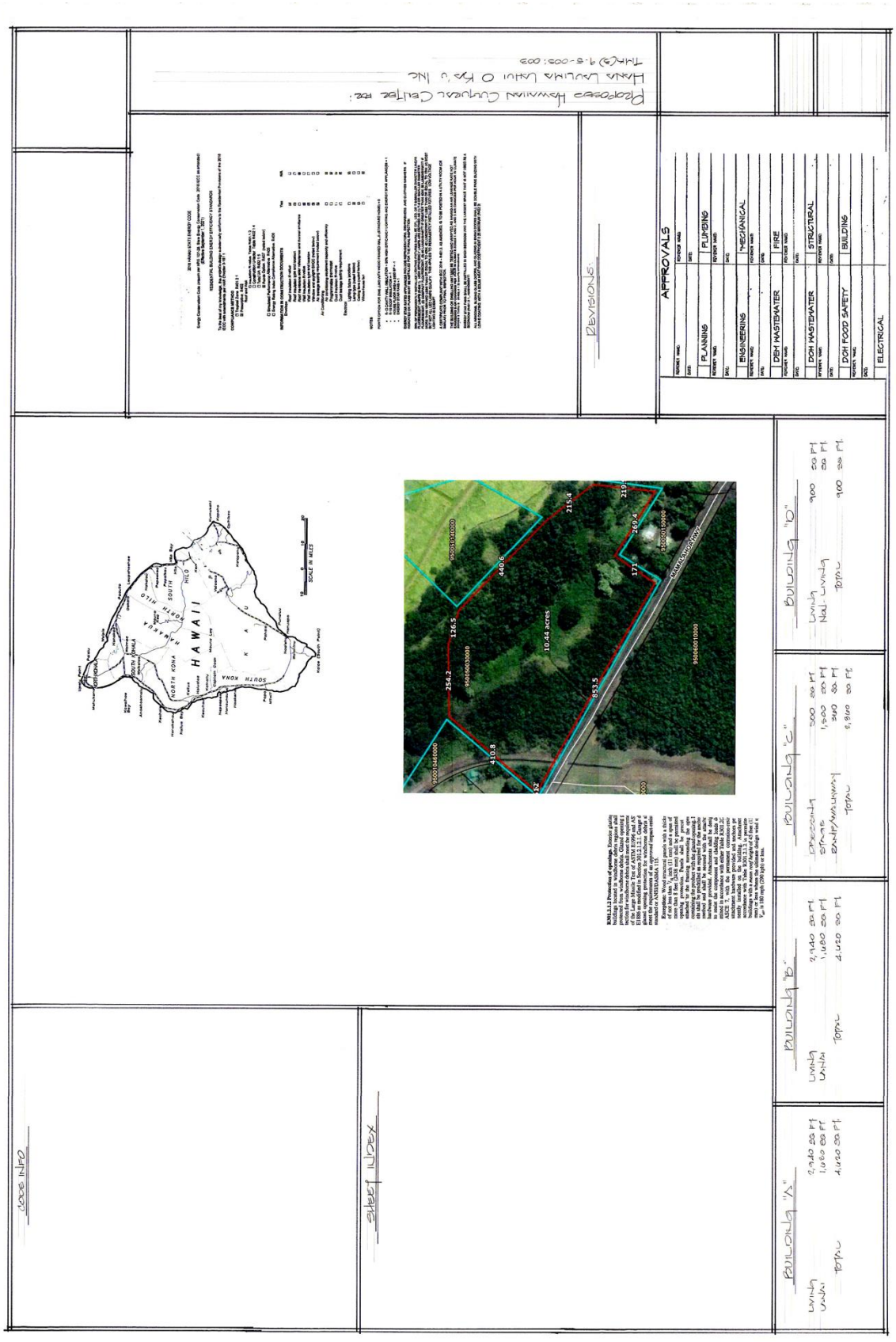
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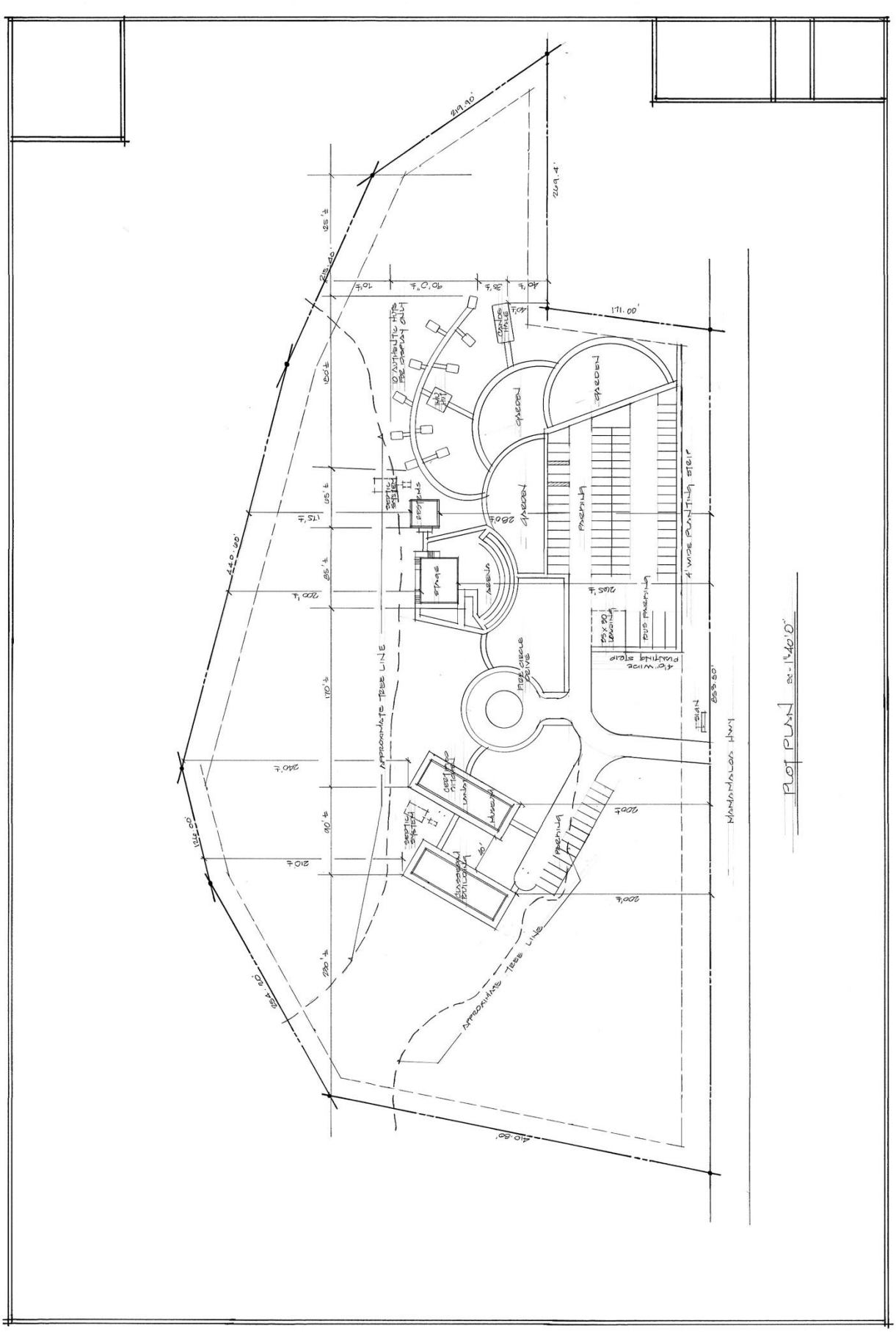
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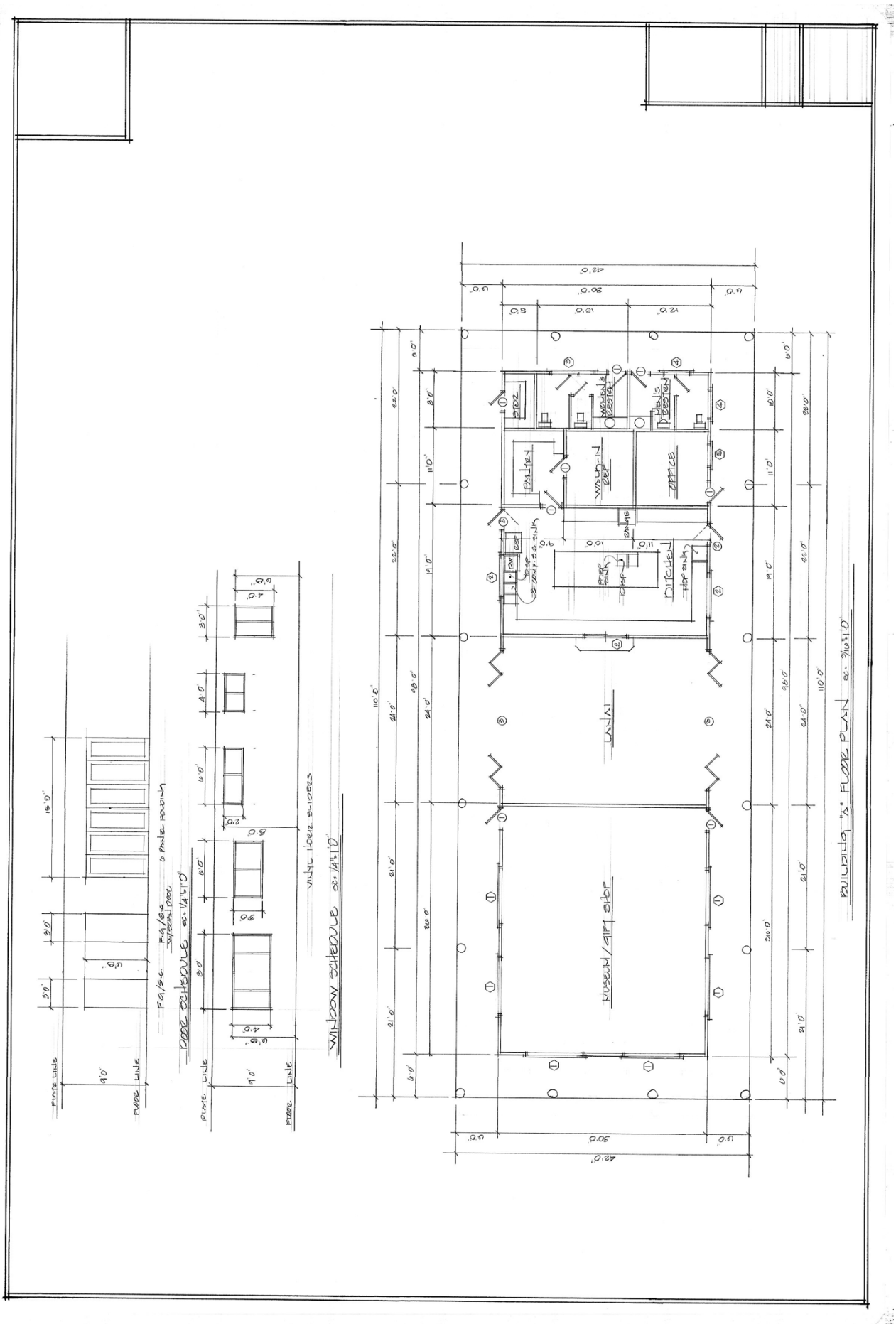
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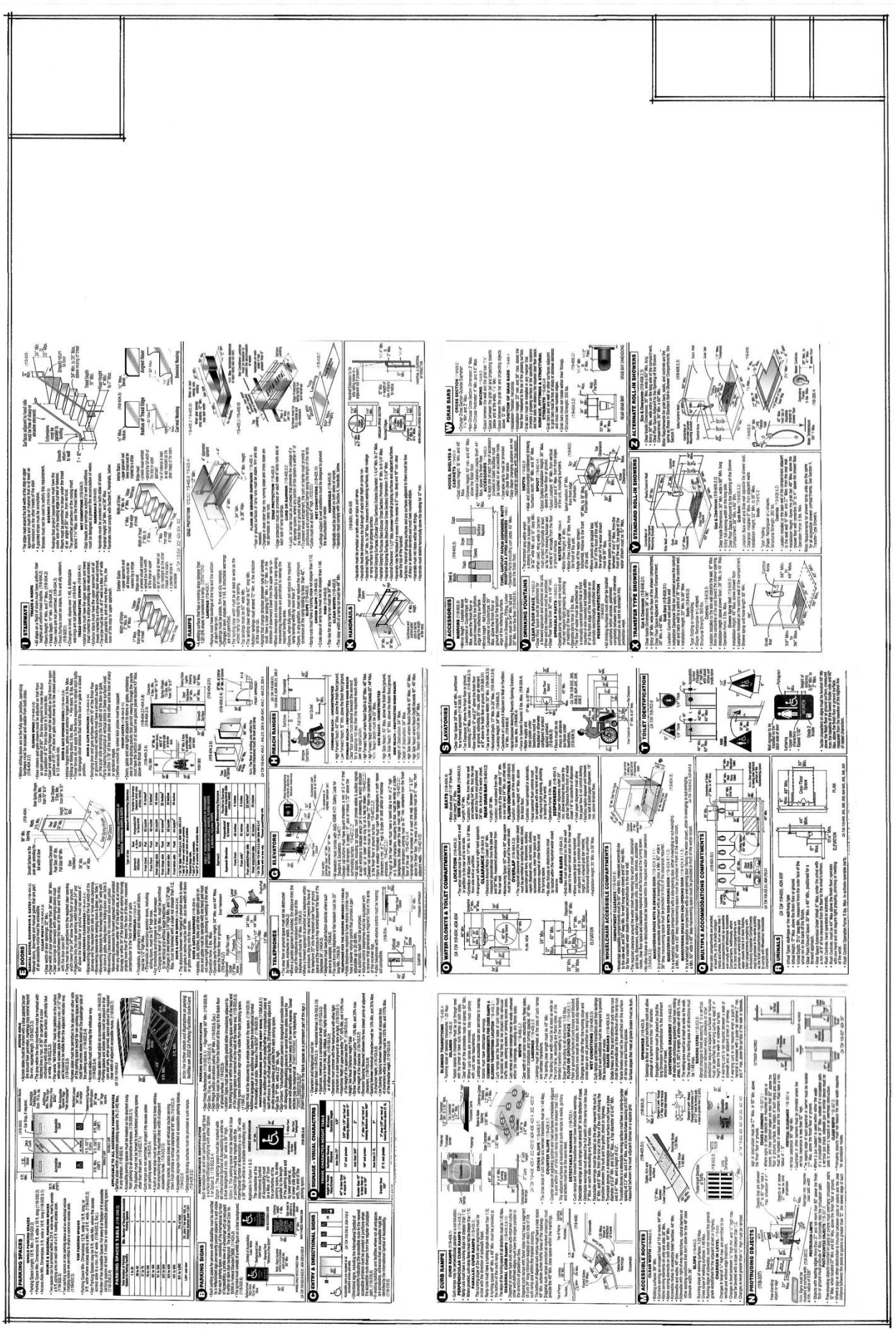
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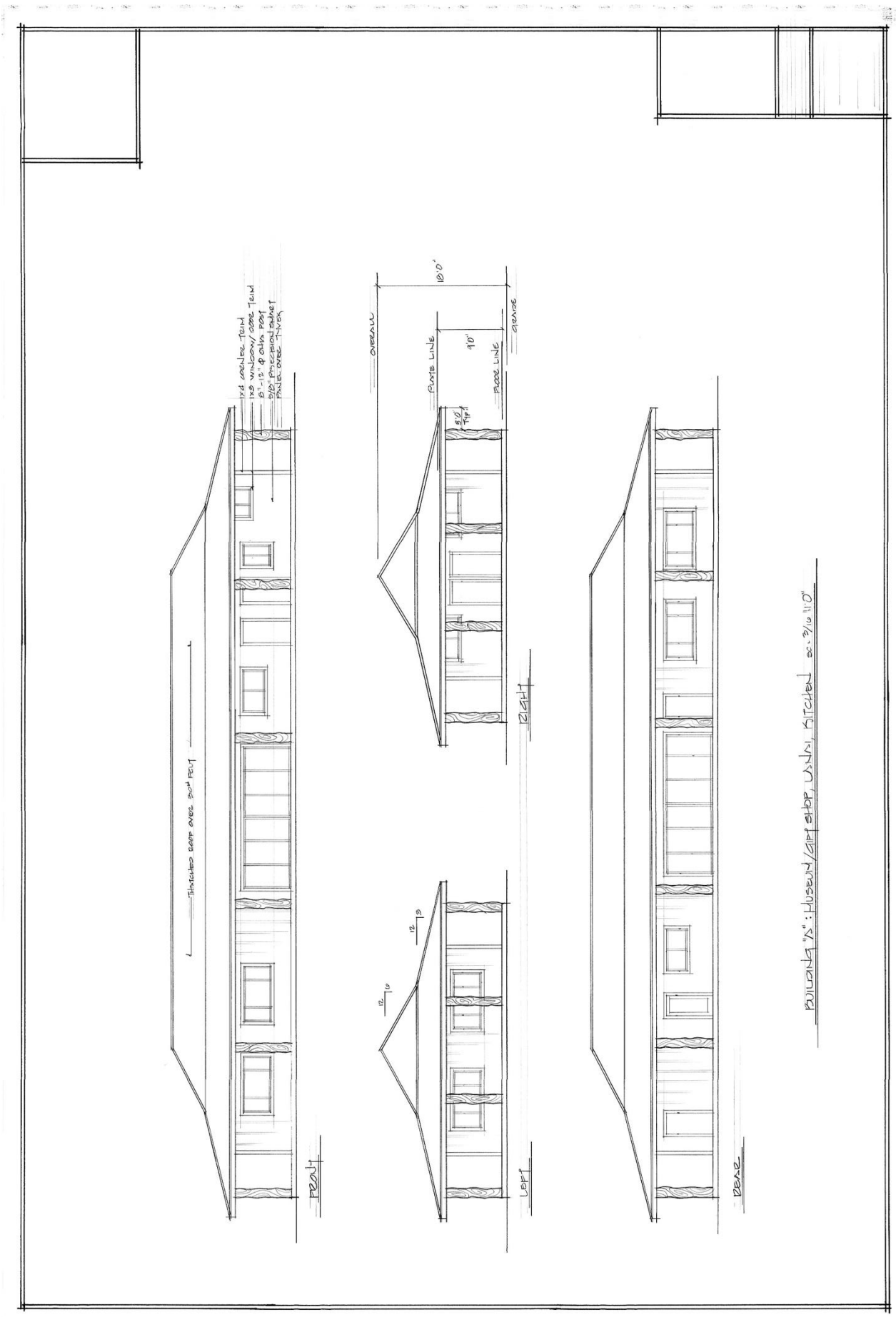
Appendix A: Project Plans and Outline

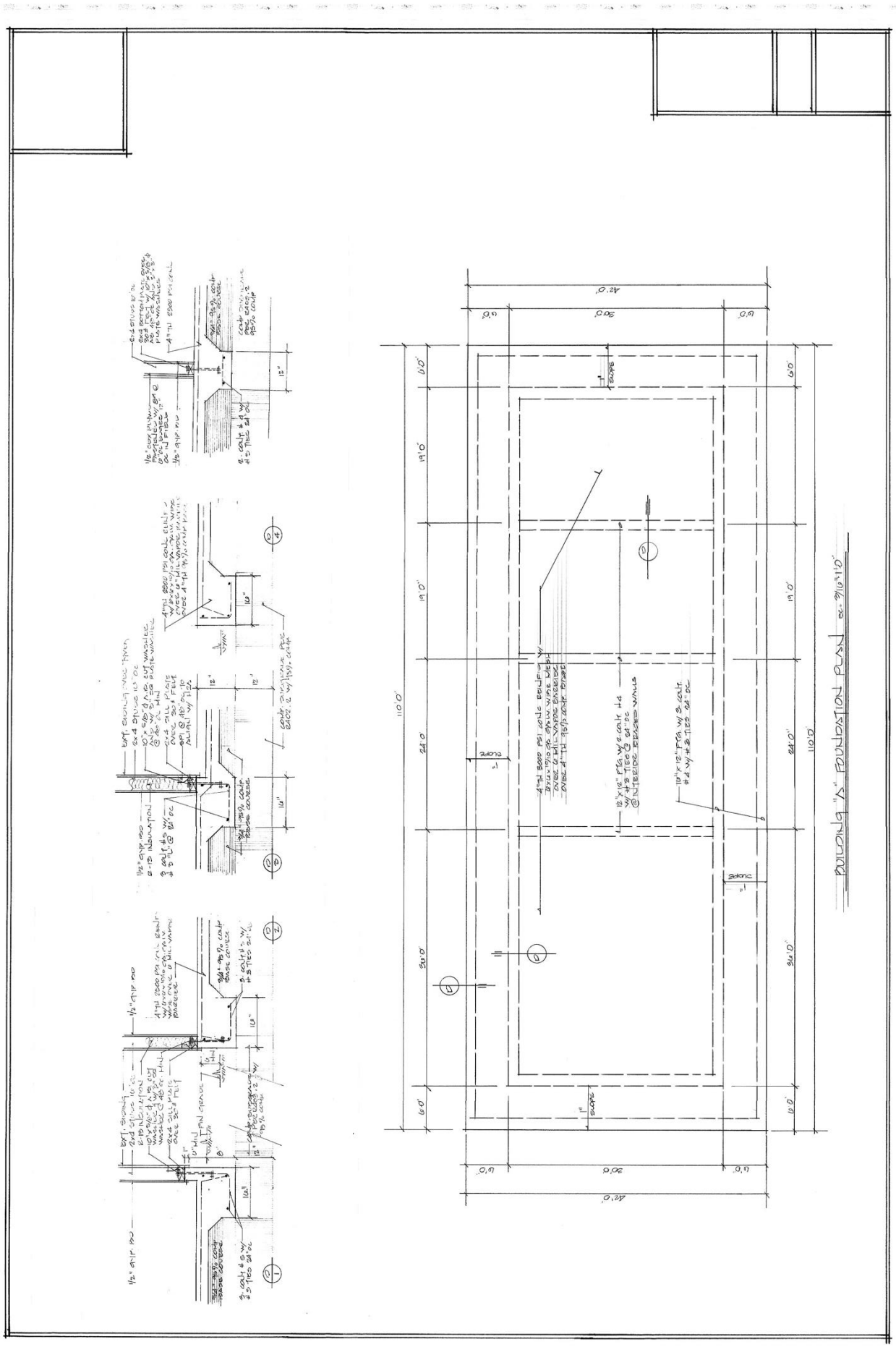

Proposed Hawaiian Cultural Center for:
Hawaiʻi Volcanoes Lahui O Kaʻū Inc
TMK(3) 9-6-003:003
APPROVALS
PLANNING
ENGINEERING
DEM WASTEWATER
DOH WASTEWATER
DOH FOOD SAFETY
PLUMBING
MECHANICAL
FIRE
STRUCTURAL
BUILDING
ELECTRICAL
REVISIONS
SHEET INDEX
GENERAL INFO
HAWAII
SOUTH KONA
NORTH KONA
SOUTH HILO
NORTH HILO
SCALE IN MILES
10.44 acres
440.6
215.4
269.4
171
219
126.5
254.2
410.8
953.5
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95006030000
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BUILDING "A"
BUILDING "B"
BUILDING "C"
BUILDING "D"

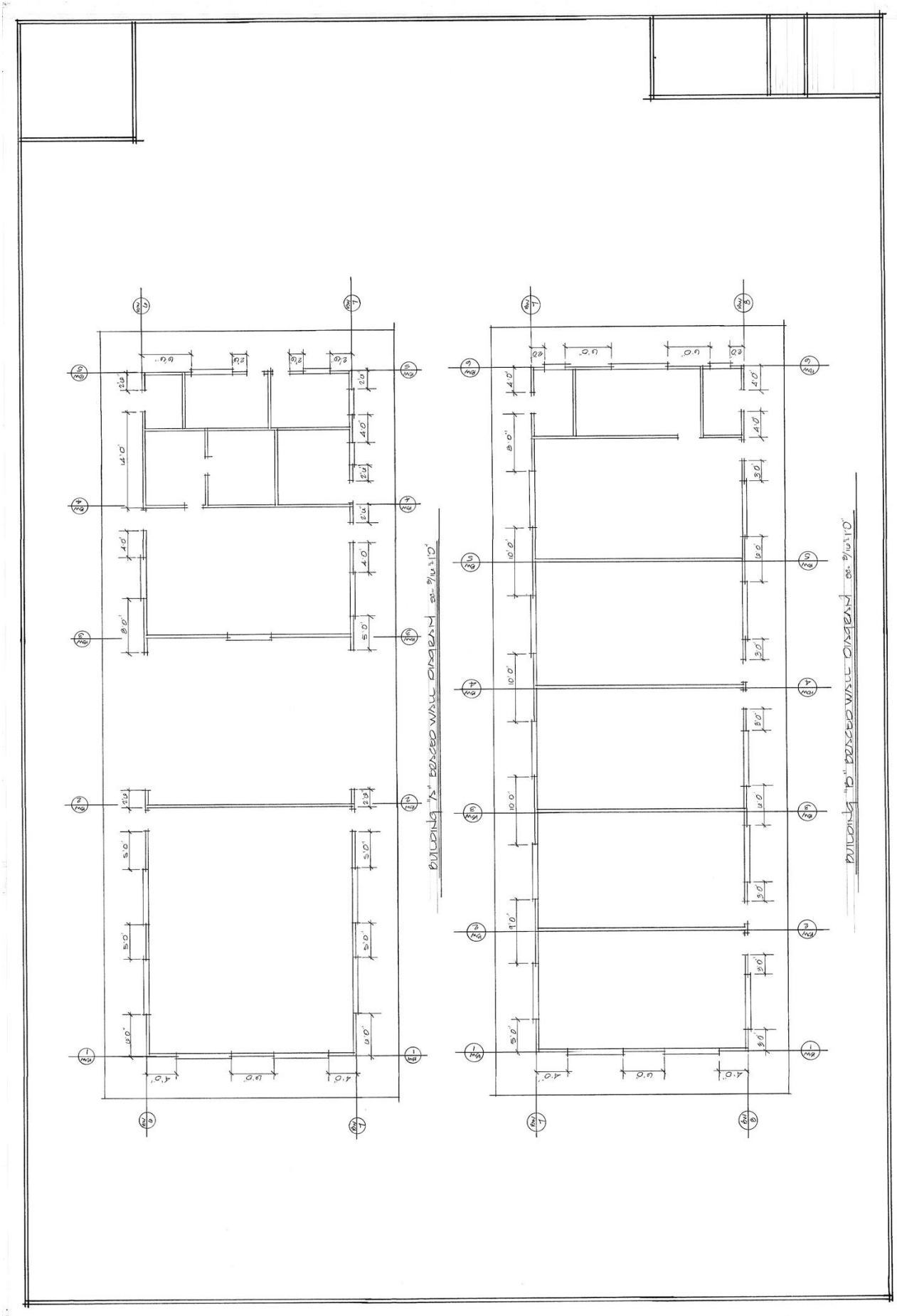

PLOT PLAN
Mamalahoa Hwy
Approximate Trees Line
Approximate Trees Line
4' wide planting strip
4' wide planting strip
Entry Circle Drive
Parking
Parking
Parking

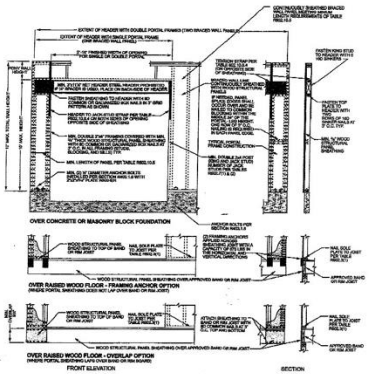

BUILDING "A" FLOOR PLAN
MUSEUM / GIFT SHOP
LANAI
KITCHEN
OFFICE
DOOR SCHEDULE
WINDOW SCHEDULE




BUILDING "A" : MUSEUM/GIFT SHOP, LANAI, KITCHEN
SC. 3/16 1:1'-0"
FRONT
RIGHT
LEFT
REAR
OVERALL
ROOF LINE
FLOOR LINE
PLANE
8'-0" TYP.
10'-0"
9'-0"


BUILDING "A" FOUNDATION PLAN
SCALE: 1/8"=1'-0"

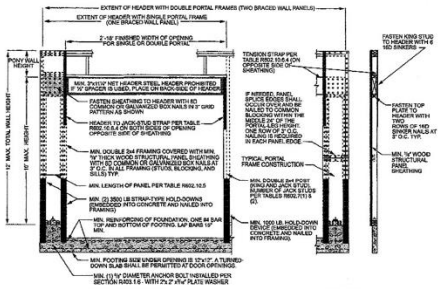

BUILDING "A" BRACED WALL DIAGRAM
BUILDING "B" BRACED WALL DIAGRAM



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL



1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

TABLE R602.3(1)
FASTENING SCHEDULE

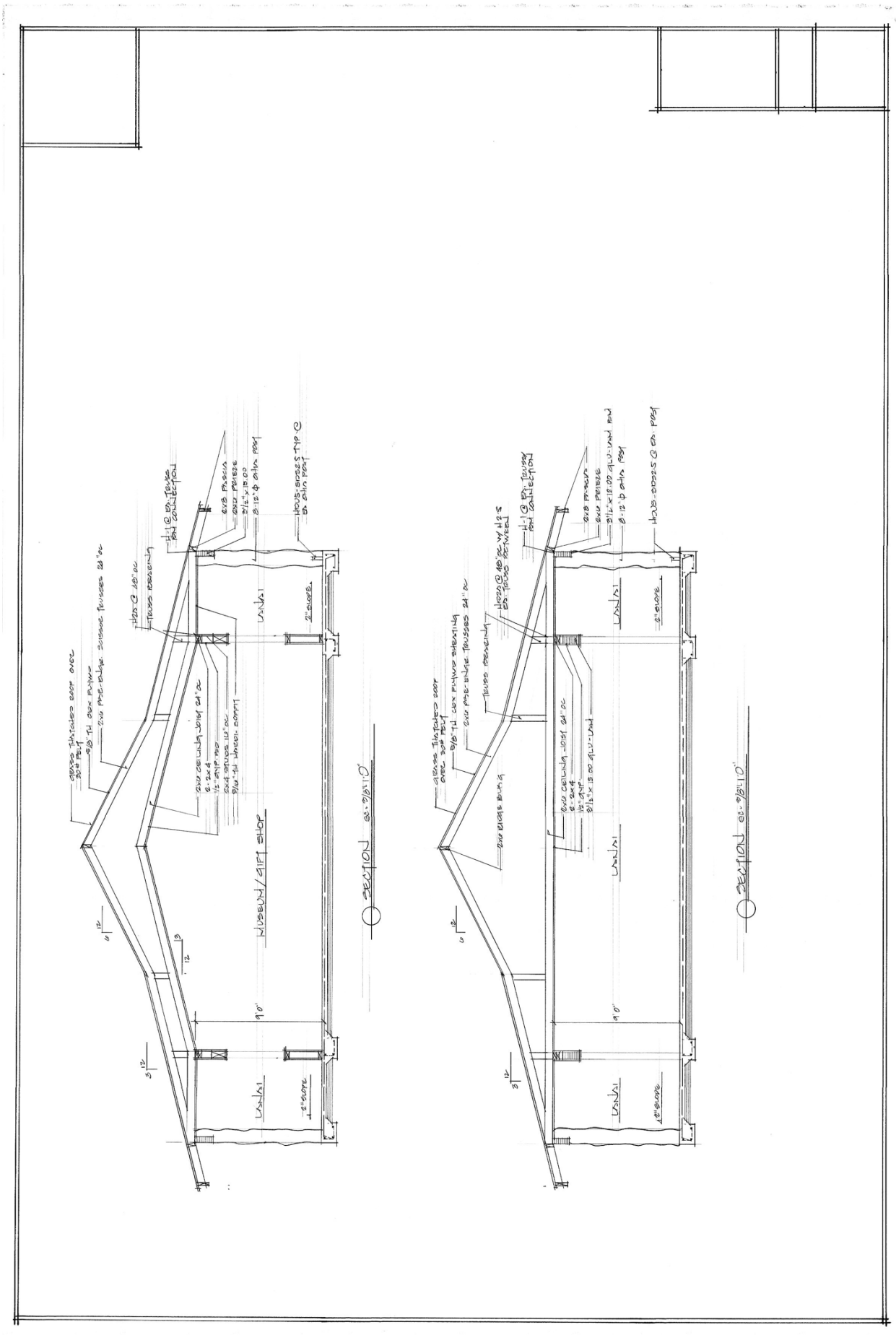
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	3-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 5-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c., face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	3-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-10d box (3" × 0.128"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1½"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1½" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1½" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1½" long	Face nail
		Wider than 1" × 6" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1½" long	
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, ½" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2½" × 0.131" or 2-3" × 0.131") nails	Each end, toe nail

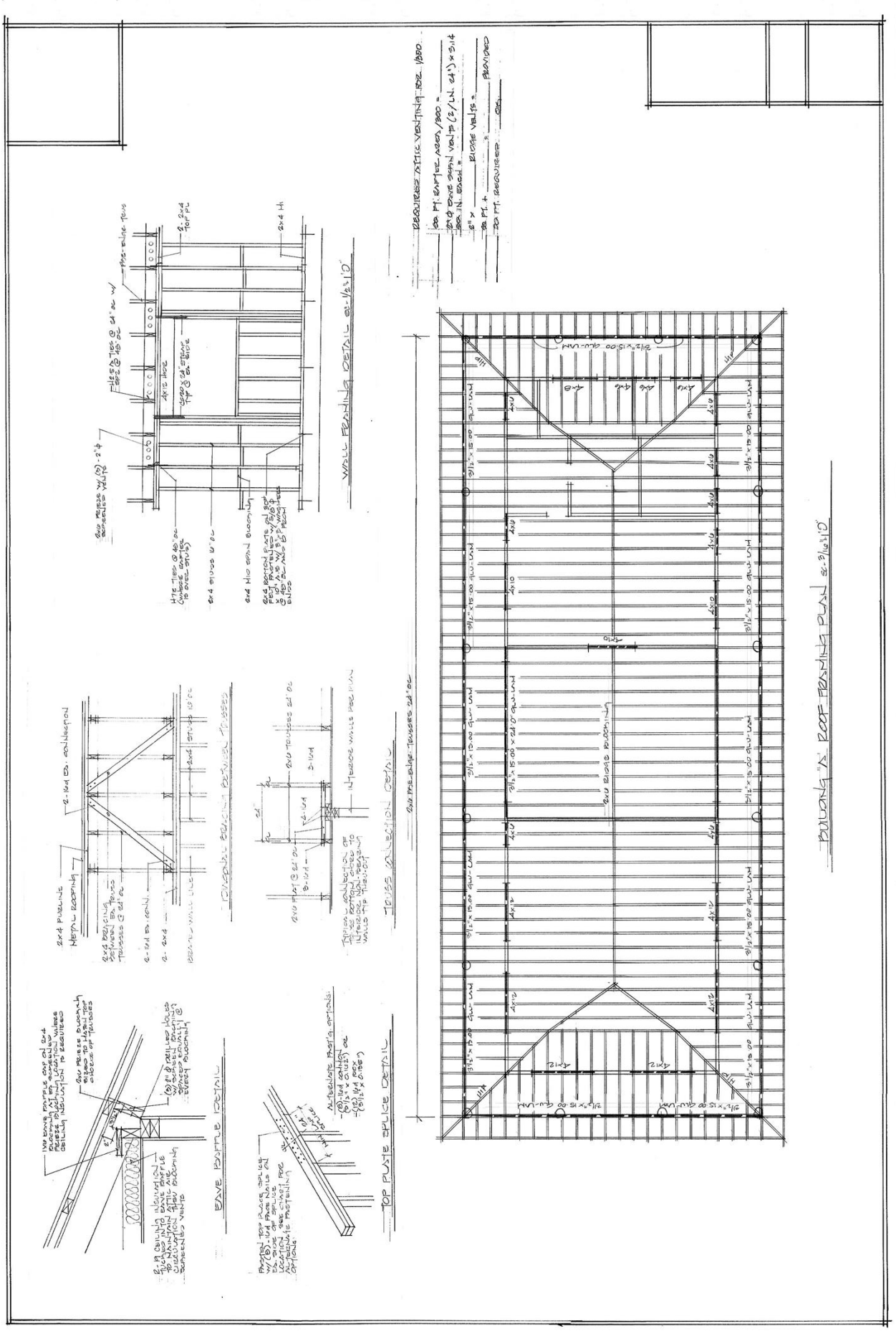
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS	
			Edges (inches)[f]	Intermediate supports[f,g] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
30	⅜" – ½"	6d common (2" × 0.113") nail (subfloor, wall)[d] 8d common (2½" × 0.131") nail (roof); or RSRS-01 (2½" × 0.113") nail (roof)[e]	6	12[f]
31	⅝" – 1"	8d common nail (2½" × 0.131"); or RSRS-01 (2½" × 0.113") nail (roof)[e]	6	12[f]
32	1⅛" – 1¼"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[h]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, ⅞" head diameter, or 1½" long 16 ga. staple with ⅞" or 1" crown	3	6
34	½" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, ⅞" head diameter, or 1¼" long 16 ga. staple with ⅞" or 1" crown	3	6
35	½" gypsum sheathing[g]	1½" galvanized roofing nail; staple galvanized, 1½" long, 1½" screws, Type W or S	7	7
36	⅝" gypsum sheathing[g]	1¾" galvanized roofing nail; staple galvanized, 1¾" long, 1¾" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	¾" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	⅞" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1⅛" – 1½"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

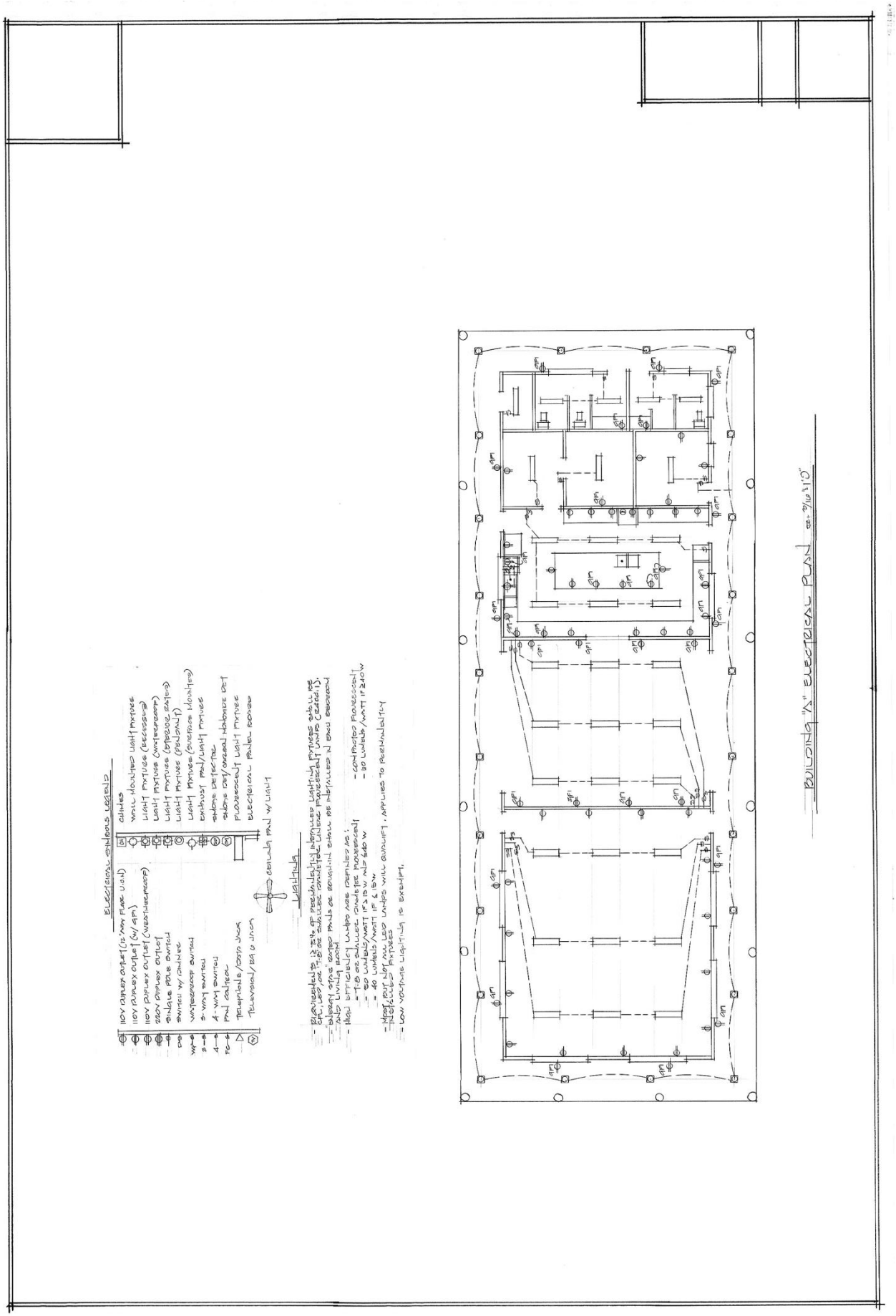
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

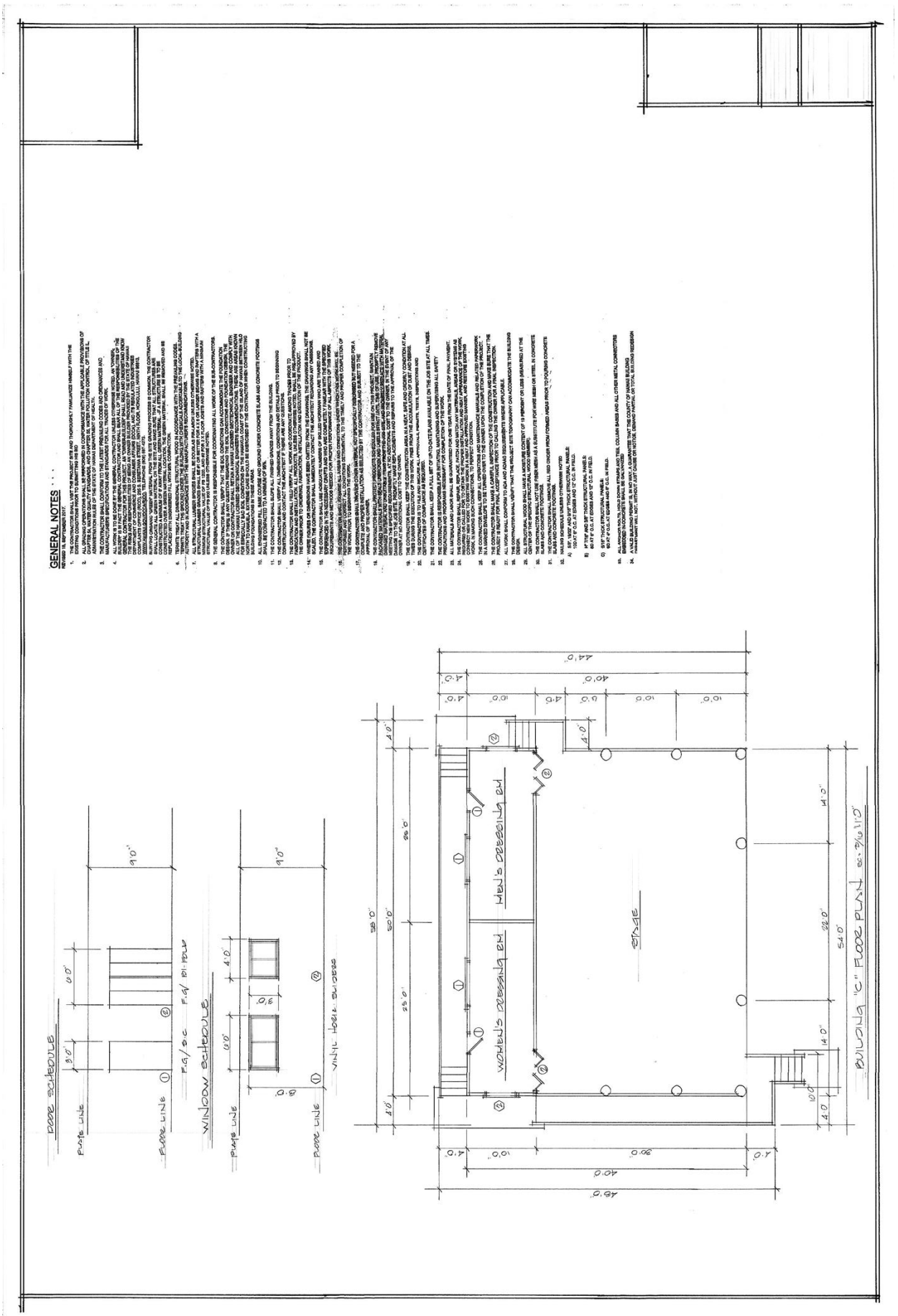
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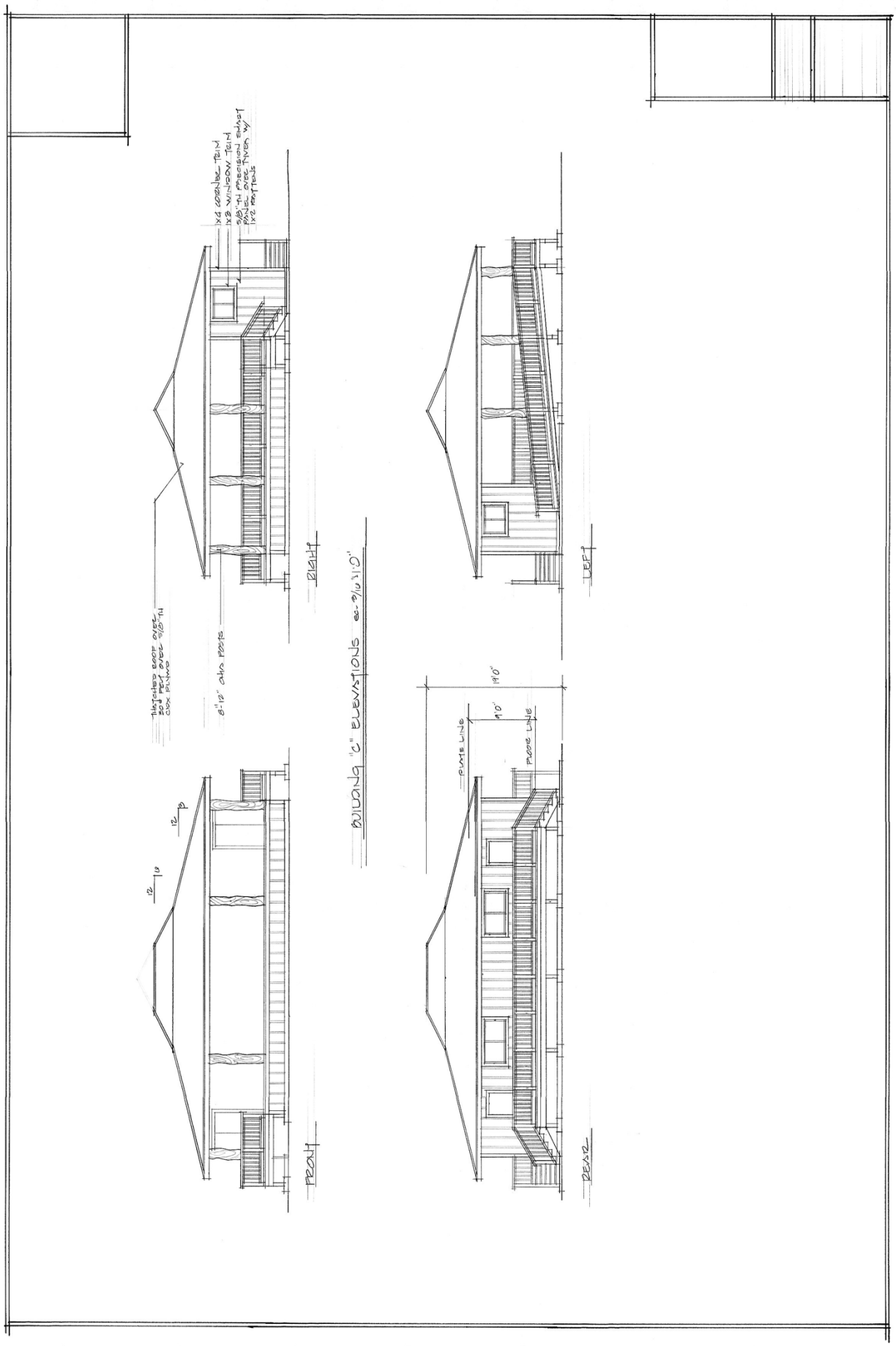
ITEM G-1 EXHIBIT A

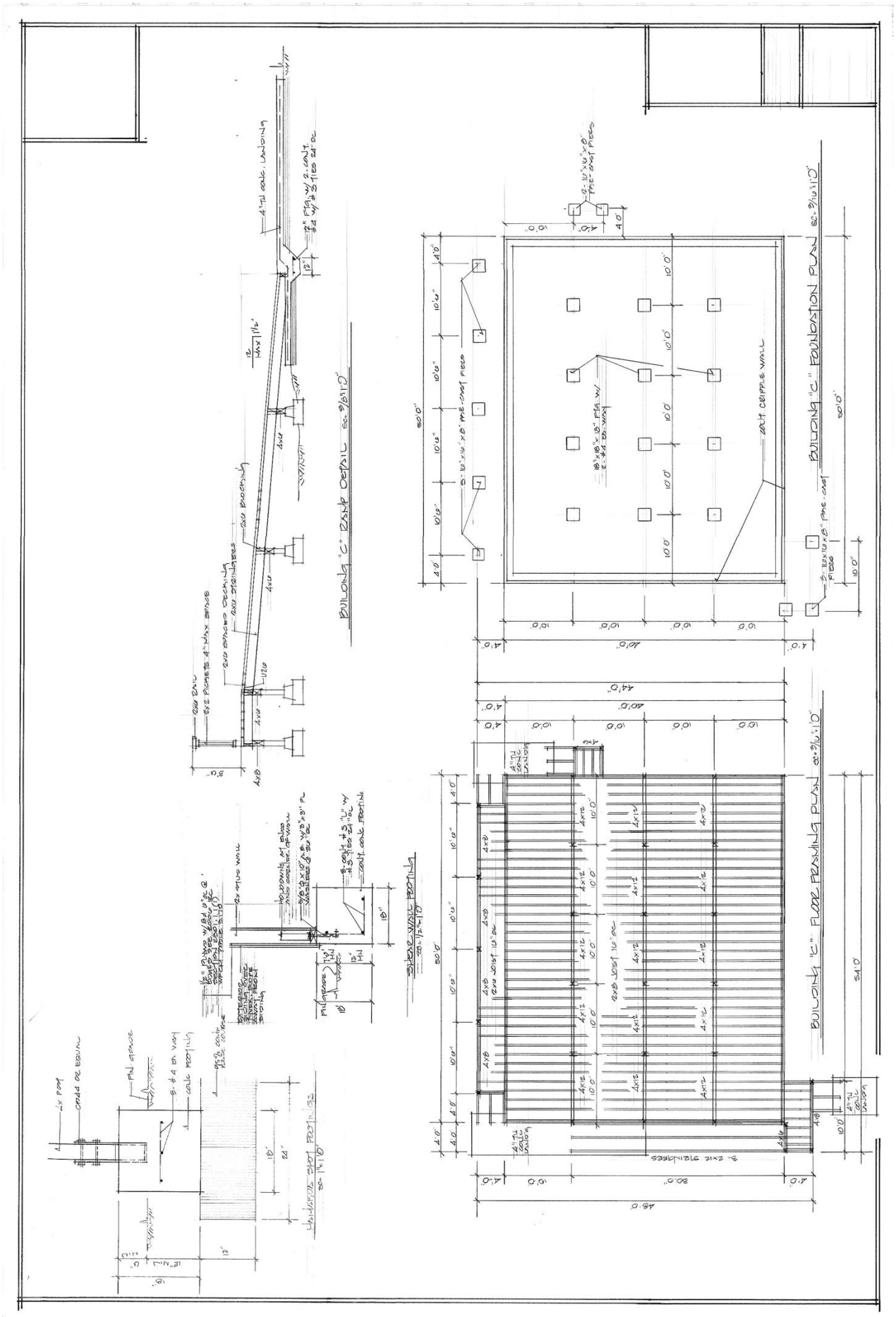

MUSEUM/GIFT SHOP
SECTION
SECTION

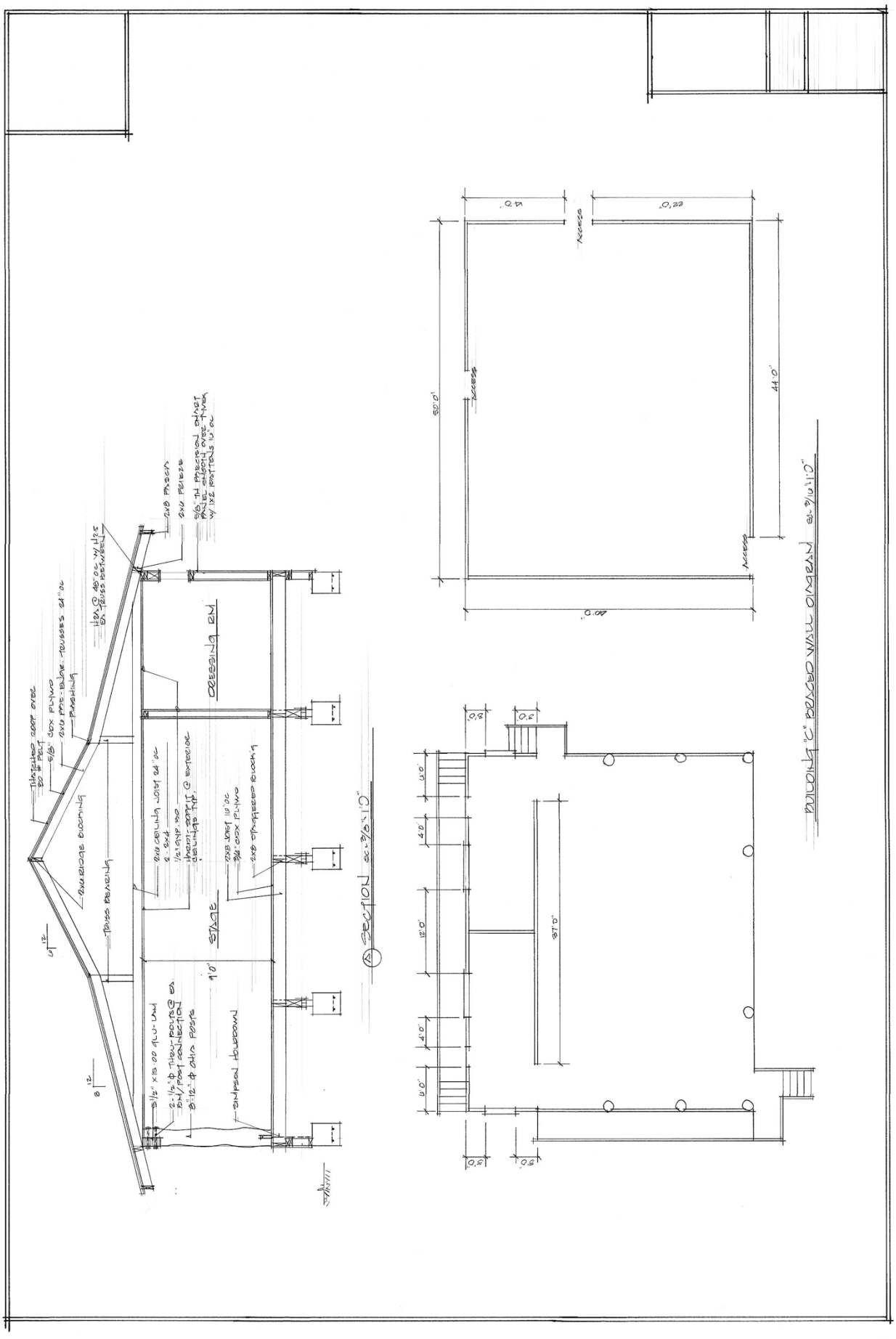

BUILDING "A" ROOF FRAMING PLAN
WALL FRAMING DETAIL
TRUSS ERECTION DETAIL
TOP PLATE SPLICE DETAIL
EAVE FRAME DETAIL
TRUSS BRACING DETAIL

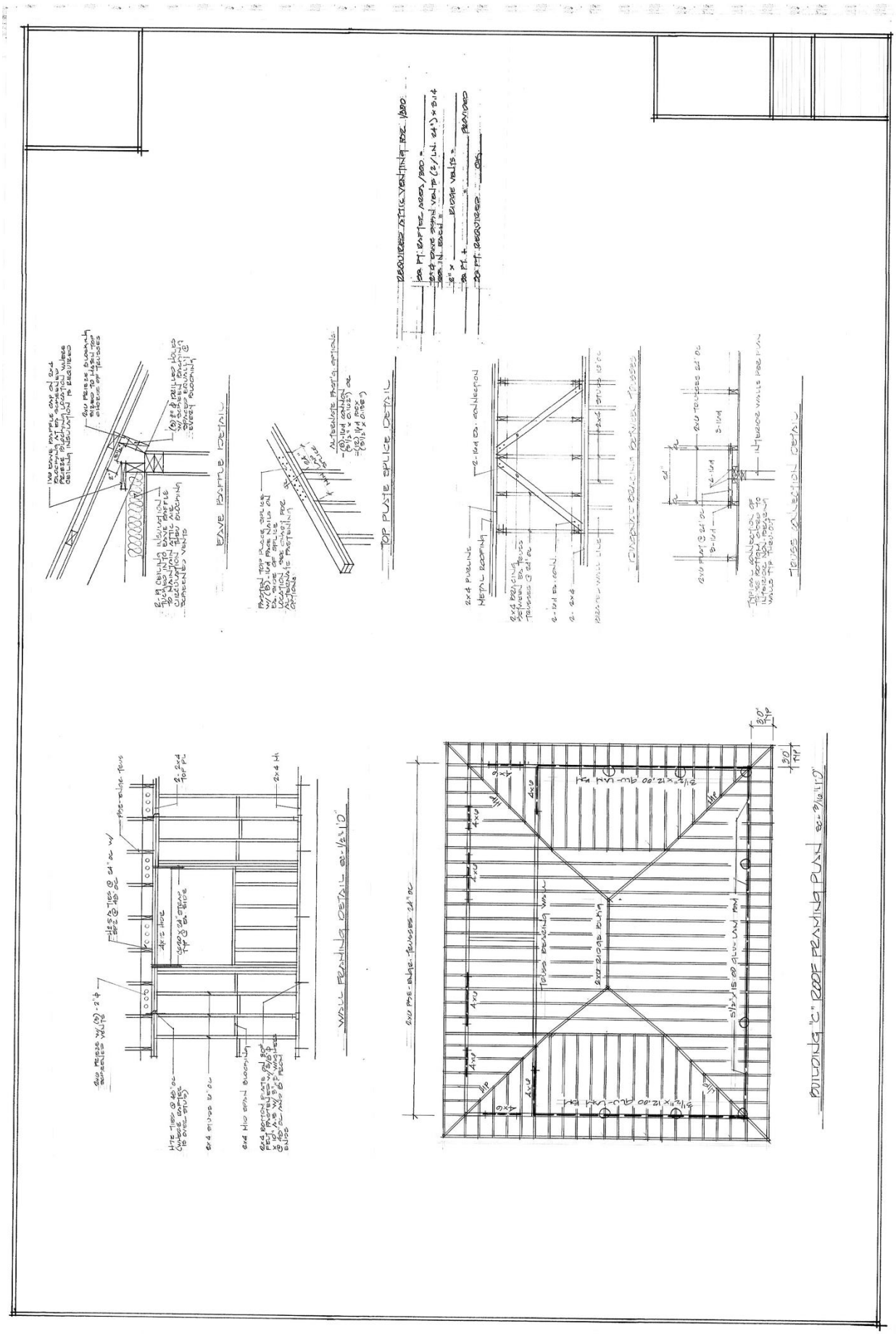

BUILDING "A" ELECTRICAL PLAN
ELECTRICAL SYMBOLS LEGEND
DUPLEX OUTLET (16" AFF, FLUSH MTD)
110V DUPLEX OUTLET (W/ GFI)
110V DUPLEX OUTLET (RECESSED)
220V DUPLEX OUTLET
SINGLE POLE SWITCH
SWITCH W/ DIMMER
WATERPROOF SWITCH
3-WAY SWITCH
4-WAY SWITCH
PHONE OUTLET
TELEPHONE/DATA JACK
TELEVISION/ CATV JACK
CEILING FAN W/ LIGHT
LUMINAIRES
FLUORESCENT LIGHT FIXTURE
ELECTRICAL PANEL BOARD
WALL MOUNTED LIGHT FIXTURE
LIGHT FIXTURE (RECESSED)
LIGHT FIXTURE (WATERPROOF)
LIGHT FIXTURE (SPECIAL RATED)
LIGHT FIXTURE (PENDANT)
LIGHT FIXTURE (EMERGENCY MONITOR)
EXHAUST FAN/LIGHT FIXTURE
SMOKE DETECTOR
SMOKE DET/SPEAKER HORNS DET
- LOW VOLTAGE LIGHTING IS EXEMPT.

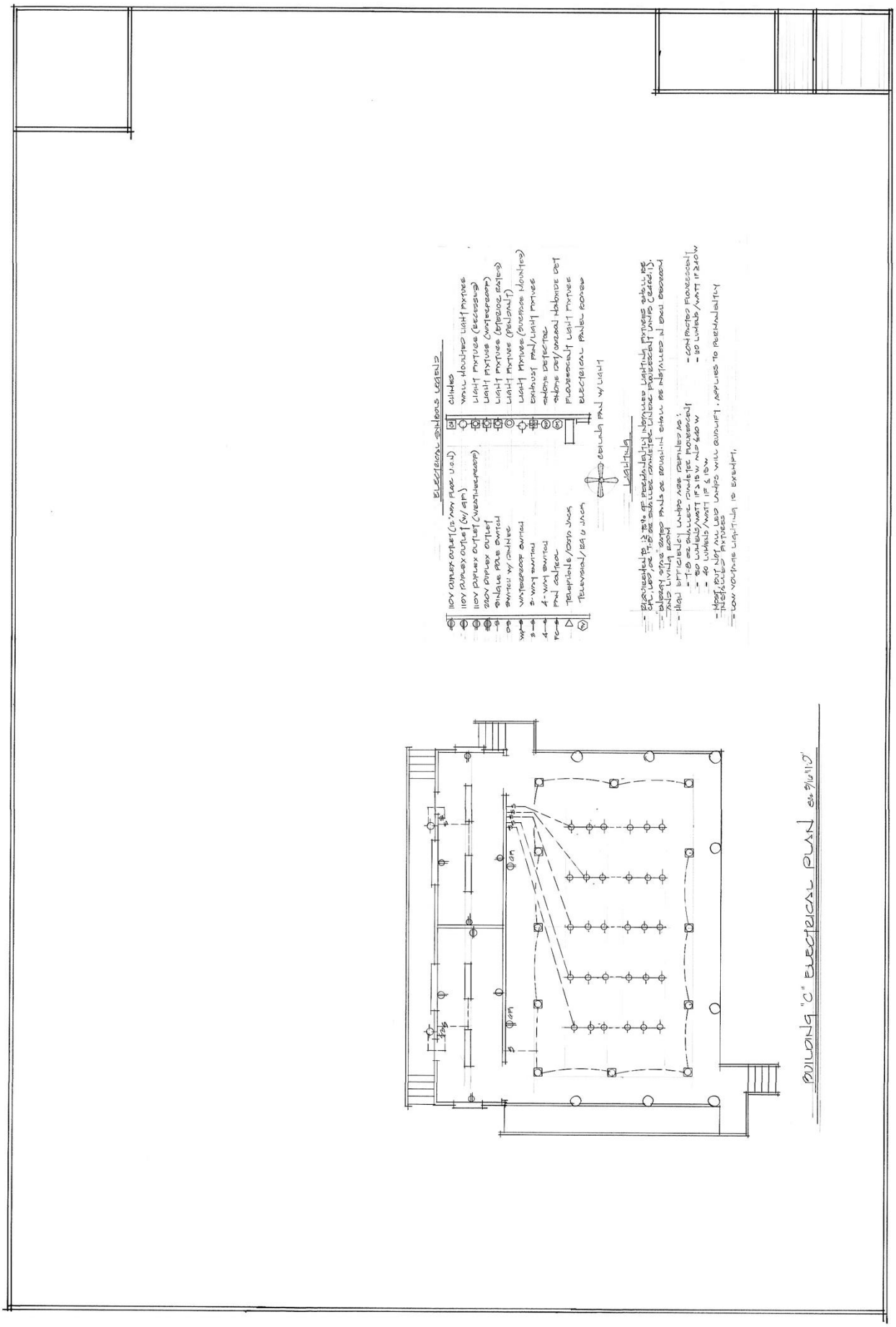

GENERAL NOTES
DOOR SCHEDULE
WINDOW SCHEDULE
VINYL HOLLOW SHUTTERS
WOMEN'S RESTROOM
MEN'S RESTROOM
STAGE
BUILDING "C" FLOOR PLAN

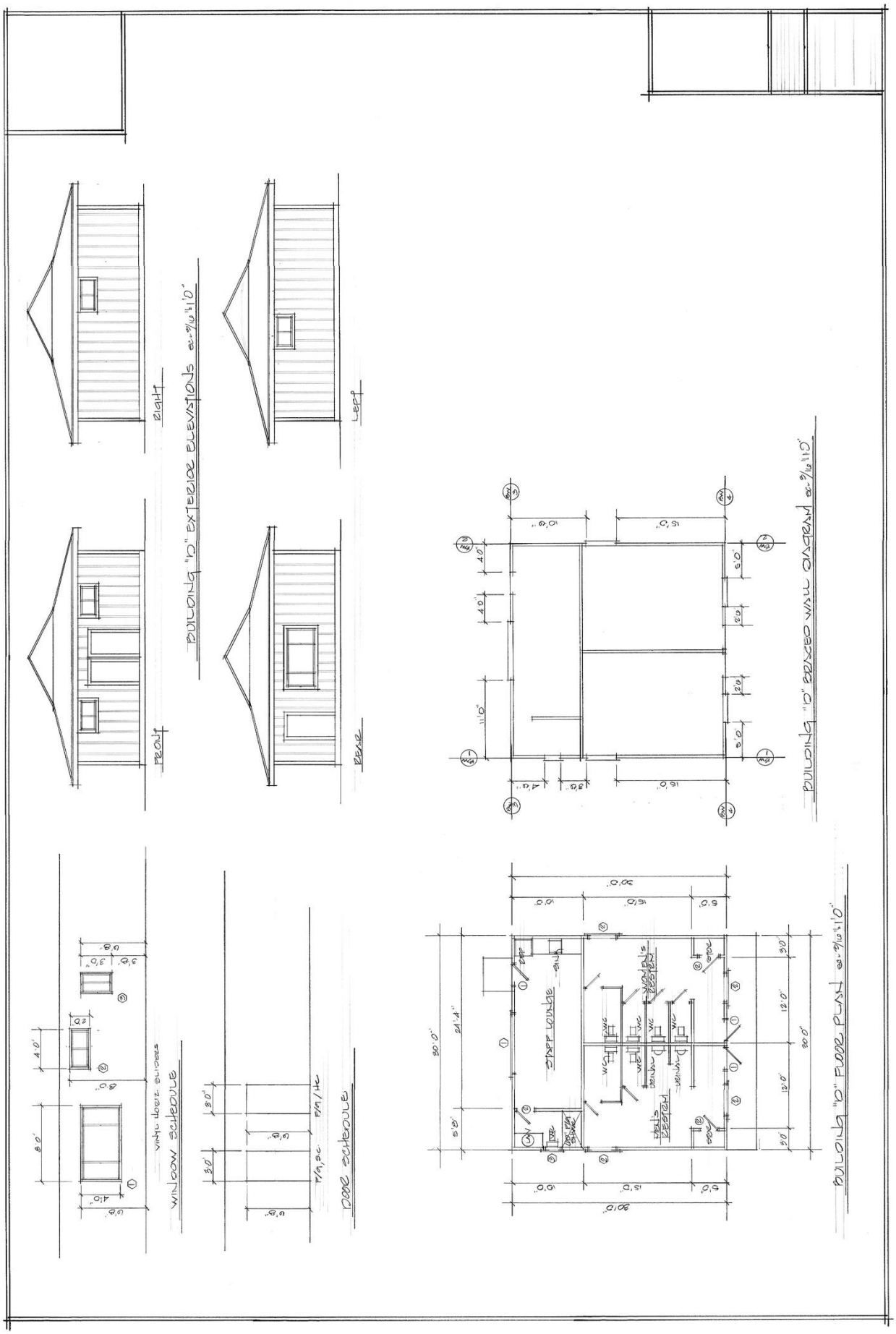

BUILDING "C" ELEVATIONS
RIGHT
LEFT
FRONT
REAR
PLATE LINE
PLATE LINE
90'
190'

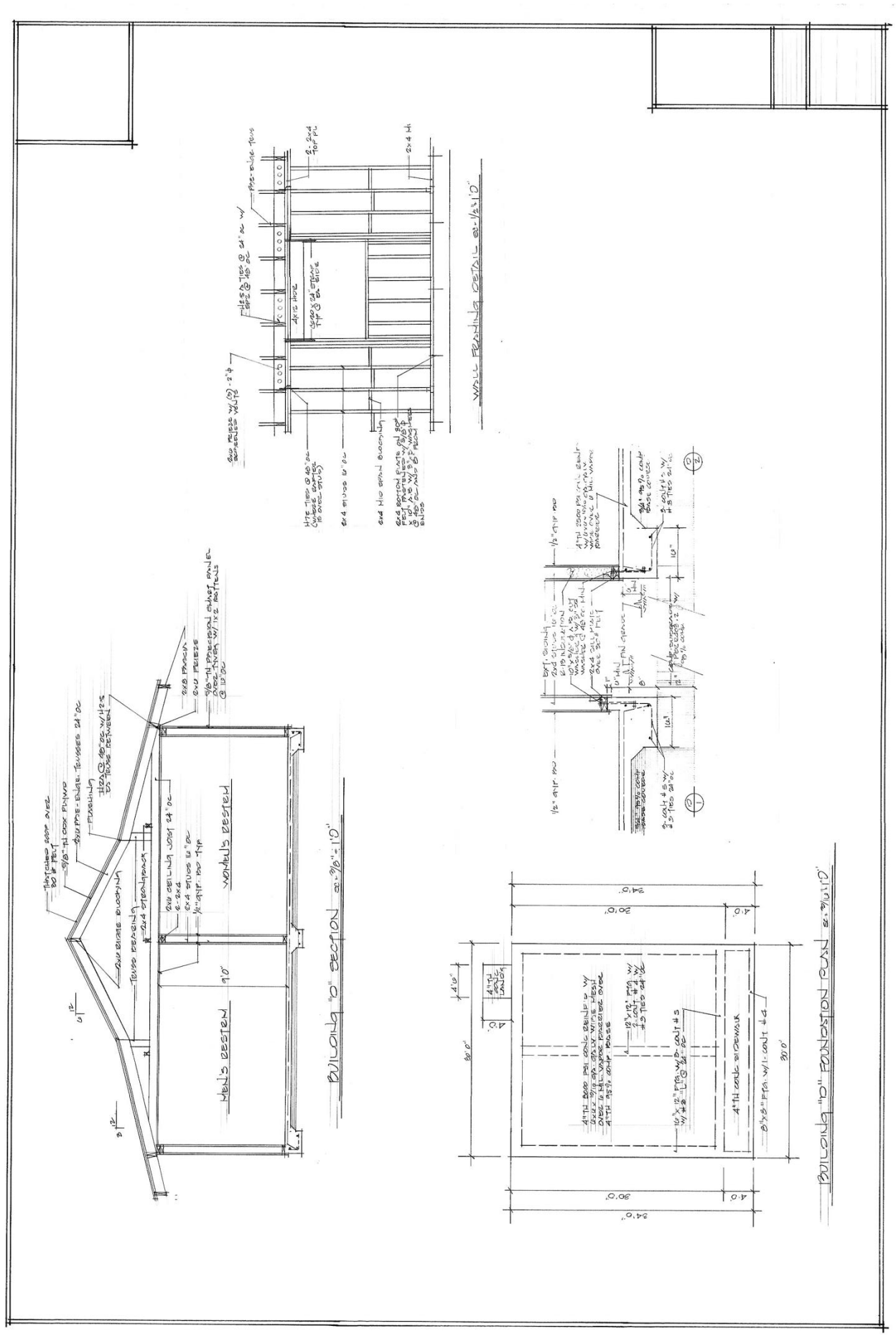

BUILDING "C" RAMP DETAIL
BUILDING "C" FOUNDATION PLAN
BUILDING "C" FLOOR FRAMING PLAN

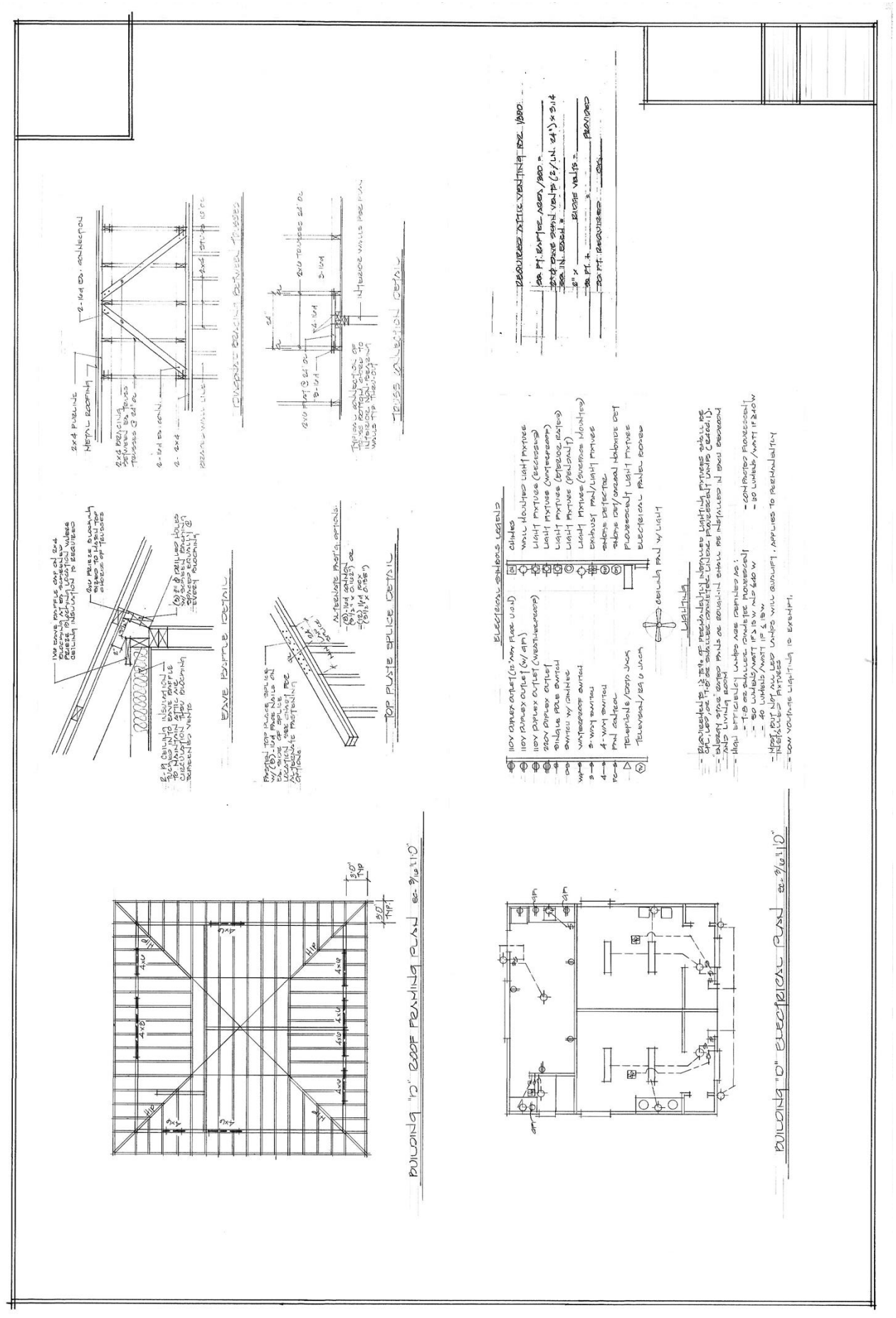

SEATING
STAGE
PROPOSED HALEOLONO
PROPOSED WALL ELEVATION
ACCESS
ACCESS
ACCESS
ACCESS


EAVE BAFFLE DETAIL
TOP PLATE SPLICE DETAIL
GABLE VENT DETAIL
BUILDING "C" ROOF FRAMING PLAN


ELECTRICAL SYMBOLS LEGEND
CEILING
WALL MOUNTED LIGHT FIXTURE
LIGHT FIXTURE (RECESSED)
LIGHT FIXTURE (WATERPROOF)
LIGHT FIXTURE (EXTERIOR RATED)
LIGHT FIXTURE (EMERGENCY)
LIGHT FIXTURE (EMERGENCY WATTAGE)
EXHAUST FAN/LIGHT FIXTURE
SMOKE DETECTOR
SMOKE DET/AUDIBLE HORNTONE DET
FLUORESCENT LIGHT FIXTURE
ELECTRICAL PANEL BOARD
CEILING FAN W/ LIGHT
110V DUPLEX OUTLET (15 AMP PLACE U.O.N.)
110V DUPLEX OUTLET (W/ GFI)
110V DUPLEX OUTLET (WEATHERPROOF)
220V DUPLEX OUTLET
SINGLE POLE SWITCH
SWITCH W/ DIMMER
WATERPROOF SWITCH
3-WAY SWITCH
4-WAY SWITCH
PHONE OUTLET
TELEPHONE/DATA JACK
TELEVISION/CATV JACK
LIGHTING
- ELECTRICAL IS TO BE OF ENERGY EFFICIENT LIGHTING FIXTURES WHERE APPLICABLE. USE FLUORESCENT OR SOLID STATE FIXTURES UNDER FLUORESCENT LAMPS (CFL'S).
- ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND TIMER.
- HIGH EFFICIENCY LAMPS ARE REQUIRED AS:
- T-8 OR SUPERIOR COMPACT FLUORESCENT - 26 WATTS/LAMP
- T-8 WATTS/LAMP IF IS W/ A LED BALLAST - 20 WATTS/LAMP
- 26 WATTS/LAMP IF IS NEW
- NEW EXIT LIGHTS SHALL USE LED LAMPS
- ALL NEW LIGHTING SHALL BE ENERGY STAR RATED OR EQUIVALENT OR BETTER.
- LOW VOLTAGE LIGHTING IS EXEMPT.
BUILDING "C" ELECTRICAL PLAN 1/8"=1'-0"


BUILDING "D" EXTERIOR ELEVATIONS
RIGHT
LEFT
FRONT
REAR
BUILDING "D" ENLARGED WALL DIAGRAM
BUILDING "D" FLOOR PLAN
STAFF LOUNGE
WINDOW SCHEDULE
DOOR SCHEDULE


WALL FRAMING DETAIL
BUILDING "D" SECTION
BUILDING "D" FOUNDATION PLAN


BUILDING "D" ROOF FRAMING PLAN
BUILDING "D" ELECTRICAL PLAN

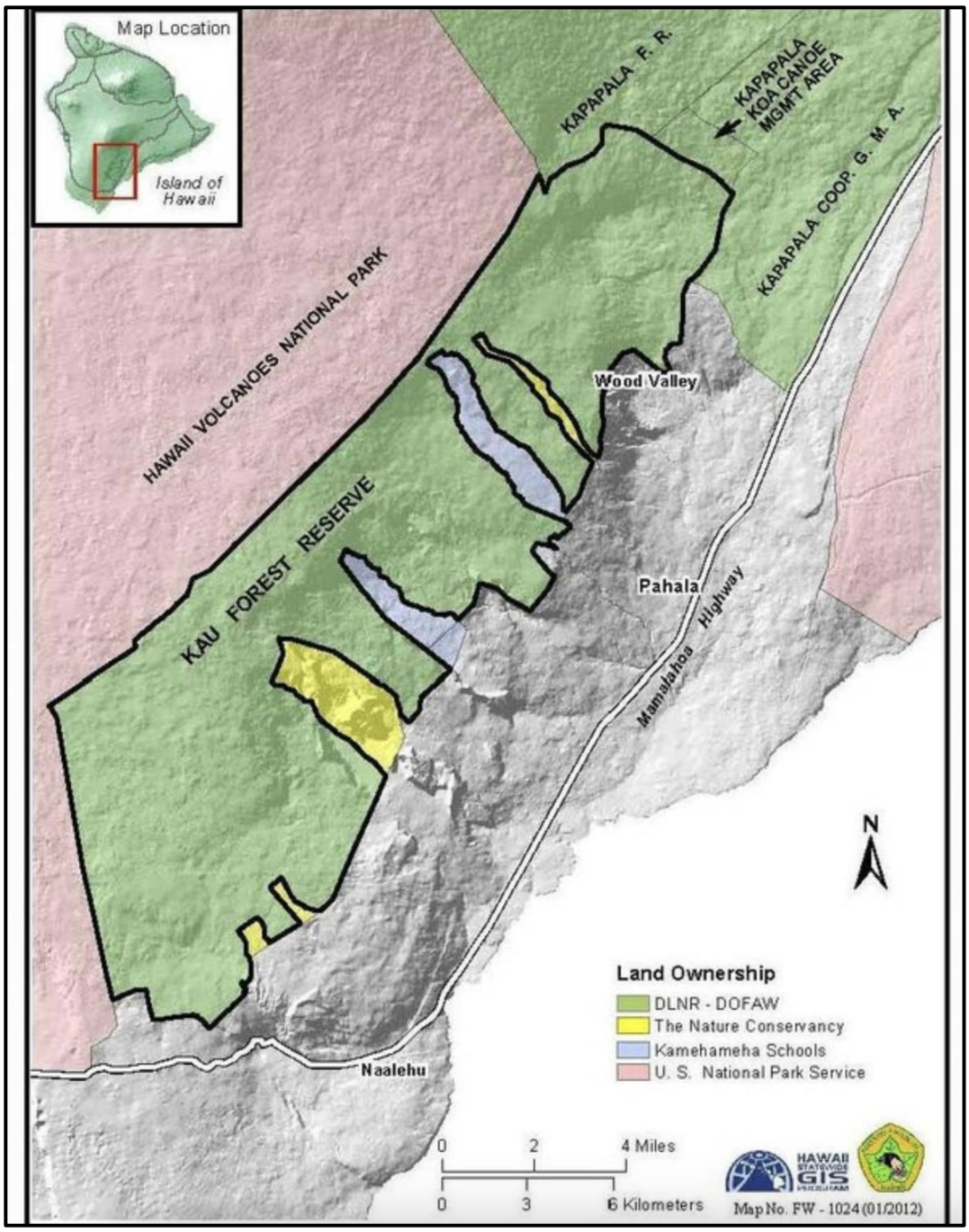


Figure 12: Map showing the bounds of the Kaʻū Forest Reserve



Figure 13: Map showing county parks for Hawaii County in the surrounding areas of this project

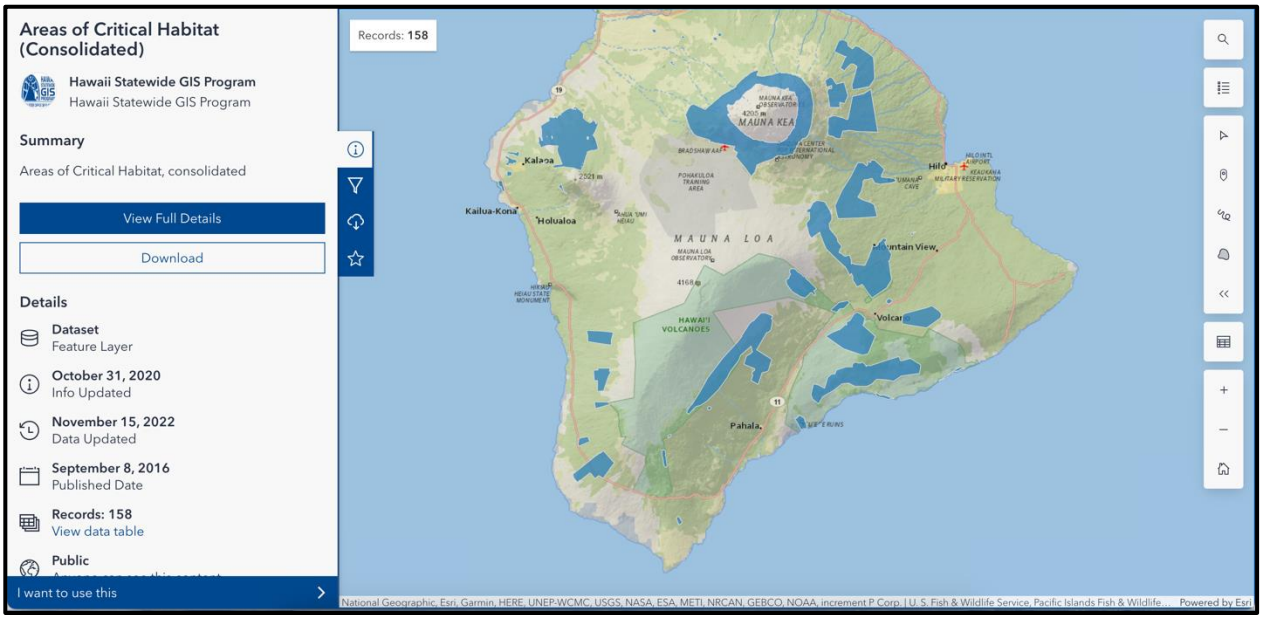


Figure 14: Map showing Critical Habitats on Hawaii Island

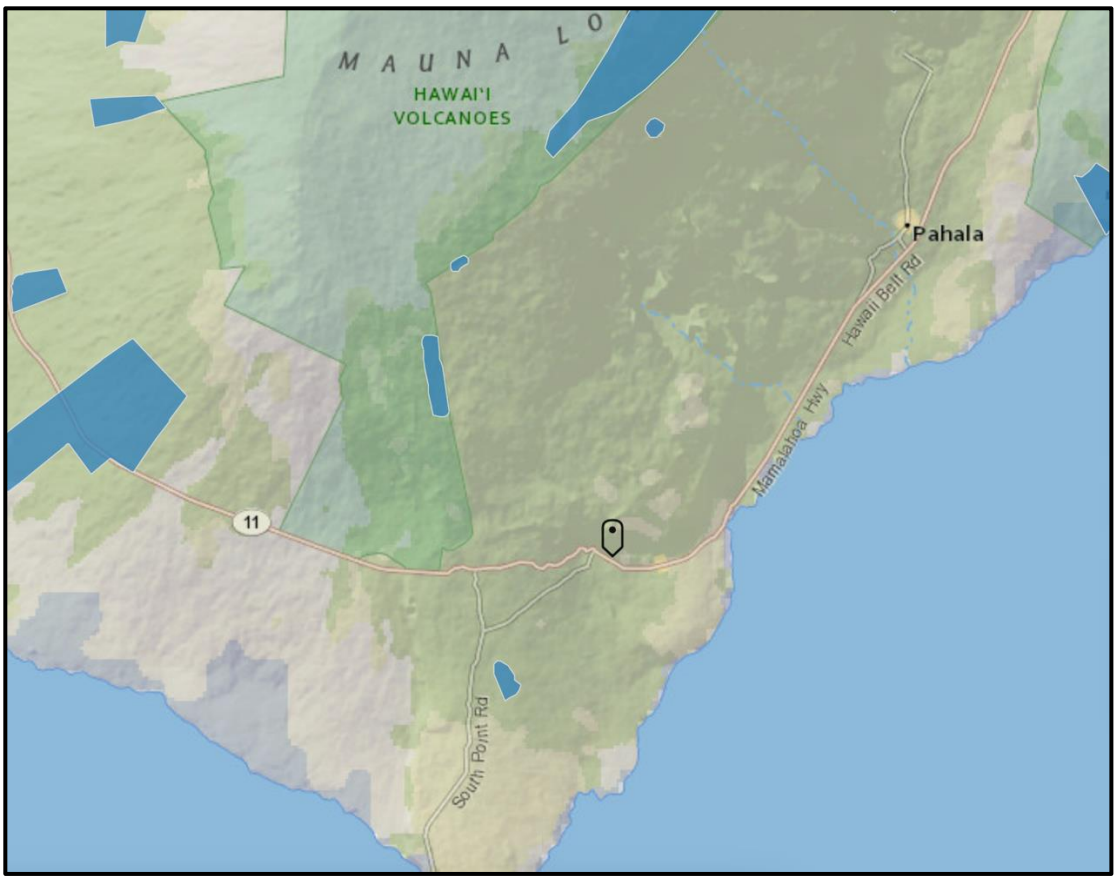


Figure 15: Zoomed in section of critical habitat map for Hawaii Island, with pin showing the location of the property discussed for this project

Appendix B: Requests for Comment and Responses

The following table shows the agencies where comment was requested as well as the responses, if any, received.

Pre-Consultation comments were requested via e-mail or through official online portals to the state, county, elected officials, and community groups found below. Furthermore, letters were brought in person to the neighboring parcels to explain the planned project and request comments from them.

After the initial acceptance and publication of the document in the Environmental Notice as part of the EA Process, a public comment period occurred where responses to the Draft EA could be made. During this period comments were also obtained and are noted below. Responses to these comments are included in this document, and the document has been amended in order to respond to these concerns and include them.

Comments Requested	Comments Provided Pre-Consultation	Comments During Public Comment Period
State of Hawaii		
Department of Agriculture	No	No
Department of Health	No	Yes – Clean Air Branch
Department of Land and Natural Resources	Yes – Engineering Division, Commission on Water Resource Management, Division of Forestry & Wildlife, Land Division, Aha Moku Advisory Committee	Yes – State Historic Preservation Division
Department of Public Safety	No	No
Department of Transportation	No	No
Office of Hawaiian Affairs	No	No
Hawaii County		
Department of Environmental Management	No	No
Department of Parks and Recreation	No	No
Department of Water Supply	No	No
County of Hawaii Planning Department	No	No
Fire Department	No	No

Police Department	No	No
Elected Officials		
Mayor	No	No
State Senators for district	Yes	No
State Representatives for district	No	No
Council Members	No	No
Community Groups and Neighboring Properties		
Kaʻū Hawaiian Homestead Association	No	No
Kaʻū Hawaiian Royal Coffee and Tea	No	No
Widow Coffee	No	No
Kaʻū Hawaiian Civic club	No	No
Camino Properties	No	No

Pre-Consultation Requests for Comment to Government Agencies

SUBJECT: Request for Comments – Pre-Assessment Consultation for Environmental Assessment of the Ka`u Cultural Center on Department of Hawaiian Homelands Land

To whom it may concern,

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

Yummet Consulting, on behalf of Hana Laulima Lahui O Ka'u is in the process of preparing an Environmental Assessment per Chapter 343, HRS, Hawai'i's Environmental Impact Statement Law and National Environmental Policy act (NEPA) for the proposed Ka`u Cultural Center on TMK No. (3) 9-5-005:003 (por.) on state lands under the control of the State Department of Hawaiian Home Lands. This environmental assessment is being prepared in order to evaluate and document any environmental, social, or economic consequences associated with the project's completion.

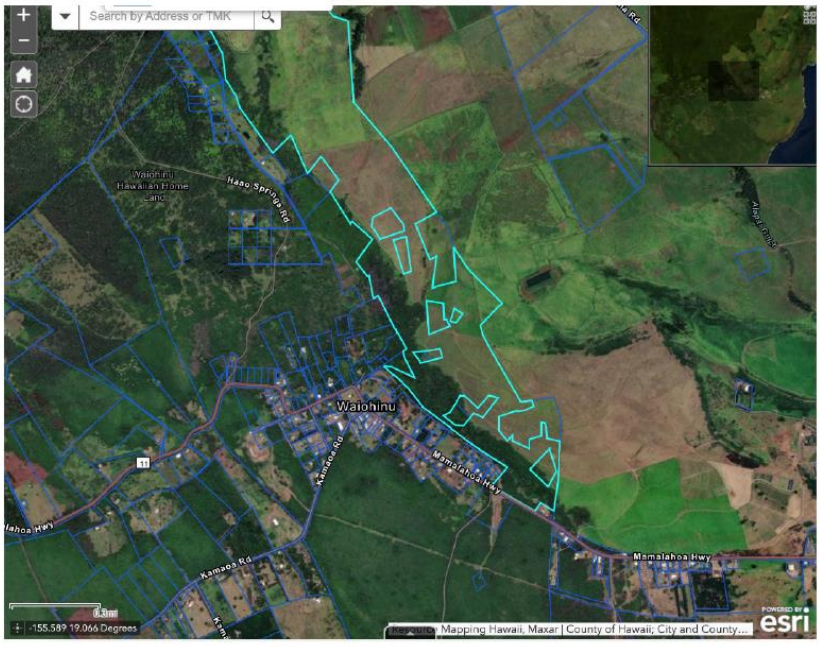


Figure 1: TMK No. (3) 9-5-005:003 (por.)

We are currently in the early development stage of this project and are seeking your input in terms of potential environmental impacts associated with this project. For your reference, images of the parcel of interest, as well as a proposed layout of the Cultural Center are included.

The feedback your team can provide will be greatly appreciated in the completion of this project.



Figure 2: Parcel outlined within TMK

We are requesting any written comments and/or information with respect to any areas of concern be sent along with your written comments by April 17th, 2025.

Please send these comments to:

Hana Laulima Lahui O Ka'u – Yummet Consulting
179 Kauhane Avenue
Hilo, Hawaii 96720

Thank you for your help in the planning of this important project for the Ka'u Community. If you have any questions or need further clarification on this project and its scope, please contact our office at 808-987-9917.

Sincerely,
Yummet Consulting

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:25 AM

To: cohmayor@hawaiicounty.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

As part of this process, an Environmental Assessment needs to be performed. We are requesting you to please comment on the proposed document attached and give any feedback, concerns, issues, or suggestions that may be relevant to the environmental impact of this proposal.

We are requesting any written comments and/or information with respect to any areas of concern be sent along with your written comments by April 17th, 2025. Please send these comments to: Hana Laulima Lahui O Ka'u – Yummet Consulting 179 Kauhane Avenue Hilo, Hawaii 96720

Thank you in advance for your time and attention to this matter

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

Yummet | Celestial and Terrestrial Sustainability

w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:03 AM

To: cohdem@hawaiicounty.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

Yummet | Celestial and Terrestrial Sustainability

w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:53 AM
To: dlnr@hawaii.gov
Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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Thank you in advance for your time and attention to this matter

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on the Proposed Ka'u Cultural Center in regards to Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:51AM

To: webmail@doh.hawaii.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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Thank you in advance for your time and attention to this matter

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

Yummet | Celestial and Terrestrial Sustainability

w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:58 AM

To: DOT.LandUse@hawaii.gov, dotpao@hawaii.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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Thank you in advance for your time and attention to this matter

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

Yummet | Celestial and Terrestrial Sustainability

w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:12 AM
To: dws@hawaiidws.org
Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

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Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:14 AM

To: fire@hawaiicounty.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

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p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:31 AM
To: michelle.galimba@hawaiicounty.gov
Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on the Proposed Ka'u Cultural Center in regards to Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:21AM
To: hawaiiancivicclubkau@gmail.com
Kau Cultural Center Letter to Agencies Request for Comment.pdf

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on the Proposed Ka'u Cultural Center in regards to Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:23 AM

To: hdoa.info@hawaii.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

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Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a proposed Ka'u Cultural Center

Chris Cogswell May 15, 2025 at 11:23 AM
To: hshk@hawaii.edu
Kau Cultural Center Letter to Neighbors for Comments.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

As part of this process, we are reaching out to local cultural and community leaders to obtain comment on the project and its potential cultural impacts.

We are requesting any comments and/or information with respect to any areas of concern be sent back to this e-mail if possible by May 23rd, 2025.

Thank you in advance for your time and attention to this matter

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a Proposed Ka'u Cultural Center on Hawaii Island

Chris Cogswell May 15, 2025 at 11:25 AM
To: ioh@hawaii.edu
Kau Cultural Center Letter to Neighbors for Comments.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:27 AM
To: senkanuha@capitol.hawaii.gov
Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Iokepa Command Mar 21, 2025 at 4:30 PM
To: Chris Cogswell, Sen. Dru Mamo Kanuha

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:56 AM
To: law.director@hawaii.gov
Kau Cultural Center Letter to Agencies Request for Comment.pdf

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:42 AM

To: sales@panorama.com

Kau Cultural Center Letter to Agencies Request for Comment.pdf

Hello,

Please see the attached letter requesting comment on a planned Ka'u cultural center and stage. I believe that a property owned by your company (Kau Valley LLC) would be neighbors to the proposed project space.

Hana Laulima Lahui O Ka'u Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Ka'u community. This is being proposed in order to help the Ka'u Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

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CHIEF TECHNOLOGY OFFICER

Yummet

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 8:59 AM
To: info@oha.org
Kau Cultural Center Letter to Agencies Request for Comment.pdf

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:08 AM
To: parks_recreation@hawaiicounty.gov
Kau Cultural Center Letter to Agencies Request for Comment.pdf

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Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:12 AM

To: planning@hawaiicounty.gov

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e: chris.cogswell@yummet.com
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Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:15 AM
To: info@hawaiipolice.gov
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e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Request for Comment on a planned Ka'U Cultural Center for Pre-consultation on an Environmental Assessment

Chris Cogswell Mar 14, 2025 at 9:28 AM

To: repkapela@capitol.hawaii.gov

Kau Cultural Center Letter to Agencies Request for Comment.pdf

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w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

Pre-Consultation Responses Obtained

The Senate
Office of the Majority Leader

STATE CAPITOL
HONOLULU, HAWAI'I 96813

March 28, 2025

Hana Laulima Lāhui O Kaʻū Inc.
Yummet Consulting
179 Kauhane Avenue
Hilo, HI 967290

RE: Comments in Support of Hana Laulima Lāhui O Kaʻū Inc.'s Kaʻū Cultural Center

For nearly 30 years, Hana Laulima Lāhui O Kaʻū (HLLOK) has been a steadfast advocate for the Kaʻū community, delivering essential services and championing cultural preservation. Their unwavering commitment to mālama ʻāina is reflected in their efforts to educate, engage, and uplift Native Hawaiians while promoting responsible land stewardship. Therefore, I wholeheartedly support HLLOK's proposal to establish the Kaʻū Cultural Center on Department of Hawaiian Home Lands (DHHL) property (TMK No. (3) 9-5-005:003 (por.)).

As this project progresses through the Environmental Assessment process, I encourage thoughtful consideration of its alignment with HLLOK's dedication to mālama ʻāina. I am confident that their approach will prioritize sustainable building practices, protect native ecosystems, and preserve the unique environmental and cultural landscape of Kaʻū. Developing the cultural center with these values at its core will not only enrich the community today but also safeguard Kaʻū's legacy for future generations.

Furthermore, I firmly believe that HLLOK is a trusted and capable partner for DHHL in advancing its mission to serve Hawaiian Homes Commission Act beneficiaries. HLLOK's deep-rooted connection to the Kaʻū community, combined with its proven track record of service, uniquely positions the organization to fulfill the needs of Native Hawaiian beneficiaries who live and work in the region. By collaborating with HLLOK, DHHL can ensure that its land trust is utilized in a manner that aligns with the cultural values, priorities, and aspirations of the Kaʻū community—strengthening ties to the land while fostering economic, cultural, and social opportunities for residents.

Thank you for the opportunity to provide these comments. I look forward to seeing this meaningful project move forward in a way that honors both the land and the people of Kaʻū.

Mahalo for your consideration,

Senator Dru Mamo Kanuha
3rd Senatorial District (Kona, Kaʻū, Volcano)
415 S. Beretania Street, Room 206 | Honolulu, HI 96813 | PH: (808) 586-9385 | EM: senkanuha@capitol.hawaii.gov

JOSH GREEN, M.D.
GOVERNOR | KE KIAʻĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

March 14, 2025

MEMORANDUM

FROM: ~~TO:~~ **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division (DLNR.ENGR@hawaii.gov)
_X_ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_ Land Division – Hawaii District (candace.m.martin@hawaii.gov)
_X_ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: ~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Pre-Consultation for an EA re **Ka'u Cultural Center**
LOCATION: Ka'u, Island of Hawaii; TMK: (3) 9-5-005:003 (por.)
APPLICANT: Yummet Consulting on behalf of Hana Laulima Lahui O Ka'u

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **April 16, 2025.**

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(✓) Comments are included/attached.

Signed: *Dina Lau*
Print Name: Dina U. Lau, Acting Chief Engineer
Division: Engineering Division
Date: Apr 14, 2025

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Consultation for an EA re Kaʻu Cultural Center
Location: Kaʻu, Island of Hawaii
TMK(s): (3) 9-5-005:003 (por.)
Applicant: Yummet Consulting on behalf of Hana Laulima Lahui O Kʻau

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhat.hawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: _____
DINA U. LAU, ACTING CHIEF ENGINEER

Date: 04/14/2025

JOSH GREEN, M.D.
GOVERNOR | KE KIAʻĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

March 14, 2025

MEMORANDUM

FROM: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_ Engineering Division (DLNR.ENGR@hawaii.gov)
_X_ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
_X_ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
___Office of Conservation & Coastal Lands
_X_ Land Division – Hawaii District (candace.m.martin@hawaii.gov)
_X_ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Pre-Consultation for an EA re **Ka'u Cultural Center**
LOCATION: Ka'u, Island of Hawaii; TMK: (3) 9-5-005:003 (por.)
APPLICANT: Yummet Consulting on behalf of Hana Laulima Lahui O Ka'u

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **April 16, 2025.**

If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
( ) We have no comments.
( ) We have no additional comments.
(☑) Comments are included/attached.

Signed: JDO
Print Name: Jason D. Omick, Wildlife Program Mgr.
Division: Forestry and Wildlife
Date: Mar 31, 2025

Attachments
cc: Central Files

JOSH GREEN, M.D.
GOVERNOR | KE KIAʻĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKAʻOLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

March 28, 2025

Log no. 4937

MEMORANDUM

TO: Russell T. Tsuji, Land Administrator
Land Division

FROM: Jason D. Omick, Wildlife Program Manager
Division of Forestry and Wildlife

SUBJECT: Request for Comments – Pre-Assessment Consultation for Environmental Assessment of the Kaʻu Cultural Center on Department of Hawaiian Homelands Land

The Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife (DOFAW) has received your request for comments regarding the Pre-Assessment Consultation for Environmental Assessment of the Proposed Kaʻu Cultural Center on Department of Hawaiian Homelands Land; TMK No. (3) 9-5-005:003 (por.). Hana Laulima Lahui O Kaʻu Inc., under the leadership of Mrs. Terry-Lee Shibuya acting as president of the organization, is undertaking the building of a Hawaiian Cultural Center for the Kaʻu community. This is being proposed in order to help the Kaʻu Districts large native Hawaiian population retain and celebrate its cultural heritage. The center is envisioned to act as an environment where the community can come together for important events, celebrations, and provide a space for residents to use for their organizing and educational needs related to the native Hawaiian community.

The State listed ʻōpeʻapeʻa or Hawaiian hoary bat (*Lasiurus semotus*) could potentially occur at or in the vicinity of the project and may roost in nearby trees. Any required site clearing should be timed to avoid disturbance to bats during their birthing and pup rearing season (June 1 through September 15). During this period woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed. Barbed wire should also be avoided in any construction as bats can become ensnared and killed by such fencing material during flight.

Artificial lighting can adversely impact seabirds that may pass through the area at night by causing them to become disoriented. This disorientation can result in their collision with manmade structures or the grounding of birds. For nighttime work that might be required,

DOFAW recommends that all lights used be fully shielded to minimize the attraction of seabirds. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season, from September 15 through December 15, when young seabirds make their maiden voyage to sea. If nighttime construction is required during the seabird fledgling season (September 15 to December 15), we recommend that a qualified biologist be present at the project site to monitor and assess the risk of seabirds being attracted or grounded due to the lighting. If seabirds are seen circling around the area, lights should then be turned off. If a downed seabird is detected, please follow DOFAW's recommended response protocol by visiting https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/. Permanent lighting also poses a risk of seabird attraction, and as such should be minimized or eliminated to protect seabird flyways and preserve the night sky. For illustrations and guidance related to seabird-friendly light styles that also protect seabirds and the dark starry skies of Hawai'i please visit https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

The State listed ʻio or Hawaiian Hawk (*Buteo solitarius*) may occur in the project vicinity. Prior to undertaking vegetation clearing, DOFAW recommends that pre-construction surveys of the area be conducted by a qualified biologist following appropriate survey methods (Gorressen et al., 2008)[1] to ensure no Hawaiian Hawk nests are present, which may occur during the breeding season from March to September. The survey should be conducted at least 10 days prior to the start of construction. If an ʻio nest is detected, a buffer zone of 100 meters (330 feet) should be established around it where no construction shall occur until the chick or chicks have fledged, or the nest is abandoned and DOFAW staff should be immediately notified. If adult individuals are detected in the area during construction, all activities within 30 meters (100 feet) of the bird should cease. Work may continue when the bird has left the area on its own.

State-listed waterbirds such as aeʻo or Hawaiian stilt (*Himantopus mexicanus knudseni*), ʻalae keʻokeʻo or Hawaiian coot (*Fulica alai*), and nēnē or Hawaiian goose (*Branta sandvicensis*) could potentially occur at or in the vicinity of the proposed project site. It is against State law to harm or harass these species. If any of these species are present during construction, all activities within 100 feet (30 meters) should cease and the bird or birds should not be approached. Work may continue after the bird or birds leave the area of their own accord. If a nest is discovered at any point, please contact the Hawai'i Island DOFAW Office at (808) 974-4221 and establish a buffer zone around the nest.

[1]Gorresen, P. M., R. J. Camp, J. L. Klavitter, and T. K. Pratt. 2008. Abundance, distribution and population trend of the Hawaiian Hawk: 1998-2007. Hawai`i Cooperative Studies Unit Technical Report HCSU-009. University of Hawai`i at Hilo. 53 pp., incl. 8 figures, 3 tables & 1 appendix.

The State endangered pueo or Hawaiian short-eared owl (*Asio flammeus sandwichensis*) could potentially occur in the project vicinity. Pueo are most active during dawn and dusk twilights. Remove and exclude non-native mammals such as mongoose, cats, dogs, and ungulates from the nesting area. Minimize habitat alterations and disturbance during pueo breeding season. These birds nest on the ground, and active nests have been found year-round. Before any potentially disturbing activities—like clearing vegetation, especially ground-based disturbance, DOFAW recommends a qualified biologist conduct surveys during crepuscular hours. Observation surveys should be done at those times from vantage points where they can see the whole project area for 2-3 nights before construction is to start. If any breeding displays are observed, it is likely there could be a nest. If pueo nests are detected in the area, a buffer zone should be established in which no activity occurs within a minimum buffer distance of 100 meters until the nesting cycle is complete, and the chicks are capable of flight. Hawai'i Branch DOFAW staff should be notified at (808) 974-4221 of any nests or adult displayed breeding behavior.

State Endangered nalo meli maoli or yellow-faced bee (*Hylaeus* spp.) populations are known to occur along the west and south coastline regions of Hawai'i Island. Owing to the potential occurrence of this species in these areas, DOFAW recommends surveys be completed by a qualified entomologist before work commences at the proposed project site. Yellow-faced bee surveys should be carried out between the months of April to November.

The site area on Hawai'i Island is within the range of the State listed Blackburn's sphinx moth (*Manduca blackburni*) or BSM. Larvae of BSM feed on many nonnative hostplants, which includes tree tobacco (*Nicotiana glauca*), that grow in disturbed areas. We recommend contacting the Hawai'i Island Branch DOFAW office at (808) 974-4221 for further information about where BSM may be present and whether a vegetation survey should be conducted to determine the presence of BSM host plants. DOFAW recommends removing plants less than one meter in height or during the dry season to avoid harming BSM. If there is intent to either remove tree tobacco over one meter in height, or to disturb the ground around or within several meters of these plants, they must be thoroughly inspected by a qualified entomologist for the presence of BSM eggs and larvae.

We recommend consulting the Big Island Invasive Species Committee (BIISC) at (808) 933-3340 or biisc@hawaii.edu to help plan, design, and construct the project, learn of any high-risk invasive species in the area, and ways to mitigate their spread. Soil and plant material may contain detrimental fungal pathogens (like Rapid 'Ōhi'a Death), vertebrate and invertebrate pests (e.g. Little Fire Ants, and Coconut Rhinoceros Beetle), or invasive plant propagules (e.g. Albizia, Pampas Grass, Fireweed, etc.) that will harm our native ecosystems, and the unique native found within them. Therefore, DOFAW advances the guidance that all equipment and personal items—to include clothing and foot ware should be cleaned of excess soil and debris to minimize the risk of spreading invasive species. Additionally, DOFAW recommends minimizing the movement of plant or soil material between worksites. Suspect pests should be reported through the statewide pest hotline. Photos, videos, and locations can be shared at www.643pest.org or call: 743-PEST. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

To prevent the spread of Rapid ʻŌhiʻa Death (ROD), DOFAW requests that removal, pruning/trimming, and potentially injury to ʻōhiʻa trees be avoided as much as possible. Wounds serve as entry points for ROD fungus and increase the odds that the tree will be infected and die. Also, clean gear/tools, clothes, footwear, and vehicles before and after use. Make sure to removal all loose soil from the aforementioned items, spray gear/tools with 70% rubbing alcohol, and wash clothes with hot water and soap. Wash tires and undercarriages of all vehicles/machinery with a high-pressure water source. If ʻōhiʻa trees must be removed or pruned/trimmed, please conduct these activities on a still day to minimize blown sawdust and use a sharp saw to create chips rather than dust. Seal all wounds to these trees with a stump seal product (e.g. Spectricide, etc.). For more information, please consult https://cms.ctahr.hawaii.edu/rod.

The invasive Coconut Rhinoceros Beetle (*Oryctes rhinoceros*) or CRB is widespread on the island of Oʻahu. CRB have been detected on other islands with moderate infestation on Kauaʻi, one incipint site on Hawaiʻi Island, and only one positive site on Maui in 2023. Hawaii Department of Agriculture interim rule 24-1 restricts the movement of CRB-host material from the island of Oʻahu, which is defined as the Quarantine Area. Regulated material (host material or host plants) is considered a risk for potential CRB infestation. Host material for the beetle specifically includes 1) entire dead trees; 2) mulch, compost, trimmings, fruit and vegetative scraps, and 3) decaying stumps. CRB host plants include the live palm plants in the following genera: Washingtonia, Livistona, and Pritchardia (all commonly known as fan palms), Cocos (coconut palms), Phoenix (date palms), and Roystonea (royal palms). When such material or these specific plants are moved there is a risk of spreading CRB because they may contain CRB in any life stage. Inspection and/or treatment approved by HDOA is mandatory before inter-island transport. For more information regarding CRB, please visit https://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/coconut-rhinoceros-beetle/.

Due to the arid climate, high fine fuel load (grasses) surrounding the worksite, and risks of wildfire to listed species and native habitats, we recommend coordinating with the Hawaiʻi Wildfire Management Organization at (808)-850-0900 or admin@hawaiiwildfire.org, on how wildfire prevention can be addressed in the project area. When engaging in activities that have a high risk of starting a wildfire—like wielding in/near tall grass, it is recommended that you: 1) wet down the area before starting your task, 2) continuously wet down the area as needed, 3) have a fire extinguisher on hand, and 4) in the event that your vision is impaired, (i.e. welding goggles) have a spotter to watch for fire ignitions. Additionally, do not park any vehicles in or near tall grass as heat from the engine/exhaust may ignite dry vegetation.

DOFAW recommends using native plant species for landscaping that are appropriate for the area; e.g., plants for which climate conditions are suitable for them to thrive, plants that historically occurred there, etc. Please do not plant invasive species. DOFAW also recommends referring to www.plantpono.org for guidance on the selection and evaluation of landscaping plants and to determine the potential invasiveness of plants proposed for use in the project.

We recommend that Best Management Practices are employed during and after the environmental restoration activities to contain any soils and sediment with the purpose of preventing damage to near-shore waters and marine ecosystems.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have additional questions, please contact Protected Species Habitat Conservation Planning associate Kinsley McEachern at (808) 587-0593 or Laurinda.k.mceachern.researcher@hawaii.gov.

Sincerely,

Jason D. Omick
Wildlife Program Manager

January 25, 2023

Attention: Hawaiian Home Lands Commission

Department of Hawaiian Home Lands (DHHL)
PO Box 1879
Honolulu, HI 96805

Re: Letter of Support for Hana Laulima Lahui O Ka'u Proposed Ka'u Hawaiian Cultural Center

Aloha mai kakou, my name is Jeffrey Kekoa the Ka'u Hawaiian Home Lands Association president that resides in Kaʻū.

I am writing this letter of Support for Hana Laulima Lahui 'O Ka'u which is located south of me in the greater community of Ka'u. I am 100% behind their creation of the Ka'u Hawaiian Cultural Center for our community on 10 acres of Hawaiian Homelands located on a larger parcel TMK-950050035999/378 acres in Waiohinu, Kaʻū.

We support their efforts to acquire DHHL land in Ka'u, so they can build a center that will focus on preserving the intergenerational knowledge of the ohana of this area. This center will serve many of the needs of this area, such as classrooms, a certified kitchen, hula stage and a gathering area for the organization's functions.

Because of the work of Hana Laulima, Hana Laulima has been collaborating and supporting their efforts for their community over the years. Through public support, outreach, project events and so forth. We continue to support the organization and its members because we believe in their vision and mission.

Our work reflects who we are and what we represent – a hard-working, resilient and thriving community! We commit to that vision, our people, and our 'aina. I humbly ask you to support Hana Laulima Lahui O' Ka'u. The community of Ka'u needs you to uphold the kuleana of its place, and Hana Laulima is the rightful steward of that kuleana. We know the work is not easy, but your help towards the organization will not go unnoticed, it is for the future of our community and all the generations to come.

Jeffrey Kekoa

Mahalo Nui Loa, Jeffrey Kekoa
(President- Ka'u Hawaiian Home Land Association)

Public Comments Obtained and Responses during the Public Comment Period

CAB Comment: Ka'u Cultural Center at a portion of TMK No. (3) 9-5-005:003; March of 2025

D **DOH.CABPASS** Nov 12, 2025 at 4:48 PM
To: chris.cogswell@yummet.com

Aloha Christopher Cogswell,

CAB (Clean Air Branch) received the letter Request for Draft Environmental Assessment Development of the Ka'u Cultural Center at a portion of TMK No. (3) 9-5-005:003; March of 2025. Thank you for the opportunity to review the letter and map of the project location. Please visit the CAB website to download and reference our Standard Comments for Land Use Reviews. The link is provided below.

https://health.hawaii.gov/cab/clean-air-branch/standard-comments-for-land-use-reviews/

Mahalo,

Lisa Kitahara
Planning & Administrative Support Staff Supervisor | Clean Air Branch
Hawai'i State Department of Health | Ka 'Oihana Olakino
Office: (808) 586-4200

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JOSH GREEN, M.D.
GOVERNOR OF HAWAI'I
KE KIA'ĀINA O KA MOKU'ĀINA 'O HAWAI'I

STATE OF HAWAII
DEPARTMENT OF HEALTH
KA 'OIHANA OLAKINO
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

KENNETH S. FINK, MD, MGA, MPH
DIRECTOR OF HEALTH
KA LUNA HO'OKELE

In reply, please refer to:
File:
24-288A CAB

July 3, 2024

MEMORANDUM

TO: Agencies and Project Owners

FROM: MARIANNE ROSSIO, P.E., CHIEF
Clean Air Branch

SUBJECT: Clean Air Branch Standard Project Comments

This memo is provided for your information and sharing. You are encouraged to share this memo with your project partners, team members, and appropriate personnel.

The Department of Health (DOH), Clean Air Branch (CAB), will no longer be responding directly to requests for comments on the following documents (including pre-consultation, early consultation, preparation notice, draft, final, addendums, and/or supplements):

- Environmental Impact Statements (EIS)
- Environmental Assessments (EA)
- Anticipated Finding of No Environmental Significant Impacts (AFONSI)
- Conservation District Use Applications (CDUA)
- Special Management Area Permits (SMAP)

For agencies or project owners requiring DOH-CAB comments on one or more of these documents, please utilize the DOH-CAB Standard Comments below regarding your project's responsibilities to maintain air quality and any necessary permitting. DOH-CAB Standard Comments are also available on the DOH-CAB website located at: https://health.hawaii.gov/cab/files/2024/07/Standard-Comments-for-Land-Use-Reviews-Clean-Air-Branch-July_2024.pdf.

If you have any questions, please the Clean Air Branch at (808) 586-4200.

CH:rkb

Standard Comments for Land Use Reviews
Clean Air Branch
Hawaii State Department of Health
July 3, 2024

All project activities shall comply with Hawaii Administrative Rules (HAR), Chapter 11-59 and 11-60.1.

If your proposed project:

Requires an Air Pollution Control Permit

- You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.
- Permit application forms can be found here: https://health.hawaii.gov/cab/permit-application- forms/

Has the potential to generate fugitive dust

- You must reasonably control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near existing residences, businesses, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.
- Construction activities must comply with the provisions of Hawaii Administrative Rules, §11- 60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, it is strongly recommended that buffer zones be established, wherever possible, in order to alleviate potential dust concerns.
- You must provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:
  - Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
  - Providing an adequate water source at the site prior to start-up of construction activities;
  - Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
  - Minimizing airborne, visible fugitive dust from shoulders and access roads;
  - Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
  - Controlling airborne, visible fugitive dust from debris being hauled away from the project site.
- If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch. Please also see fugitive dust fact sheet at: https://health.hawaii.gov/cab/files/2024/02/Hawaii-Fugitive-Dust-Fact-Sheet-February-2024.pdf.

Re: CAB Comment: Ka'u Cultural Center at a portion of TMK No. (3) 9-5-005:003; March of 2025

Chris Cogswell <chris.cogswell@yummet.com> Mar 2, 2026 at 11:54 AM
To: DOH.CABPASS <DOH.CABPASS@doh.hawaii.gov>

Thank you for your comments. This project will work to ensure that it complies with all required standards such as Hawaii Administrative Rules (HAR) Chapter 11-59 and 11-60.1. Should any concerns arise where fugitive dust or air control permitting is required the project owner will contact your agency and obtain all required permits.

Chris

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

Yummet | Celestial and Terrestrial Sustainability

w: www.yummet.com
e: chris.cogswell@yummet.com
p: +1 (718) 354-7690

On Nov 12, 2025 at 4:48:17 PM, DOH.CABPASS <DOH.CABPASS@doh.hawaii.gov> wrote:

> Aloha Christopher Cogswell,
>
> CAB (Clean Air Branch) received the letter Request for Draft Environmental Assessment Development of the Ka'u Cultural Center at a portion of TMK No. (3) 9-5-005:003; March of 2025. Thank you for the opportunity to review the letter and map of the project location. Please visit the CAB website to download and reference our Standard Comments for Land Use Reviews. The link is provided below.
>
> https://health.hawaii.gov/cab/clean-air-branch/standard-comments-for-land-use-reviews/
>
> Mahalo,
>
> Lisa Kitahara
> Planning & Administrative Support Staff Supervisor | Clean Air Branch
> Hawai'i State Department of Health | Ka 'Oihana Olakino
> Office: (808) 586-4200

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JOSH GREEN, M.D.
GOVERNOR | KE KIAʻĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA





DAWN N.S CHANG
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LAND
STATE PARKS

STATE OF HAWAII | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

December 5, 2025

Dr. Christopher Cogswell
Yummet Inc.
(718) 354-7690
23 Foisy Hill Road
Claremont, New Hampshire 03743
chris.cogswell@yummet.com

IN REPLY REFER TO:
Project No: 2025PR01323
Doc No: 2512NG01
History & Culture

Lilliane K. Makaila
Department of Hawaiian Homelands
P.O. Box 1879
Honolulu, HI 96805
lilliane.k.makaila@hawaii.gov

Aloha e Christopher and Lilliane,

SUBJECT: Draft Environmental Assessment and Anticipated Finding of No Significant Impact, Development of the Kaʻū Cultural Center, Waiʻōhinu Ahupuaʻa, Kaʻū District, Island of Hawaiʻi, TMK: (3) 9-5-005:003

Thank you for the opportunity to review the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) for the subject property located at Tax Map Key Nos. (3) 9-5-005:003 on the island of Hawaiʻi. The DEA-AFONSI was prepared by Yummet Inc. at the request of Hana Laulima O Kaʻū, Inc. The Hawaii State Historic Preservation Division (SHPD) has reviewed the above cited DEA-AFONSI and provides the following comments:

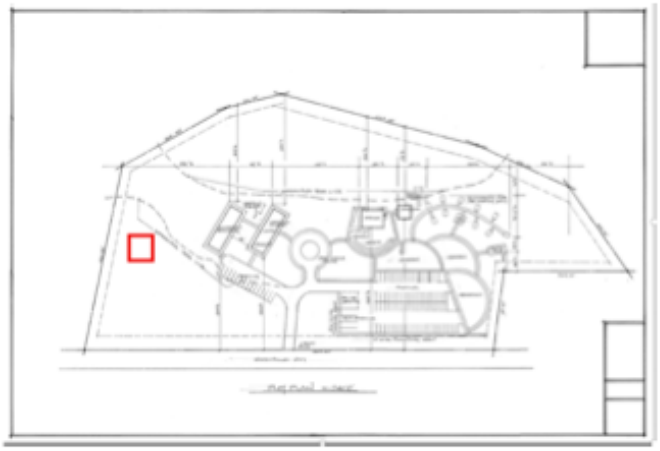
- SHPD has in the past received unconfirmed reports of a heiau within the project area. This may be the remains of Kalamakoī Heiau reported by John Stokes (1919), which was purportedly located "125 feet north and 300 feet east of the Kaʻaluʻalu road junction of the main road," in Waiʻōhinu, Kaʻū. Stokes also noted that, "Molale benchmark bears 61°13', 7817 feet."
- SHPD does not have a registered SIHP number for Kalamakoī Heiau and its current status is unknown.
- SHPD recommends further community consultation for the project area.

Re: Draft Environmental Assessment and Anticipated Finding of No Significant Impact for the Development of the Kaʻū Cultural Center

Chris Cogswell <chris.cogswell@yummet.com> Feb 28, 2026 at 11:35 AM
To: "Gomes, Noah J" <noah.gomes@hawaii.gov>
Cc: "Makaila, Lilliane K" <lilliane.k.makaila@hawaii.gov>

Mr Gomes,

Thank you for taking the time to provide comments on this project. During our literature review, we were only able to find a single original source stating the potential presence of this heiau, that noted the above from John Stokes in 1919. One consultee suggested the potential presence of a heiau on the site. No other community leaders or consultees mentioned a heiau on the site during consultation. Based on the information provided, we estimate that the site would have existed somewhere in the vicinity shown below on the site map.



The narrative of the Environmental Assessment will be adjusted to include reference to this heiau, which can be found in Section 3.2.2 of the report as well as in the cultural impact survey. As shown in the map above, the proposed project would not require any ground disturbance in the vicinity of the reported heiau. If any evidence is found of an archeologically significant site(s) during the future phases of this project the States Historic Preservation Division (SHPD) will be notified, and appropriate next steps would be taken as required to catalogue and preserve any features or sites found.

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

Yummet

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Fw: [EXTERNAL] Development of the Ka`ū Cultural Center – Draft EA, TMK No. (3) 9-5-005:003

LM **"Makaila, Lilliane K" <lilliane.k.makaila@hawaii.gov>** Dec 9, 2025 at 12:29 AM
To: chris.cogswell@yummet.com <chris.cogswell@yummet.com>

FYI
Comments to record & respond to.
~L

DHHL Planning Office
lilliane.k.makaila@hawaii.gov
(808) 730-0346 *new number (eff. 10/1)

From: William Keoni Fox <foxw001@hawaii.rr.com>
Sent: Monday, December 8, 2025 6:31 PM
To: Makaila, Lilliane K <lilliane.k.makaila@hawaii.gov>
Subject: [EXTERNAL] Development of the Ka`ū Cultural Center – Draft EA, TMK No. (3) 9-5-005:003

Aloha Lilliane

I appreciate this opportunity to comment on the Draft Environmental Assessment for the proposed Ka`ū Cultural Center on State Department of Hawaiian Home Lands property in the Waiohinu, District of Ka`ū, TMK No. (3) 9-5-005:003 (por.). I am a lineal descendant of native Hawaiian families who once resided in Waiohinu and I am active with community organizations who protect, preserve and steward cultural and natural resources in Ka`ū.

First of all, I applaud the efforts by Mrs. Terry-Lee Shibuya and the board members of Hana Laulima Lahui O Ka`ū Inc. The organization has worked for many years to secure a location for the much needed cultural heritage center. The center will serve an important purpose as a gathering place for the native Hawaiian community.

I am concerned about the qualifications of the consultant, Yummet Inc. and its staff, who were hired to do the Biological and Archeological Survey. It does not appear that any of these individuals have a background in biology or Hawaiian archaeology. Yummet Inc is not listed in the State of Hawaii, Historic Preservation Division list of permitted archaeological firms. The Archaeology Branch reviews each permit to ensure individuals and companies seeking permits meet the minimum standards for professional qualifications outlined in Hawaii Administrative Rules (HAR) 13-281. https://dlnr.hawaii.gov/shpd/files/2025/07/2025-Permit-List_05-1.pdf. The environmental surveys for this project should meet the professional standards of a Flora Faunal Inventory Survey and Archaeological Inventory survey.

The report states that “The site of interest here has been overgrown for some time with invasive species, and before that was continuously used for sugar cane production.” This statement is misleading. While mauka portion of the 378.87 acre parcel has been used for sugar cane and pasturing cattle in the past, the 10.4 acre makai portion to be used for the cultural center does not appear to have been cleared and used for sugar cane according to historical photos.

While no threatened or endangered species of any kind were found on the property parcel during the survey, the adjacent property to the east owned by Widow Coffee, 95-5904 Hawaii Belt Rd, has a mango tree along the highway which is home to the State listed 'ope'ape'a or Hawaiian hoary bat *(Lasiurus semotus).* The bats were seen circling the tree and the highway at dusk

throughout the months of October and November 2025. The tree is only 200 feet east of the subject property.

The archaeological survey states that "The historical use of the land also suggests that there is no particular concern for archeological or cultural disturbances or losses that may occur upon completion of this project." I also disagree with this statement as the consultant has not provided any evidence to show that this portion of the property was cleared for sugar cane or ranching. Its important to note that there is a clearly visible, historic hand stacked rock wall on the property along the Mamalahoa Highway, yet this resource was not identified in the archaeological survey and it's not shown on the site plan. I would hope that the cultural heritage center would preserve this historic resource of Ka`ū and incorporate it into the design plan.

In 2018, the County started to mechanically clear the brush along the Waiohinu Drainage Improvement Project which crosses into the subject property from TMK 9-5-001:060. I surveyed an area along the drainage improvement, approximately 300 feet east of the culvert. At that time, my concern was potential damage to unrecorded cultural resources on this specific portion of the subject property. In the book, "Heiau of the Island of Hawaii: A Historic Survey of Native Hawaiian Temple Sites" the archaeologist, John F.G. Stokes, identified a heiau in the vicinity known as *Kalamakoʻi Heiau*. While I did not locate the heiau or any other cultural resources, it was apparent to me that this west side of the property had not been mechanically cleared so I highly doubt that it was used for cane production and there is the potential for existing cultural resources to be found on the property. Because Waiohinu was such an important population center in ancient times, its crucial that a thorough archaeological inventory survey of the project area be completed by a qualified archaeologist.

Last of all, traffic visibility is a concern along this stretch of highway between Waiohinu and Naalehu. Drivers often speed through this area which makes it difficult to pull out safely onto the highway from residences, businesses and the Waiohinu County park. I recall accidents in the past at the intersection of Ka`alu`alu Road. Its also very dark along this stretch of road at night. During the planning, the architects should take this into account when designing the ingress and egress from Mamalahoa Highway.

Mahalo for this opportunity to provide comments. I do support the project so please let me know if

Response to Comment on Draft Environmental Assessment for the proposed Kaʻu Cultural Center

Chris Cogswell <chris.cogswell@yummet.com> Feb 28, 2026 at 11:38 AM
To: foxw001@hawaii.rr.com , Lilliane K Makaila <lilliane.k.makaila@hawaii.gov>

Mr. Fox,
Thank you for taking the time to comment on the Draft Environmental Assessment for the proposed Kaʻū Cultural Center on State Department of Hawaiian Home Lands property in the Waiʻōhinu, District of Kaʻū, TMK No. (3) 9-5-005:003 (por.).

First, we appreciate your support for this project and its goals. We hope we can work together to continue to promote the culture of Kaʻū and its significant historical importance to the people of Hawaii.

In response to your question as to the qualifications of the consultants who worked on this project, we have made edits to the document which list the qualifications of all who took part in the preparation of the relevant portions. For the cultural and biological survey in particular, the services of Scott Laaback, an ethno-botany focused cultural anthropologist with over 18 years of experience with Hawaii's unique ecology was utilized to perform the survey, prepare the analysis, and provide comments on the potential for environmental or anthropological impact upon project completion. The addition of their qualifications can be found at the beginning of the biological and cultural impact survey in the final report.

The preparation of this document included efforts to determine the most likely past use of this piece of land. Given the documented history of the parcel, including inclusion in land sales and leases for farming, ranching, and other human activities with limited documentation of historic sites, a literature review and field inspection is the primary technical study prepared to determine potential impacts to historic sites from the proposed action. Additionally, through the consultation process, consultees expressed agreement that this parcel of land was either utilized for farming or left untended for a significant period of time.

The presence of the rock wall has been noted in the survey of the property, and efforts will be taken to include the rock wall in the final design of the proposed action. The wall was noted during the walkthrough, although it has been damaged over time by vandalism. The narrative of the document has been edited to reflect the presence of the rock wall and can be found in section 3.2.2 as well as the biological survey discussing the walkthrough of the site included in the Appendix.

The potential presence of the Hawaiian Hoary Bat has been noted, and we included mitigation measures to ensure no disturbance could potentially occur to their habitat or breeding behaviors. References to the Hawaiian Hoary bat can be found in the biological survey as well as in section 3.1.3.

The potential presence of a heiau has been noted, and can be found in section 3.2.2. The approximate site location is outside of the vicinity of ground disturbance and is not expected to be impacted by the proposed project. Based on our technical studies, this heiau would most likely have been located along the tree line close to the Waiʻōhinu stream, which is outside of the project area where ground disturbance will occur. If future phases of this project find any evidence

of historic sites, the applicants will stop work and work with State Historic Preservation Division staff to ensure the protection of historic sites.

Thank you again for your comments

Chris Cogswell on behalf of Hana Laulima Lāhui o Kaʻū

Chris Cogswell
CHIEF TECHNOLOGY OFFICER

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Appendix C: Biological and Archeological Survey of Proposed Development of the Kaʻū Cultural Center at TMK No. (3) 9-5-005:003

Biological Survey of Proposed Development of the Kaʻū Cultural Center at TMK No. (3) 9-5-005:003

Prepared for Hana Laulima Lāhui o Kaʻū
Yummet Consulting
Date: March, 2025

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Introduction

This report concerns the proposed development of a cultural and community center on a 10.4-acre plot~~s~~ at TMK No. (3) 9-5-005:003 per a right of entry permit obtained via the Department of Hawaiian Homelands. In support of this development a Biological survey was performed in order to catalogue and determine the presence of any protected species, habitats, and flora or fauna species on the property which may be impacted by this project, as well as determine any mitigation strategies which may need to be implemented in order to minimize the impact of this activity on these species and the surrounding environment. A~~n~~ preliminary archeological ~~survey~~ literature review and walkthrough was also performed in order to determine any presence of cultural or historical sites or items of interest.

The property of interest is a 10.4-acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Māmalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently listed for agricultural use and has laid untended for a number of years. The property then passed into the hands of the state of Hawaii and Department of Hawaiian Homelands since at least 2006.

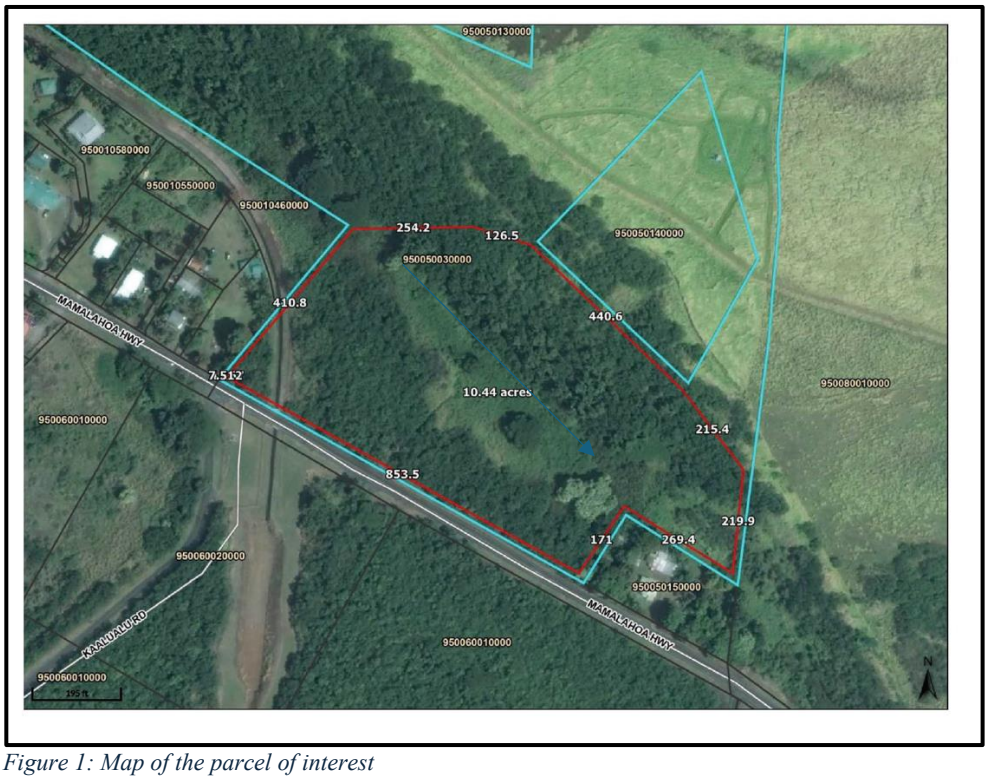


Figure 1: Map of the parcel of interest

The northern end of the parcel property is bordered by land owned by Kaʻū Hawaiian Royal Coffee and Tea (address of 95-4968 Māmalahoa Highway, Nāʻālehu, Hawaii 96772). To the western edge of the property are residential homes (properties starting at 95-9562 Hawaii Belt Rd, Nāʻālehu, HI 96772), and the parcel bordering the eastern edge is owned by Widow Coffee

(address of 95-5904 Hawaii Belt Rd, Nāʻālehu, HI 96772). Only a portion of the entire parcel will be utilized for the proposed project, and so the vast majority of the land in this parcel will remain unchanged. At the northern end of the portion of the plot of interest is a steep increase in elevation from 1000 to ~1200 ft.

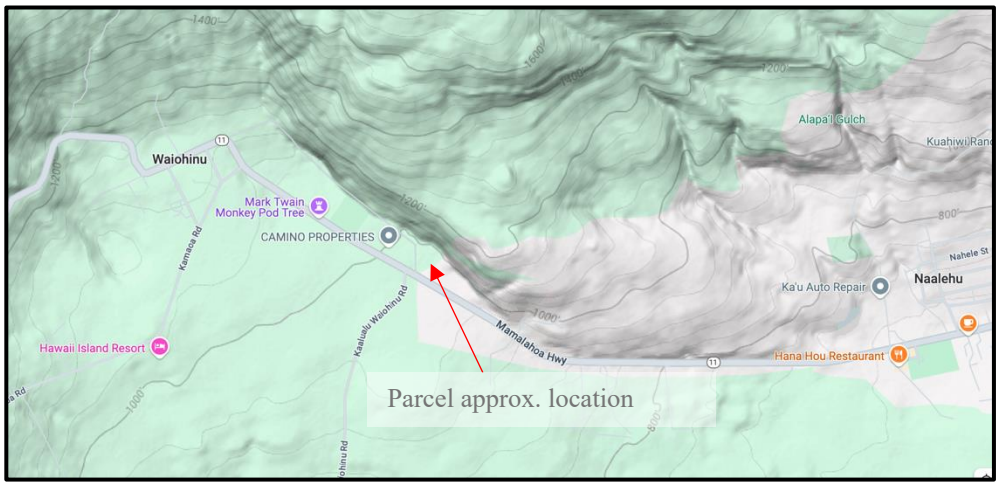


Figure 2: Topographical map showing the parcels location in the surrounding area

The property had a preliminary survey first by Christopher Cogswell and Brittany Zimmerman of Yummet in March of 2024 for initial screening. After this, a more formal survey was performed by Scott Laaback on 4/25/2025 in order to determine relevant species and important considerations for the project to continue forward, as well as find any on site evidence of important archeological or cultural history and/or sites on the property. Besides these walkthroughs of the property, historical literature analysis was also performed in order to determine if any important species or habitats had been determined by other relevant agencies or groups, and a historical survey of relevant archeological and anthropological items potentially linked to this site. The Hawaiian State critical species habitat map ~~(found at https://www.fws.gov/project/critical-habitat-12-hawaii-island-species)~~ shows no critical habitat on or near the parcel of interest. Of the 12 critical species found on Hawaii Island none were observed during these surveys, and it is not anticipated that any have historically or currently utilize this parcel for habitat or migration/travel. The property is not within a high impact flood zone, and it is not considered to be likely that runoff from this location or project could impact local aquatic ecosystems and biology as the channelized stream on the border of the property keeps water from flowing onto the parcel of interest.

According to local oral history the land traditionally was utilized for farming and homesteading by native Hawaiians, but had no particular significance compared to surrounding parcels. The first mention of the parcel in legal documentation that could be found was in the early 1970s. The parcel was initially leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into the Kaʻū Sugar Company Inc, which would eventually come to be known as Kaʻū Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Kaʻū Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this property. This permit was then terminated on December 31st,

1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lāhui o Kaʻū Inc for a portion of this land.

Field Methodology

In order to obtain a representative view of the biological and archeological inventory of the portion of interest for this project, a systematic approach was taken to inventory the species and historical features of interest on the land. A walkthrough was performed and photos taken of every species and site of interest and/or note, with particular concern for native species of concern and any invasive species that are being monitored across the island.

Findings – Biological Survey

A survey of Hawaii County TMK No. (3) 9-5-005-003 was conducted on 4/23/25 starting at 1200 and finishing 1430 hrs. The survey found no evidence of indigenous or endemic plants or animals.

The survey was conducted on foot, following 4 transects roughly parallel to the road 15-20 meters apart. Additionally, 2 expeditionary transects perpendicular to the road onto the hillside were performed, though a full survey of the hillside was not done as it was out of the scope of this project.

The flora composition is primarily introduced species, with a few dominant invasive species. Of note are the presence of two species of canoe plants; *Broussonetia papyrifira* (paperbark mulberry) and *Aleurites moluccanus* (Kukui, candlenut). There are also several introduced agricultural species, which was consistent with the historical documentation showing the lands use as farmland up to the present day. Special care was taken to look for protected and endangered species of flora and fauna.

Findings and Mitigations - Flora

For ease of reference, a table of all Flora observed on the parcel, as well as their conservation or invasive status is given in Table 1.

Table 1: Flora Species found on the parcel of interest to this project.

Scientific Name	Common Name and/or Hawaiian Name	Status	Suggested Action
Broussonetia papyrifira	Paperback Mulberry, Wauke	Canoe	
Aleurites moluccanus	Candlenut, Kukui	Canoe	
Schinus terebinthifolia	Christmas Berry, California Black Pepper Tree	Invasive	Removal
Megathyrsus maximus	Guinea Grass	Invasive	Removal
Philodendron sp.	Philodendron, Hawaiian Finger Leaf	Invasive	Removal
Sida acuta	Common Wireweed, Spinyhead Sida	Invasive	Removal
Baleria repens	Coral Creeper	Naturalized, Invasive	Removal
Shibataea sp.	Bamboo Grass	Invasive	Removal
Chrysophyllum oliviforme	Smooth Star Apple	Invasive	Removal
Ochna serrulata	Mickey Mouse Plant	Invasive	Removal
Microsorum scolopendria	Laua'e Fern	Naturalized	
Schefflera actinophylla	Octopus Tree	Introduced	Nuisance Species removal
Rivina humilis	Coral Berry	Invasive	Removal
Nephrolepis brownii	Asian Sword Fern	Invasive	Removal
Pimenta dioica	Allspice	Invasive	Removal
Passiflora edulis	Lilikoi	Naturalized	
Averrhoa carambola	Starfruit	Naturalized	
Syzygium cumini	Java Plum	Invasive	Removal
Spathodea campanulata	African Tulip Tree	Invasive	Removal
Derris elliptica	Poison Vine, Tuba Root	Invasive	Removal
Samanea saman	Monkeypod Tree	Naturalized	

The predominant species throughout the parcel of land are introduced species, including a number of dominant invasive species. Two canoe plants were found on property, *Broussonetia papyrifira* (paperback mulberry) and *Aleurites moluccanus* (Kukui, aka Candlenut). Invasive species of particular concern and abundance include *Schinus terebinthifolia* (Christmas Berry, also known as the Brazilian or California Black Pepper Tree), various invasive grasses, sword fern, and coralberry. There were no observed endangered or protected flora species.



Figure 3: NNW View from across Māmalahoa Highway Southeast Property corner. Waiʻōhinu stream to the left as shown.



Figure 4: Zoom showing the mowed property border.

As can be seen in Figure 3 and 4, the southeastern side of the property border is mowed, with access to the Waiʻōhinu stream to the left of the property. The parcel of interest is significantly overgrown, with primarily invasive and introduced species present.



Figure 5: Schinus terebinthifolia overstory; Megathyrsus maximus from roadside at the middle of the property line

Throughout the property are found *Schinus terebinthifolia* as well as *Megathyrsus maximus* (Guinea Grass) as seen in Figure 5. *S. terebinthifolia* is considered a particularly invasive species that should be removed for population control.



Figure 6: Megathyrsus maximus and Sida cordifolia along the open ground in the parcel.



Figure 7: Philodendron sp. seen as ground cover

Ground cover within the parcel is primarily *M. maximus*, *Sida sp.,* and *Philodendron sp*. These are all naturalized species, although certain *Philodendron* species are considered an invasive species that can be harmful to local plants.



Figure 8: S. Terebinthifolia berries fallen to the ground, and Baleria Repens ground cover.

There is also evidence of *Baleria repens* (commonly known as Coral Creeper on the property, which is a naturalized species, as seen in Figure 8.



Figure 9: Bamboo Grass ground cover (potentially Shibataea sp.)



Figure 10: Chrysophyllum oliviforme (a type of Smooth Star Apple) growth along the edges of the property.

There was also evidence of *Chrysophyllum oliviforme* trees, both on the property as well as on the adjoining properties and across the road from the parcel of interest. This is considered an invasive species and can easily overtake surrounding land if allowed to continue to grow.



Figure 11: Ochna serrulata (commonly called Mickey Mouse plant), an especially invasive species to Hawaii.

There was one noted growth of *Ochna serrulata*. This is a species of high invasive potential and should be eradicated completely to ensure no further propagation occurs.



Figure 12: Growth of Microsorum scolopendria (Laua'e Fern).

Another common species found across the ground cover of the property was *Microsorum scolopendria* (commonly known as the Lauaʻe Fern).



Figure 13: Schefflera actinophylla (Octopus tree) found on the parcel.

Schefflera actinophylla was also found around the property. This is another introduced species that is now considered a nuisance plant.



Figure 14: Rivina humilis (Coral Berry), and Microsorum Scolopendria

There was also a stand of *Rivina humilis* (Coral Berry) which is an invasive species that can damage local flora.



Figure 15: Broussonetia papyrifira and Nephrolepis brownii (Asian Sword Fern).

There was also evidence of *Nephrolepis brownii* (Asian sword fern) ground cover. This species of sword fern is invasive and damaging to native varietals on Hawaii.



Figure 16: Pimenta dioica (Allspice).

A small number of *Pimenta dioica* (Allspice) were also found within the parcel.



Figure 17: Unidentified bracket fungus on Schinus terebinthifolia.

There was also evidence of an unknown bracket fungus on some of the *S. terebinthifolia* in the parcel. It is outside of the scope of this analysis to determine the exact species however it is noted here for completion.



Figure 18: Passiflora edulis (Lilikoi).



Figure 19: Averrhoa carambola (Starfruit) Seedling.

Among the fruiting and agricultural plants found on the property, there was evidence of *Passiflora edulis* and *Averrhoa carambola*.



Figure 20: Northern view from the property, showing B. papyrifira and A. moluccanus overstory.

To the north of the parcel of interest shows significant overgrowth of *B. papyrifira* and *A. moluccanus*. Ground cover was like that found in the parcel of interest.



Figure 21: View to the east of the property, showing Cenchrus purpureus (Elephant Grass), S. terebinthifolia, Syzygium cumini (Java Plum), and Spathodea campanulata (African Tulip Tree) on the hillside.

On the eastern side of the property towards the hillside we find evidence of significant invasive tree and grass species, including *C. purpureus, S. terebinthifolia, S. cumini*, and *S. campanulata*.



Figure 22: Southeastern section of the property showing A. moluccanus.



Figure 23: Derris elliptica (Poison Vine/Tuba Root) found vining around other species.

There was also evidence of *D. elliptica* smothering other plants on the parcel.



Figure 24: Samanea saman (Monkeypod) tree surrounded by C. purpureus growth in the middle of the property.

In general, the project site was found to be overgrown with invasive species some of which should be removed and destroyed so that further propagation does not occur. These species are highlighted in Table 1, but special care should be taken to remove instances of Mickey Mouse Plant, Christmas Berry, and Poison Vine which can spread very quickly and can germinate in compost. If possible the naturalized species or canoe plants can be kept as is on site or relocated, however no species at ecological risk or concern was found on the property. Should such species be found during construction activities it is advised that the Department of Land and Natural Resources Forestry and Wildlife Division be contacted to ensure proper precautions and mitigation measures take place.

Findings and Mitigations - Fauna

No evidence of native species was found on the property. There were a number of *Acridotheres tristis* (common Myna) on the parcel of interest and flying overhead, however there was no noted evidence of nesting sites for this species. The parcel is not within any critical habitat for species of interest on Hawaii Island and is not located within or near a critical watershed. The northern border of the parcel is lightly forested, and there is a small water causeway that diverts rain runoff into the nearby stream for discharge into the ocean. The property is within 4 miles of the border of the Kaʻū Forest Reserves most southern point, and therefore special care was taken to ensure that there was no evidence of critical and native species.

Particular interest was taken to ensure that no evidence of *Asio flammeus sandwichensis* (Pueo or Hawaiian Short Eared Owl), *Buteo solitarius (*ʻIo or Hawaiian Hawk), *Lasiurus semotus* (ʻŌpeʻapeʻa or Hawaiian Hoary Bat), *Manduca blackburni* (Sphinx Moth), *Hylaeus longiceps* (Nalo Meli Maoli or Yellow Faced Bees), and *Branta sandvicensis* (Nēnē, or Hawaiian Goose). This was in line with comments given by the Department of Land and Natural Resources Forestry and Wildlife Division, which specifically called out these species as being particularly susceptible to habitat damage due to construction activities in their provided pre-draft comments on this project.

This survey was performed during the day and therefore sightings of nocturnal or corpuscular species was not likely to occur. However, evidence of nesting and suitability of habitat was analyzed during the survey process. Two particular species were important to consider for their nighttime habits, *Asio flammeus sandwichensis* and *Lasiurus semotus*.

Asio flammeus sandwichensis or Pueo is a diurnal species which is active during both the day and night. The species builds nests on the ground and primarily hunts small rodents in grassland, however exact details about its hunting and breeding biology are not well understood. It is predated upon by *Urva auropunctata* (Small Indian mongoose) and is susceptible to light pollution and disease such as sick owl syndrome. There was limited open grassland on the parcel of interest, with most of the groundcover being significantly overgrown. There was no evidence of *Asio flammeus sandwichensis* nests or nesting behavior found during the walkthroughs performed, and no historical evidence of the presence of these birds on the property. However, before construction a more thorough survey for nests will be performed. It is likely given the location and habitat of the parcel that *Urva auropunctata* and other species do exist on the property, however no direct evidence of these species was noted. In terms of light pollution,

steps should be taken to ensure that the impact of this project on light conditions will be minimized. It is also possible that long term upon clearing of some portion of the groundcover and creation of the cultural center that Pueo habitat may be established. If evidence of this occurring is seen the Department of Land and Natural Resources Forestry and Wildlife Division will be contacted so that proper precautions and steps can be taken for the protection of this species.

Lasiurus semotus or Hawaiian Hoary Bat primarily hunts insects and nests in both native and non-native trees. It is difficult to determine the exact nesting behavior and locations of the species, and the literature suggests at times conflicting information. It is generally accepted that they prefer solitary nesting in tree tops greater than 15 feet high, and that particular concern should be made to not disturb nests during the months of June to October when breeding and rearing of pups occurs. Although no evidence of *Lasiurus semotus* was seen during this survey, care will be taken to ensure that no nesting sites are disturbed, and all precautions will be taken to ensure no damage to the bats occur. This includes not utilizing barbed wire or high fencing material to ensure no bats are harmed or caught during flight. We will also ensure that no trimming or changes to trees occur during pupping season when the most damage to bat populations could occur. It is possible that bat populations may choose to come to this location during the lifetime of this project, and if this occurs or evidence is found to suggest it has occurred the Department of Land and Natural Resources Forestry and Wildlife Division will be contacted to ensure proper mitigation and protection measures are put in place.

Buteo solitarius or Hawaiian Hawk was also not seen during the survey performed ~~on the sight~~. They are territorial hunters, and mate for life with territory sizes generally of between 1 to 2 square miles. Given that the species is generally accepted to nest in high treetops and utilize still hunting techniques (perching in high trees before diving to capture prey), it is not expected that this parcel is a particularly appropriate habitat. The trees on site are all relatively new growth, with heights of below 15 meters (~50 feet). However, trees on the hillside of the property are slightly larger and may be able to support a nesting pair. It is not anticipated that the trees on the hillside will be disturbed during construction. To ensure that no *Buteo solitarius* are distributed during this project, a more thorough survey will be performed before the start of construction. In the event that a nesting pair is found adequate steps will be taken to ensure that there is no disturbance to the species during construction, including the creation of a buffer zone around the nest of 330 feet where no construction will occur until the fledging of the chicks. It is not considered likely that Hawaiian Hawk will choose to nest or hunt at this location upon project completion, however in the event that evidence of this occurs the Department of Land and Natural Resources Forestry and Wildlife Division will be contacted to ensure proper mitigation and protection measures are put in place.

Branta sandvicensis or Nēnē were not observed during the survey period, and it is not anticipated that the parcel of interest has a regular population of the species. There is no evidence from historical surveys of *Branta sandvicensis* population that their range intersects with the parcel of interest, however this is not enough evidence to suggest that they could not be present on the parcel. Given the overgrown nature of the site it is not believed that there is sufficient habitat for the species to thrive or nest currently, however special care will be taken to ensure that no disturbance occurs should the species be observed to be present. Should evidence of this species

be observed care will be taken to ensure that no disturbance occurs, and the guidelines given by the Department of Land and Natural Resources Forestry and Wildlife Division will be followed. If regular habitat is established, contact with the Department of Land and Natural Resources Forestry and Wildlife Division will occur to ensure proper mitigation and protection measures are put in place.

Because of the location of the parcel it is not expected that the habitat is appropriate for other water birds of interest including *Himantopius mexicanus knudseni* (Hawaiian Stilt) or *Fulica alai* (Hawaiian Coot) which both prefer to live near open bodies of water or in mudflats near coastline. The only source of natural running water on the property is the stream already noted, which is not believed to be robust enough to support waterbirds. However, if evidence of waterbirds is seen during construction or facility operation the Department of Land and Natural Resources Forestry and Wildlife Division will be contacted to ensure proper mitigation and protection measures are put in place.

In terms of insects there was no evidence of *Manduca blackburni* or *Hylaeus longiceps* on the parcel of interest. Given existing literature it is not expected that there is any vegetation to support the presence of either species. It is believed that both species tend to prefer native species for feeding, and given the preponderance of invasive species on the parcel it is not considered to be preferential habitat. If species did exist on this plot at one time, it is likely that the history of ~~clear cutting and~~ human intervention would have long ago caused these species to exit. It is possible that long term the creation of native species gardens may induce these species to once again take up habitat on this parcel. If that occurs, the Department of Land and Natural Resources Forestry and Wildlife Division will be contacted to ensure proper mitigation and protection measures are put in place.

One species that was noted was *Sus scrofa* (Wild pig) populations, with trails for the species found throughout the property. Although no direct observation was noted, there was significant evidence of their presence on the parcel of interest. Upon completion of this project, it is anticipated that the wild pig populations will no longer utilize the grounds for travel as human use will make it no longer preferred. However, should wild pig populations continue to be a presence upon project completion their population and habitat will be managed through proper protocols following the guidelines set out by the Department of Land and Natural Resources Forestry and Wildlife Division as well as the State of Hawaii and County of Hawaii.

Findings – Preliminary Archeological

Historically, Kaʻū was primarily composed of small fishing villages after being inhabited by Polynesian peoples. The parcel of interest first enters recorded history upon the development by the Hutchinson Sugar Plantation Company of the surrounding area in 1868. Since that time the parcel has been disturbed significantly over the years with continuous farming and other agricultural and industrial agricultural activities occurring on it and surrounding areas. Because of this, any potential archeological discoveries to be made on the site were most likely disturbed and/or destroyed during this period. There is no documented historical evidence that this parcel was of particular importance to native Hawaiian peoples, and instead all evidence points to its continued use as cropland and farmland since first habitation. There is a single original source which mentions a potential heiau on the site, that of John Stokes in his inventory of island sites from 1919. The State Historic Preservation Division also has reports of this Heiau, although no exact identification could be made with historically known or suspected Heiaus. No evidence of this location was found during the walkthroughs of the parcel.

In terms of oral history, there is no known cultural or historical importance given to this particular parcel or site. The parcel is near the Mark Twain Monkeypod tree, and there are areas in Kaʻū of course that are considered to have significant archeological and historical significance. However, there is no evidence to suspect or suggest that this projects completion would in any way impact or negatively impact the historical or cultural inventory of the Hawaiian Islands or Kaʻū community. Given that this project proposes to build a cultural center celebrating Kaʻū history and culture, it is in fact expected that this project will enhance the cultural inventory of this part of the island.

The only man-made items found on the property included garbage and detritus, including a number of abandoned cars as seen in figure 25. It is suggested that a cultural monitor be present for all construction activities on the site to ensure proper precautions and to highlight any potentially important or relevant sites or evidence which may be found. If any archeologically significant finds or historically important items are found upon construction on this site it is recommended that work is halted until a more thorough survey and analysis of the finds are performed. However as stated above, it is not expected that any such findings will occur given the documented history and use of the land.



Figure 25: Abandoned cars on the property of interest.

Summary, Impacts, and Mitigation Measures

The Nāʻālehu community of Kaʻū on Hawaii Island is located on the southern edge of the Island, approximately 1.5 miles from the nearest shoreline and approximately 25 miles from the tip of Mauna Loa. The parcel of interest for this project is located at an elevation of 1000 feet above sea level, with Mesic Grassland and Mesic Forest the predominant biome of the area. Historically however the land was used for crop or pastureland, with the majority of the native flora and fauna removed during this time period due to clear cutting, pasturing, etc. Evidence of this clear cutting and pasturing is still found on the plot with invasive shrubs, trees, and grasses the majority species versus naturally occurring longer lived species found in preserved ecosystems on island.

The parcel is not within any critical habitat for species of interest on Hawaii Island and is not located within or near a critical watershed. The northern border of the parcel is lightly forested, and there is a small water causeway that diverts rain runoff into the nearby stream for discharge into the ocean. The Waiʻōhinu stream intersects with the western edge of the parcel, but not the portion of interest for this project. Regardless, no alteration to the stream will occur during the performance of this project and resulting use of the land.

The area abuts land that was used for pesticide mixing in the past by the Hutchinson Sugarcane Company and was listed as a previously contaminated parcel per the Hawaii Brightfields initiative. However, it is not anticipated that this will cause any issues for the project itself as the land has been used without issue since that finding for some time.

Given that this proposed development will utilize only a small portion of the available parcel for this project (10.4 acres of a total of 378.87 acres) any changes to this piece of the plot is not anticipated to have significant impacts on the surrounding biological inventory. Although no

flora or fauna species of interest were observed, any changes to the property that must be performed (removal of trees, weeding, etc.) would result in the removal of various species from this small portion of the parcel. However, it is not anticipated that this would result in the removal or damage to any threatened or critical species. Removal of the invasive species from the parcel should be beneficial to the surrounding ecosystem.

Because the plot has historically been used for agriculture it is not considered to be of particular importance for native flora or fauna on Hawaii Island. Any previous ecosystem that would have existed on this plot or the surrounding area was long since removed by previous tenants and uses. The location is in lowlands, next to a busy main thoroughfare, with agriculture use and residential homes alongside its borders. It is not within a watershed area or other area where contamination or impact on aquatic species could be of concern. It is therefore not expected that any significant biological impact would be incurred by the completion of this project.

~~The historical use of the land also suggests that there is no particular concern for archeological or cultural disturbances or losses that may occur upon completion of this project.~~

Upon this projects acceptance it is suggested that all care be taken per regulations and best practices to limit damage to any flora, fauna, or archeological sites which may be discovered. It is suggested that all care be taken to ensure that if an archeologically or culturally significant find is made on the parcel that it is handled adequately to ensure that these finds are protected and conserved. This includes stopping construction to ensure discussion with relevant stakeholders and legal entities is performed to protect and promote the biodiversity and cultural history of Hawaii.

Because the project being proposed for this parcel includes the creation of a center to celebrate and educate the population on the history of the Kaʻū region in Hawaii, mitigation methods can embrace this same philosophy and incorporate required changes into the final design. This can include for example the control of invasive species that currently grow on the property, as well as the potential reintroduction of native species to celebrate the biodiversity of the Hawaii islands if desired.

Limitations of This Report and Methodology

No survey can hope to catalogue and find every species currently existing within a given area for a project of this scope, however all due diligence has been performed in order to ensure that a representative sample of the area and its biodiversity was analyzed for this report. As noted, this survey was performed during the day and so direct cataloguing of nocturnal species was not possible. Similarly, an in-depth archeological investigation was outside of the scope of this project and not required or suggested by historical records related to this parcel.

Consultant Resume

Scott Laaback, Stoked on Sustainable Regenerative Land Design and Management

2002; B.A. Cultural Anthropology; focus ethno-botany; University of Oregon

2004-2008; Forestry Technician U.S. Forest Service; duties included fuels surveys, GPS mapping, botanical species inventory and cataloguing

2008-2010; Farm Intern, Evening Rain Farm, Pahoa, HI.

2009-2010; Invasive Species Technician; Malama O Puna; duties included identification and eradication of invasive species in Nanawale Forest Reserve and Waiopa'e marine life conservation district

2010-2012; Farm Manager, Evening Rain Farm, Pahoa, HI.

2013-14; Garden Manager, Sunshower Farm, Holualoa, HI.

2014-2017; Permaculture Manager, Kalani Honua Retreat Center, Pahoa HI; duties included leading a crew in management of invasive and introduced species on a 110-acre parcel. Accomplishments include creation of a database of plant species occurring on site with 250 + entries.

2017-2018; Landcare Director, Kalani Honua Retreat Center, Pahoa, HI. This position was responsible for leading a team of 30+ members in all land care related activities on the retreat center property including native plant restoration, invasive species management, landscaping, and farming

2018- present; Proprietor, Stoked on Sustainable Regenerative Land Design and Management. Services include identification of on-site plant species as well as other critical resources, and creation and implementation of regenerative land management plans tailored for individual landowners.

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Appendix D: Cultural Impact Survey of Proposed Development of the Kaʻū Cultural Center at TMK No. (3) 9-5-005:003

Cultural Impact Survey

Proposed Development of the Kaʻū Cultural Center at TMK No. (3) 9-5-005:003

Prepared for: Hana Laulima Lāhui O Kaʻū



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Introduction

Hana Laulima Lāhui O Kaʻū is proposing a project to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Kaʻū community on a portion of plot TMK No. (3) 9-5-005:003. As part of the planning effort for the Kaʻū Cultural Center, we are undertaking and performing a cultural impact assessment to understand the effect this project may have on the cultural inventory and richness of the area.

This Cultural Impact Assessment has been prepared in accordance with the guidelines set out by the State of Hawaii Office of Planning and Sustainable Development Environmental Review Program (Formerly the Office of Environmental Quality Control) *Guidelines for Assessing Cultural Impacts*. These guidelines were first adopted by the Environmental Council of the State of Hawaii on November 19th, 1997, and signed into law on April 26, 2000 as Act 50 of House Bill Number 2895, and have since been used as guidelines for the preparation and undertaking of Cultural Impact Assessments. This guide can be found online at https://files.hawaii.gov/dbedt/erp/OEQC_Guidance/1997-Cultural-Impacts-Guidance.pdf.

The recommended protocol for preparing a cultural impact assessment as stated in the *Cultural Impact Guidelines* above are as follows:

i) Identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g. district or ahupuaʻa
ii) Identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action
iii) Receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area
iv) Conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research
v) Identify and describe the cultural resources, practices, and beliefs located within the potentially affected area; and
vi) Assess the impact of the proposed action, alternatives to the proposed action, and mitigation measures, on the cultural resources, practices, and beliefs identified.

This report is broken up into three distinct sections. Chapter 1 provides a general introduction of the project and its physical location, as well as the cultural goals which are hoped to be achieved by this proposed project. Chapter 2 provides a historical and cultural background specific to the project area, including both literature surveys, walkthrough results, and consultation results from local residents and cultural leaders in the Kaʻū and wider Hawaii island community. Finally, Chapter 3 discusses potential cultural impacts which may be foreseen due to the proposed project and potential mitigation measures that can be undertaken to alleviate these issues.

Chapter 1: Project Introduction and Area Description

Hana Laulima Lāhui O Ka‘ū is proposing to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Ka‘ū community on a portion of plot TMK No. (3) 9-5-005:003. Since this land is owned by the Department of Hawaiian Homelands and is being leased for this use to Hana Laulima Lāhui O Ka‘ū it requires an Environmental Review process per Chapter 343, HRS, Hawaii’s Environmental Impact Statement law.

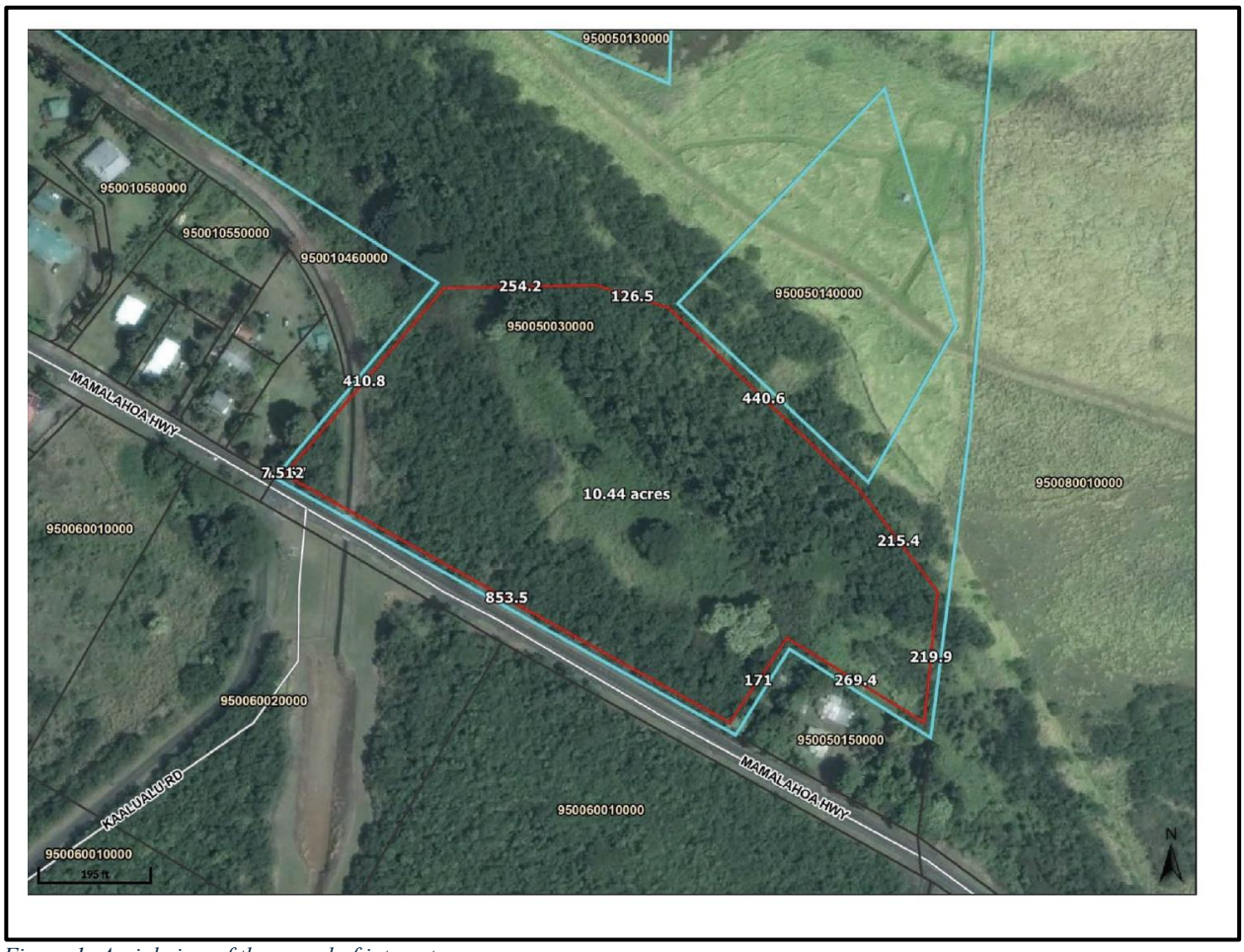


Figure 1: Aerial view of the parcel of interest

The property of interest is a 10.4-acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Māmalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. The parcel is currently zoned for agricultural use and has laid untended for several years.

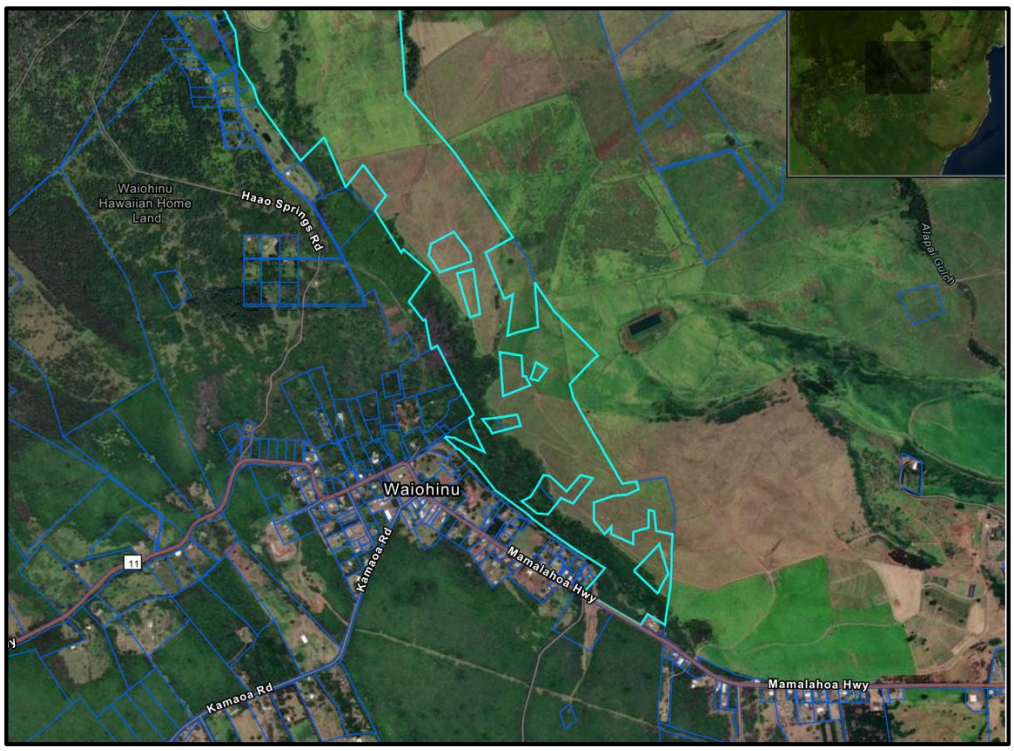


Figure 2: Larger aerial view of the parcel of interest

The land traditionally was utilized for farming and homesteading by native Hawaiians. The first found public record of the parcel is it being leased at public auction to the Hutchinson Sugar Company Ltd on January 20th of 1970 through General Lease S-4262. The Hutchinson Sugar Company then merged into Ka‘ū Sugar Company Inc, which would eventually come to be known as Ka‘ū Agribusiness Co, Inc. On September 28th of 1994, this general lease expired. A revocable permit was then issued to Ka‘ū Agribusiness Co Inc. on August 11th, 1995 (RP S-6974) for the cultivation of sugarcane on this property. This permit was then terminated on December 31st, 1999. Towards the end of this permit, portions of this parcel were used for pasturing of cattle. As of March of 2023, a right of entry permit has been provided to Hana Laulima Lāhui O Ka‘ū for a portion of this land.

The land sits between the towns of Wai‘ōhinu to the west/northwest and Nā‘ālehu to the east. The neighboring parcels are either land owned by the Department of Hawaiian homelands, farmland, or mixed residential/commercial plots. Down the street from the plot approximately 1500 feet is the Wai‘ōhinu community park entrance and Mark Twain Monkey Pod Tree. The location of interest has been allowed to become overgrown with invasive species and is often a site where trash or debris is thrown and collects.

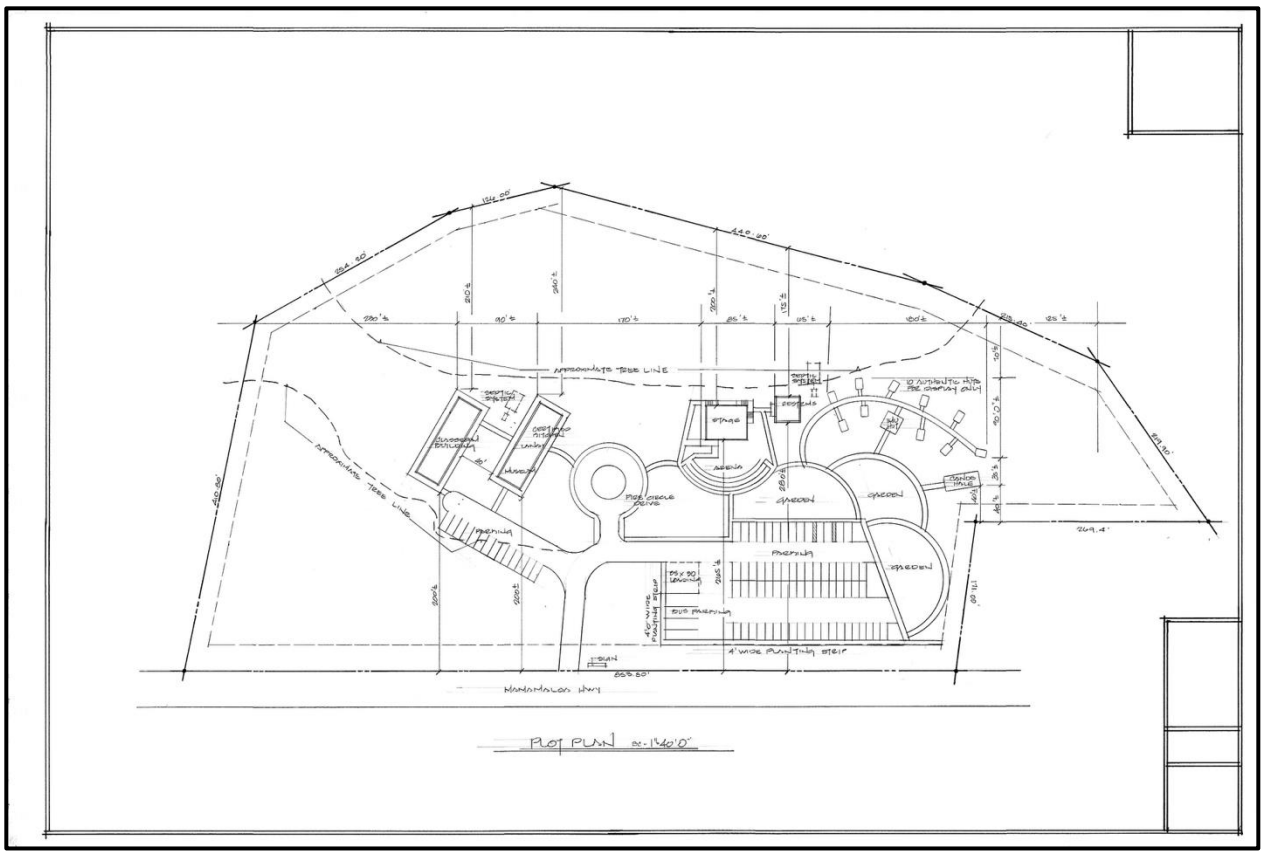


Figure 3: Site Plan

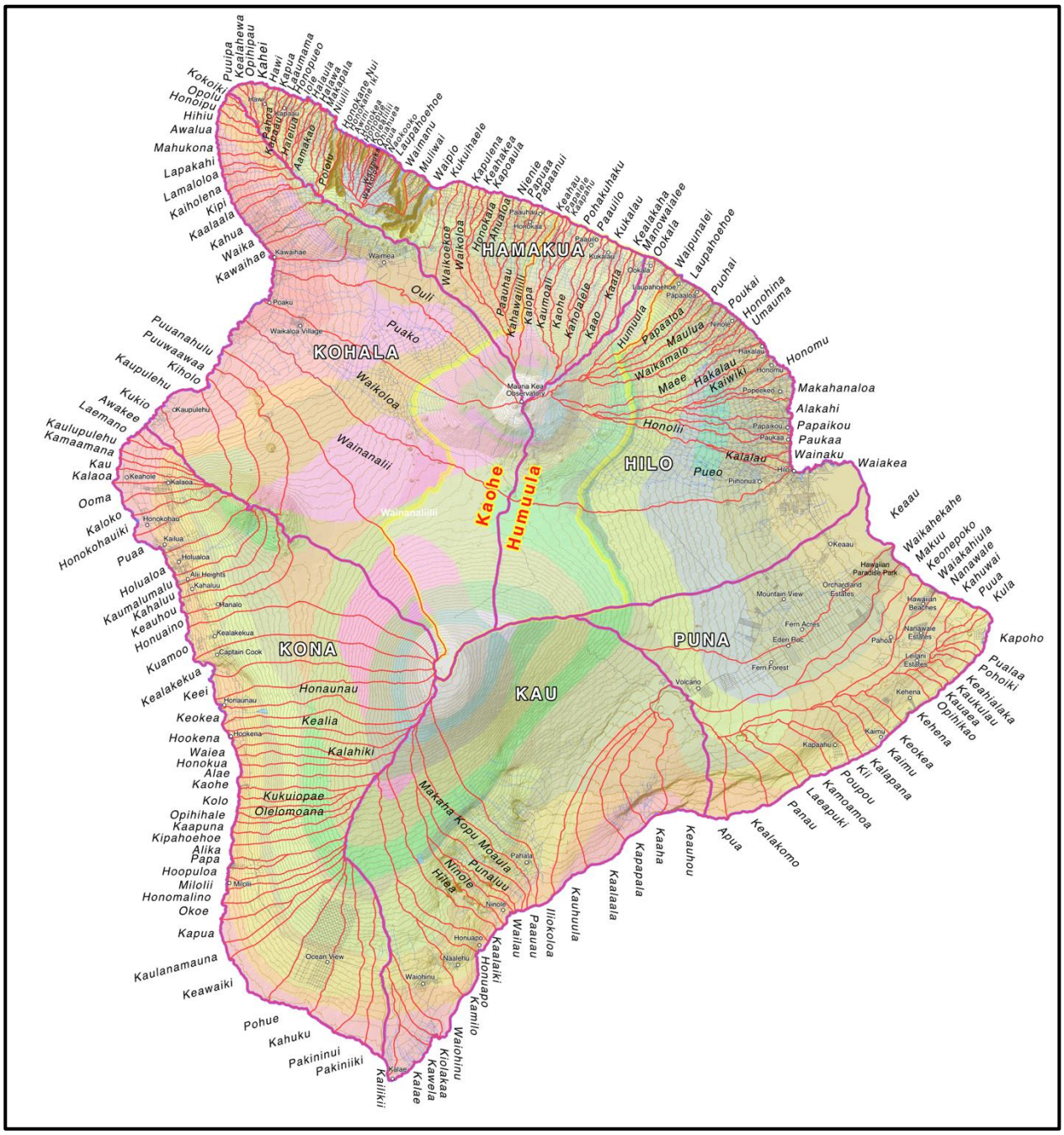
The proposed center and campus will take up a total space of approximately 650 feet by 1150 feet, including a parking lot, a classroom, museum, stage, restroom, garden spaces, and authentic Hawaiian buildings for educational purposes. The entrance to the location will be along the Hawaii Belt Road.

It is hoped that the proposed project can help restore this parcel of land not only ecologically by removing the invasive species, trash, debris, and managing the property well over time but also to improve the cultural resources available to the people and residents of Ka‘ū. The Ka‘ū region of Hawaii is located on the southern tip of the island of Hawaii and constitutes approximately 8,250 full time residents over an area of approximately 930 square miles. This area has historically been a source of agricultural production for Hawaii, and it continues to be the home of a primarily agriculturally based economy today. There is not currently a site specifically for the celebration of the culture and history specific to the people of Ka‘ū, and it is hoped that this project will create ~~allow for~~ a space for local residents to celebrate their culture and history. This will also act as a good space for community events, educational opportunities, and other uses for the local community.

Chapter 2: Historical and Cultural Background

Early History

The Kaʻū moku was traditionally broken up into a number of different ahupuaʻa, and the project site of interest sits within the boundaries of the Waiʻōhinu ahupuaʻa. The surrounding area is made up of the Kahilipalinui, Kiolakaʻa, Puʻumakaʻa, Kahilipaliiki, Kah, and Kāwala ahupuaʻa. A map of the ahupuaʻa of the island of Hawaii is given below.


HAMAKUA
KOHALA
HILO
KONA
KAU
PUNA
Kaohe
Humuula
Puuipa
Kealahewa
Opihipau
Kahei
Hawi
Kapua
Laaumama
Honopueo
Halaula
Malaekaha
Niulii
Honokane Nui
Kahuaiki
Kahuaiki
Kahuaiki

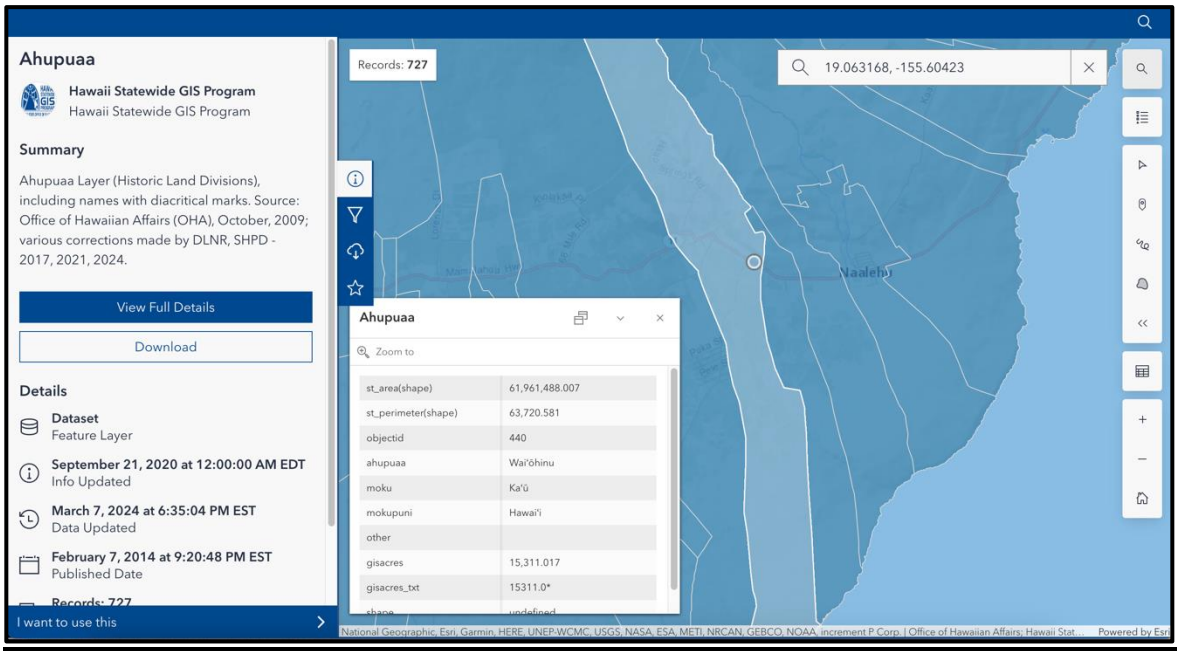


Figure 5: Inset from Hawaii GIS Program showing the Ahupua‘a layer where the parcel sits

The Ka‘ū region itself is generally accepted to be the first place where Polynesian settlers first landed on Hawaii, either at the Punalu‘u beach or one of the bays near Ka Lae. From that time, Ka‘ū became an area rich both in the natural resources available from agriculture but also the unique culture that was born in the rugged terrain of the southern tip of Hawaii Island. The area is not particularly hospitable compared to other parts of the island, with few beaches or reefs for easy access to the water, and limited freshwater sources as well. Regardless, the people of Ka‘ū utilized hard work and ingenuity to turn this terrain into a fertile place for their people.

Many of the introduced plant species common to the Hawaiian Islands today were first planted on Ka‘ū, utilizing digging sticks and other methods to build vast areas of cultivated land. And as the Ka‘ū peoples molded the land, so too did the land mold them. The difficult conditions required strong leadership and rugged strength, features that are celebrated and shown throughout the history of the region. Both in stories of the Ka‘ū people removing High Chiefs when they were believed to be tyrannical or morally unfit to rule, as well as the legends of the area passed down the generations, we see the lessons and virtues that has made Ka‘ū such a unique part of the Hawaiian cultural landscape.

Of particular importance to the region and culture is the closeness of Mauna Loa. The Hawaiians of Ka‘ū viewed the mountain as a sacred space, under the domain of the Goddess Pele, and which itself held great divine power. Stories of the Goddess and her family have been passed down in Ka‘ū as part of songs and dances of hula, as well as myths and stories told from generation to generation. In these stories, the Goddess has both destructive fury and loving creation, symbolized by the power to both destroy and create that the volcano represents. Pre-1960’s the majority of archeological studies of the Ka‘ū region focused on the analysis of surviving stone structures and sites, as well as finds near the upper surface of the ground. It was

only after [~~the~~] advances in technology and techniques of the 1990s [~~that~~] allowed for a better understanding of the history of the region to be developed scientifically. Using these techniques, it has been possible to make new discoveries of sites and to better understand the chronology of the Hawaiian people in general and Kaʻū in particular. This has further shown the importance of cultural and archeological surveys during the Environmental Review process for new projects, as there is a relative lack of knowledge about potential archeological sites in the Kaʻū region.

What is accepted is that in pre-colonization times several important villages and settlements grew up in the Kaʻū region along the shoreline. These include those earliest settlements near Ka Lae, which has yielded further proof to the claim that this was the earliest landing site for a permanent settlement of Polynesian sailors. These villages existed within the various ahupuaʻa, and over time due to geographic, climatic, volcanic, and even ocean travel difficulties around the westward coast of Hawaii to the south point the Kaʻū region became somewhat isolated from the rest of the island of Hawaii.

It is difficult to state with any certainty the number or even location of important archeological sites in the Kaʻū region during this time period due to a number of factors. First are the regular disturbances that occurred throughout the Islands' history, including volcanic and seismic events, which overtake historical sites and require peoples to move to new locations. Second are the political and social factors that result in loss of historical sites, including conquests and battles during pre-colonial times, which often led to destruction of villages and other sites that today would be of great cultural and archeological significance.

The sites that are known tend to be clustered along the coastline, including Waiʻahukini, Kaʻilikiʻi, Mōlīlele Heiau, ~~Kapaʻakea,~~ and others. Inland sites tend to be less well documented, which can be due to several factors. Of course, inland sites in Kaʻū would be those most regularly damaged by volcanic flows from volcanic activity, and the relative lack of constant freshwater sources made the creation of any permanent settlements before the modern era difficult. Further difficulties arise due to the tendency of villages and settlements to merge and cluster over time. And although oral history provides us with a strong foundation for knowledge of the past, these histories tend to be difficult to place in exact geographic locations to the extent required to find archeological evidence. Adding to these difficulties is the misuse of naming conventions and misnaming of places evident in the written accounts that do exist, most often from colonial forces, missionaries, or written accounts of earlier oral histories.

For example, Archibald Menzies provides us with one of the first written accounts of inland Kaʻū during his expedition up Mauna Loa in 1794. He mentions several villages and sites, often reporting the name of villages as the name of the ahupuaʻa or land division in which they sit. For example, his team makes landfall at a fishing village which he calls Manukā, which is also the name of the ahupuaʻa in which the village sat. This happens again with the village of Waiʻahukini, which he names as Pakini, again the name of the land on which the village sits (Pakini-nui). This difficulty in determining the exact location of village sites versus their location within a given ahupuaʻa is a consistent theme in the earliest records of visitors to Hawaii. Today, it is considered likely that the village he describes as Pakini must be the village today called Waiʻahukini. But this lack of knowledge is precisely why it is so important to be aware and respectful of the cultural history of the lands on which we propose projects. By carefully

investigating the lands on which we build and being mindful and alert to any potential findings that may occur during construction, it is possible to gain further insights and knowledge about the history of pre-colonial Hawaii and its people.

First Colonial Contact and the Unification of Hawaii

Kaʻū first enters the colonial records during the trip of Captain James Cook in February of 1779. During this trip, an officer aboard his ship *Resolution* records the following observation of Kaʻū:

The coast of Kaoo [Kaʻū] *presents a prospect of the most horrid and dreary kind: the whole county appeared to have undergone a total change from the effects of some dreadful convulsion. The ground is everywhere covered with cinders and intersected in many places with black streaks, which seem to mark the course of a lava that has flowed, not many ages back, from the mountain Roa* [Mauna Loa] *to the shore. The southern promontory* [Ka Lae] *looks like the mere dregs of a volcano. The projecting headland is composed of broken and craggy rocks, piled irregularly on one another, and terminating in sharp points.*

However, others would have much more positive experiences with the Kaʻū region. For example, Archibald Menzies, the surgeon and naturalist on the 1794 voyage of Captain George Vancouver would write about his experience travelling inland across Kaʻū to the top of Mauna Loa. He describes a beautiful scene of his travel through Kaʻū starting on p. 184 of his *Hawaii Nei 128 Years Ago*:

Towards evening we descended into a fine fertile valley and put up for the night at a village called Kioloku, on a rich plantation belonging to Keawe-a-heulu. We computed that we had this day travelled 18 or 20 miles though we did not seem to be much more than half the distance in a straight line from where we set out in the morning, the path was so circuitous and winding. We observed a great deal of ground on both sides of our path lay waste, which appeared to have been cultivated many years ago. This we ascribed to the late commotions on this part of the island, as it is the common custom of these people to destroy the plantations of the vanquished.

....This was by far the most populous village we had yet met with since we left Kealakekua. Towards the dusk of the evening there fell some showers of rain which gave a gay and refreshing look to the most enchanting scenes or rural industry with which we were surrounded. The economy with which these people laid out and managed their ground and the neatness with which they cultivated their little fields made the while valley appear more like a rich garden than a plantation. A stream of water which fell from the mountain through the middle of it was ingeniously branched off on each side to flood and fertilize the most distant fields at pleasure.

Often, the above quote is attributed to being one of the earliest descriptions of what would eventually become Waiʻōhinu village. Waiʻōhinu means “Shining Water” in Hawaiian, the name itself being involved in various legends and myths. In one telling, the name comes from the brightness of the sun shining off of the terraced taro patches built by diverting mountain springs. In others the name comes from rainwater mixed with oil from bodies alerting the villagers to the presence of an evil Ogre spirit residing in a nearby cave, who they promptly captured and cooked. Regardless of the true history of the name, Waiʻōhinu and the surrounding valley would

become an important settlement due to the presence of one of the only major constant freshwater streams in the Kaʻū region.

The village of Waiʻōhinu is the nearest major site of cultural significance to the proposed project that is currently documented, as it is only 3500 feet from the entrance to the proposed project site to the center of modern day Waiʻōhinu. The village again enters the colonial record in 1823, with the expedition of William Ellis. He recalled the village as being

a most enchanting valley…adorned with gardens and, interspersed with cottages…

Of course, during these years there were numerous significant historical events for the Hawaiian people. This was the time of the unification and founding of the Kingdom of Hawaii under Kamehameha I. Although a full account of this time is out of scope of this report, a number of important events occurred relevant to the Kaʻū region's cultural history in particular. This portion of Hawaiian history is also where we see the first works of primary native Hawaiian written history, with the history of Samuel M. Kamakau giving context and detail about this period of war and unification.

After the death of the Aliʻi Aimoku Kalaniʻōpuʻu in April of 1782 the political unification of the island was in disarray. His son, Kīwalaʻō, was named his successor as high chief while Kamehameha was named as custodian of the state god Ku-kaʻili-moku and given control of the Waipi'o Valley. However, this succession plan was by no means without conflict. Kamehameha had significant religious and political support, and this would eventually lead to his unification of the Hawaiian Islands under one ruler.

Kīwalaʻō would only rule for a few short months until he was overthrown by supporters of Kamehameha I at the battle of Mokuʻōhai in July of 1782, resulting in a split of the island into three separate political units. Kaʻū and a portion of Puna would be held by Kalaniʻōpuʻu's second son Keōua, Keawemaʻuhili (the uncle of Kīwalaʻō) would control Hilo and parts of Puna and Hāmākua, and Kamehameha I would rule Kona, Kohala, and northern Hāmākua. This led to years of fighting and conquest.

Eventually by 1790 Kamehameha and Keawemaʻuhili would come to terms. Keawemaʻuhili would then provide aid to Kamehameha in the conquest of Maui, which broke an agreement between Keawemaʻuhili and Keōua, resulting in the latter raiding some of the lands under the control of Kamehameha. Eventually this fighting would lead to a battle between Keōua and his uncle Keawemaʻuhili, resulting in the death of Keawemaʻuhili at Hilo. Kamehameha then returned from his conquests on Maui and would be ambushed by Keōua's forces at Pāʻauhau, leading to a Kamehameha counterattack in what today is known as the Battle of Koapapaʻa.

After suffering heavy losses at this battle both sides would retreat to regroup, with Keōua's forces returning along the eastern side of the island. The group would stop near the volcano Kīlauea to make camp and give offerings to Pele. Kīlauea then erupted, and this was taken as a sign that some offense was given to the goddess, and more offerings were given. A heavy number of these forces would not make it out of the volcanic flows. The site today is within Volcanos national park in Kaʻū. Legend tells us that the footprints today commemorated as the

1790 footprints may have come from these warriors during their flight from the volcano after this event, however scientific testing has more recently suggested that these footprints are more likely those of other Hawaiian peoples who lived in this area since the settlement of Hawaii. Regardless, this site obviously holds great cultural significance not only for the volcanoes in the area, but also for this link to an important chapter in Hawaiian history.

This event is considered a turning point for the unification of Hawaii and the islands as a whole. Eventually, Keōua would die at Puʻukoholā Heiau in the northern portion of Hawaii in 1791. This would lead to the unification of Hawaii Island under Kamehameha I, following which unification of the remaining islands would be completed by 1810. This would create for the first time a truly unified Hawaii, and Kaʻū would continue to be an integral part of the island's culture and strength.

The next major colonial expedition to Kaʻū occurred with the expedition of the Reverand William Ellis in 1823. He travelled throughout Kaʻū, visiting fishing villages and settlements along the coast and performing sermons. For particular interest to this project and site is his travel inland to the village of Waiʻōhinu and the valley in which it sits. He states

On the south-east, it (the valley) *was open toward the sea, and on both sides adorned with gardens, and interspersed with cottages, even to the summits of the hills. A fine stream of fresh water, the first we had seen on the island, ran along the centre of the valley, while several smaller ones issued from the rocks, on the opposite side, and watered the plantation below. We drank a most grateful draught from the principle stream and then continued our way along its margin through Kiolakaa, walking on towards the sea till we reached Waiʻōhinu about 10 miles from the place where we slept last night.*

This description reenforces the oral histories passed down about the importance of this region for extensive agriculture. Ellis describes the surrounding area as a verdant expanse of taro, sugarcane, banana, and other farms often planted in significant acreage. He also particularly notes the relative sparseness of the population here compared to areas closer to the coastline, which tended to have more extensive villages. This is further supported by primary sources once again, with the works of John Papa Ii, who documents his time and trips in Kaʻū and the history of the area as it relates to the family and lineage of Kamehameha I and Kamehameha II. For example, in 1853, Ii takes a trip to Kaʻū with Victoria Kamamalu, the granddaughter of Kamehameha. He in particular describes the trip to Waiʻōhinu. He describes the area between Waiʻōhinu and Kaʻilikiʻi as a peaceful but sparsely populated plain.

Modern Period post-1840 to Today

Waiʻōhinu would enter the written historical record many times post-1840. It would become the site of the first Protestant mission established in the Kaʻū district in 1841 after the visit of the Reverand John D. Paris and continuation of this work by the Reverand Henry Kinney. After this, visits by Chester Lyman (1846), Samuel Hill (1849), Sophia Cracroft (1861, whose group traveled with the later King David Kalākaua, the last monarch of the Kingdom of Hawaii), The Reverand Rufus and Mary Anderson (1863, who would establish a boarding school for native

girls in Waiʻōhinu), and of course Mark Twain (1866). All these records establish the relative difficulty of life along the lava flow fields, and verdant abundance of the area around Waiʻōhinu.

Hawaii at this time also had significant political shifts due to the Great Māhele of 1848, put into practice by King Kamehameha III. The Hawaiian government also began to allow foreign residents to acquire land rights in 1850, which would have a huge impact on the ownership and economy of the Hawaiian Islands. This would lead to sugar and sugar plantations becoming the economic center of Hawaii. Of particular note for the parcel of interest to this proposed project, in 1868 Alexander Hutchinson would utilize this system to found the Nāʻālehu Sugar Company, which would eventually develop into the Hutchinson Sugar Company, and which would own [~~and operate a sugar plantation on~~] the parcel of interest to this project up until the modern day. The Nāʻālehu Sugar Companies main plantation and processing mill were in modern day Nāʻālehu, which is approximately 1.5 miles from the parcel of interest to this project.

Many of the sites mentioned in these earliest records were devastated by the great Earthquake of 1868 and related seismic and volcanic events. Reports from the time suggest that many of the coastal villages were completely swept away by the earthquake and subsequent tsunami that occurred. And the event was so significant nearly every building in the Kaʻū region was destroyed, including the stone church built by John D. Paris. Significant landslides also occurred after the seismic disruptions, leading to further damage and devastation. Although the total impact of this event is hard to quantify given the sparse information about inland areas of Kaʻū during this time period, the devastating impact it had on Waiʻōhinu and the coastal communities of Kaʻū suggests that any other inland site would have been greatly impacted by these events. Many of these cultural relevant and important sites would not be repaired or saved after this cataclysm, due to both political and economic reasons.

There is a report from this period suggesting that a cultural site may have existed on a portion of the parcel of interest to this project. This is the report of Stokes in 1919 from his work *Heiau of the Island of Hawai'i: A Historic Survey of Native Hawaiian Temple Sites*. This was noted as potentially being the Kalamakoī Heiau, which is stated as being L-shaped. The location of this Heiau on the site map for the facility is given below, per location data given by Stokes and by the State of Hawaii State Historic Preservation Division.

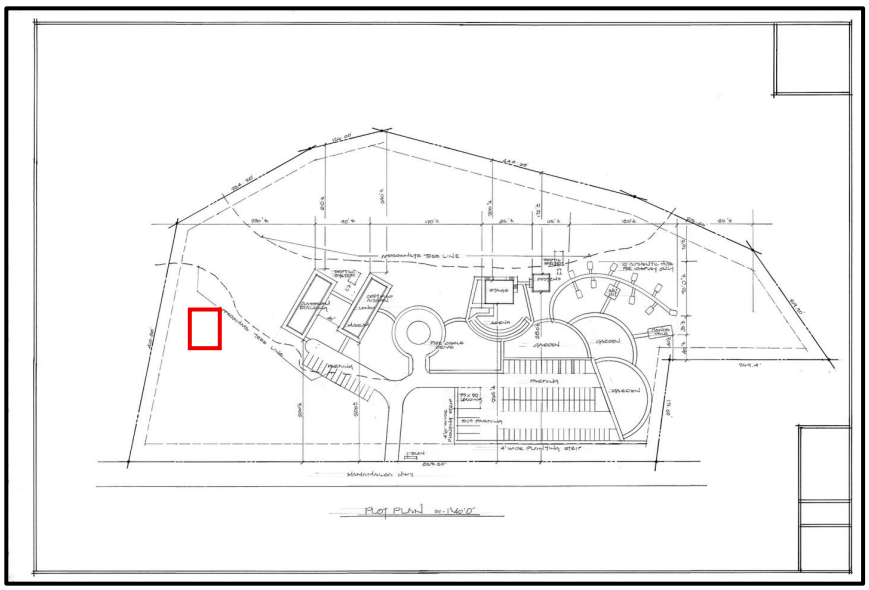


Figure 6: Site plan showing potential site of Heiau

There is no evidence currently that this Heiau is still existing, and no evidence of it was found during walkthroughs of the parcel of interest. It is possible that the Heiau was existing at the time of the survey done by Stokes in 1919, however no further evidence of it could be located by the authors of this report in the literature. The site has also been reported to the State Historic Preservation Division in the past however they state that these reports are unconfirmed and that they do not have a registered SIHP number for the Heiau and the current status of it is unknown. During tours of the site no evidence of this Heiau have been found, however should evidence of it be found it will be protected through consultation with the State Historic Preservation Division.

The United States and Hawaii would see the ending of the Reciprocity Treaty of 1876 and opening of sugar and molasses export to the mainland United States without trade barriers. This would further speed up the growth of sugar and other plantations on the Island of Hawaii. Plantation economies of course require extensive land for agricultural production, and significant tracts of newly open acreage would be purchased and used for agricultural purposes. In the area of the parcel of interest the two major sugar cane producers were the Hutchinson Sugar Company and Hawaiian Agricultural Company. The political and economic life of the region was dominated by these major plantations, and the land was also reshaped for its use. For example, the Hutchinson Sugar company primarily transported cane through flumes, eventually having over 70 miles of permanent flumes for the transport of sugar from the inland of Kaʻū to the mills where it could be processed and shipped for sale. Besides the infrastructure and land needed for sugar cane production and processing, the import and feeding of workers would also require significant changes to the land. Such vast plantations required workers, who in turn required housing, food, clean water, and other necessities for life. This would lead to the development of the Kaʻū inland around these plantations and mills into small villages and cities, including the main Hutchinson Sugar Company plantation site of Nāʻālehu.

And so, the situation would stand until the 1990s. The Hutchinson Sugar Company would merge with the Hawaiian Agricultural Company, and would eventually merge again with Kaʻū Sugar Company to become Kaʻū Agribusiness Co. The parcel of interest for this proposed project was [~~utilized for~~] owned by sugar cane production and cattle pasturing organizations up until 1999. And like many former [~~sugarcane plantations~~] agricultural parcels the land would eventually become unused and become overgrown. The records that do exist to date support the conclusion that the parcel of interest was used primarily for agriculture and settlement from the time of the first Polynesian settlement of the islands to the modern day. No documentary evidence exists to suggest that there was a major archeological or cultural site on or near the parcel that could be disturbed by the proposed project, although all care will be taken to ensure that anything which is uncovered during construction or use of this project site will be handled appropriately to help protect this important cultural heritage. The only potential site is that mentioned by Stokes in 1919, and all efforts will be undertaken to ensure that if such a site is found it will not be disturbed and will be preserved through consultation with the State Historic Preservation Division. Today it is hoped that this parcel can be reclaimed by the people of Kaʻū to help celebrate their unique cultural heritage and act as a source of community pride and connection.

Chapter 3: Discussion with Community Elders and Leaders

This cultural assessment would not be complete without considering the oral histories of the people of Kaʻū and hearing their understanding of the use and importance of the project parcel of interest. Documentary evidence of land use or history on Hawaii is of course skewed towards the views of non-native colonists and the owners of the businesses which utilized the land, who are the primary sources for many of the documents and histories produced during these periods. As such, it is particularly important to hear the views of the native Hawaiian population to understand history from their perspective and take issues they may foresee into account. To obtain this understanding a Questionnaire was prepared and sent to various members of the Hawaiian community to obtain their feedback and hear their understanding of the history and use of the parcel of interest to this proposed project. This questionnaire was created by Hana Laulima Lāhui O Kaʻū and distributed by handing out and/or e-mail to relevant members of the community directly. The applicants for this action are long-time tenants of this ahupuaʻa and cultural practitioners with significant knowledge of the local community, and as such had a number of individuals who they believed could provide useful feedback to this project. Furthermore, members of the local area were asked if they had specific members of the community they thought should be consulted on this project and the use of this portion of land.

The survey was provided to respected members of the Hawaiian Kaʻū community in order to assess the appropriateness of the use of the parcel of interest for this project. This included lineal descendants, cultural descendants, and kamaʻāina informants with knowledge of the local area. A total of 10 respondents were asked to take part, and 5 provided feedback in writing. Furthermore, a single respondent provided verbal approval for the project but did not take part in the survey itself. The questionnaire was provided on the first week of August 2025 and responses collected until the third week of August 2025. Keeping the identities of those who participated in this survey and provided feedback anonymous was considered of the utmost importance. Anonymous feedback ensured that those responding to these questions could respond honestly to the questions regardless of their opinion on the use of this parcel or the completion of this project. A copy of this Questionnaire is provided below, as well as their anonymized responses to these questions.

Cultural and Historical Assessment Questionnaire

Hana Laulima Lāhui O Kaʻū plans to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Kaʻū community on a portion of plot TMK No. (3) 9-5-005:003. As part of the planning effort for the Kaʻū Cultural Center, we are undertaking a survey with respected members of the local community to understand the history and significance of the parcel of land of interest. This survey will be used for the purposes of best understanding what impact, if any, this proposed project may have on the cultural and community history and value of the Kaʻū region and the State of Hawaii generally. Your name and contact information will be held completely confidential and will not appear in any public facing documents or information, and any responses will be anonymized if used within the confines of the Environmental Assessment process as required by State and Federal law. The property of interest is a 10.4-acre parcel with an entrance on its southern edge on the Hawaii Belt Road (old Māmalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. An aerial view of the plot is given below. It is between the towns of Wai'ōhinu and Nā'ālehu and has an edge along the Wai'ōhinu stream.



1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

2. To the best of your knowledge, are there any culturally significant sites within the project boundary?

3. Do you know or have heard of any culturally significant ties or associations to the project site?

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?

5. What is your understanding of the historical use of the project site of interest?

6. How can the Kaʻū cultural center best celebrate and promote the cultural heritage of the Kaʻū region and people?

7. To the best of your knowledge, are there any interred remains of kūpuna on the site?

8. Are there any other concerns or comments you have about this project?

Thank you for your help in answering these questions.

Cultural Impact Survey
Development of the Kaʻū Cultural Center

The anonymized responses to these questions are given below in summary. The full responses are also included for completeness, with identifying information removed.

1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

   Responses:
   a. I was born and raised in Waiʻōhinu and grew up in the area…I used to play in the area.
   b. I have lived in the area for a number of years and was employed by the previous owners of the land.
   c. I've lived and farmed in the area my entire life.
   d. I live in the area and owned land here for over 30 years.
   e. My parents moved here and I was raised in Kaʻū. I grew up in this area and have historical ties to the area.

2. To the best of your knowledge, are there any culturally significant sites within the project boundary?

Responses:
   a. From my knowledge no cultural significant sites are here.
   b. I don't know any information about the land that will be used for the Kaʻū Cultural Center. The only thing I remember growing up in Waiʻōhinu is that the place was always covered with Wililiki and it is still covered today.
   c. No.
   d. I believe there are burials also, the area does have pahiki to the east. I have walked the area and there is a small Heiau I as told dedicated to the stream diverted by Hitchcock Plantation.
   e. Mr. Shibuya has the documents of Marion Kelly (1972) of the Archeological Survey and Excavation for the Wai'ōhinu Drainage Project (provided by the respondent)

3. Do you know or have heard of any culturally significant ties or associations to the project site?

   a. There were families farming vegetables like string beans and corns to share among Ohana and friends/neighbors in that area
   b. No
   c. The Sidney Andrade family.
   d. My own family has ties to the land and area
   e. Through history and talking to people I know of the Koana and Kekoa Ohana who are associated with the area.

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?

   Responses:
   a. No response.
   b. No.
   c. Not at this time. The area was previously used as cane field land and a portion was leased by a local family. So that is yet to be determined.
   d. Any development can if proper planning is not initiated.
   e. No it will not harm the location of the project.

5. What is your understanding of the historical use of the project site of interest?

   Responses:
   a. There were families farming vegetables like string beans, corns to share among Ohana and friends/neighbors in the area.
   b. The project site is located in an area that was once the seat of Hawaii County and is well suited and accessible for all.
   c. The history is "Waiʻōhinu" was the center of all of Kaʻū, not Pahala, not Nāʻālehu, not Kahuku, but all are important. When we speak of the accurate history Nāʻālehu alone has the many Heiau that was destroyed under Christianity. This is such an important part of our history too that is often not told, for example the stream that was fed from the lovers, that was the Wailele of Kaʻuaka Hao and now it has been killed in the past by the Hitchcock Plantation. It's not too late to protect Kaʻū from over development, and by preserving our history through cultural centers like this one. This would not only benefit the people but the environment of the area. It has taken a beating the last few years. The Kaʻū cultural center would stand as the Poʻo of others hopefully in the near future.
   d. This project will help the Keiki and the generations of our people.
   e. It was a farm

6. How can the Kaʻū cultural center best celebrate and promote the cultural heritage of the Kaʻū region and people?

   Responses:
   a. Continue to seek input from Kupuna and other community entities in Kaʻū that also seek to educate our keiki and other community members. Continue to reach out to culturally knowledgeable individuals to work together on further projects to promote Kaʻū Culture.
   b. Provide an educational base to the community on things like Hula, wood carving, and other cultural arts and ways.
   c. As an example you can have classes for the teaching of children on Hawaii, classes on taking care of our Aina, teaching Hula, and celebrations for Kupunas and Ohanas.

d. I feel that having a cultural center here in Kaʻū will help the residents and visitors to learn about the history and culture of Hawaii.
e. Create jobs and save Hawaiian Culture

7. To the best of your knowledge, are there any interred remains of Kūpuna on the site?

Responses:
a. No
b. There may be, we can only know if we look.
c. To the best of my knowledge there are no burials or kupuna on the site.
d. No response
e. No

8. Are there any other concerns or comments you have about this project?

Responses:
a. I hope that our community will support any and all endeavors to protect, preserve, and educate everyone of our cultural and community history and the value for the Kaʻū region and the State of Hawaii. I also hope that all entities that are protecting and promoting our culture and language can work together to accomplish these goals.
b. I love the idea of this project. It will be a blessing to have the first cultural center for our people in Waiʻōhinu, Kaʻū.
c. Since the pandemic the population of Kaʻū has grown along with traffic. I hope the center is geared towards our community and not tourists. If it does have a tourist section let it be used to educate them. It would be good to control the traffic on the highway here more effectively, since many people speed in the area.
d. No response
e. No

As we can see from the cultural survey performed in the area, we find that there is strong support for this project overall and its mission. No residents of Kaʻū expressed a concern that this project could harm the cultural or archeological inventory of the site or region as a whole, and in fact all were excited by the potential for a project like this going forward to protect and preserve the cultural identity and history of Kaʻū.

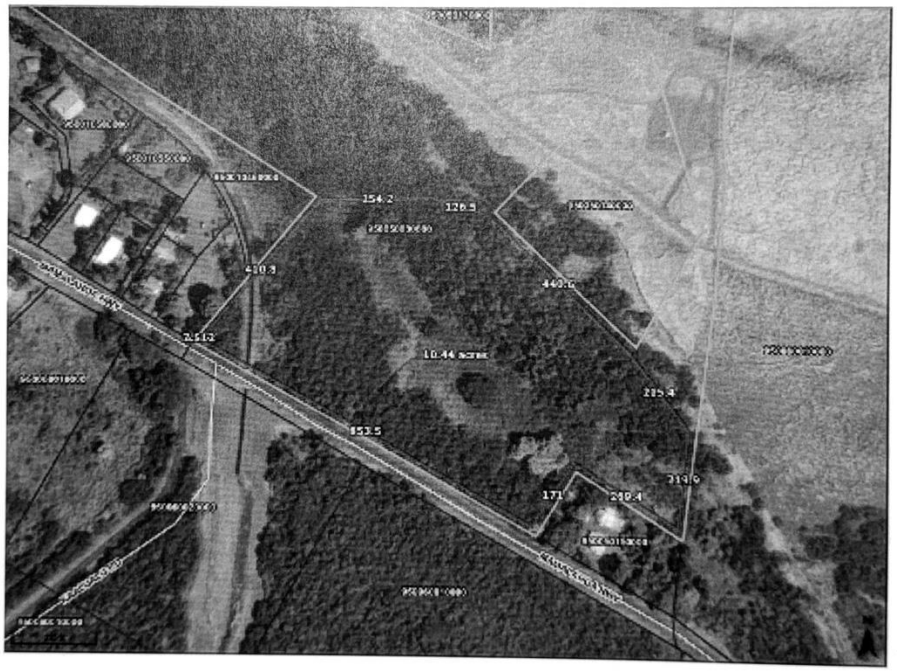
All respondents did not believe there were any culturally relevant sites or uses for this parcel of land in the past that would necessitate stopping the proposed project from continuing. Those that knew something of the history of the site described the importance of Waiʻōhinu to the history of Kaʻū and discussed the use of this particular area and parcel of Waiʻōhinu for farming. This is supported by the written historical record that we have. One resident expressed the potential for a Heiau dedicated to the diverted portion of the Waiʻōhinu stream which went towards the Hitchcock Plantation, which they were told may exist. This would most likely be a very small shrine which were once common throughout the Hawaiian Islands, and any evidence of this site would therefore be quite difficult to determine. For example, the site of a Heiau could be shown by something as simple as a single stone or a clearing in the grass. It is hard to determine if this is the same Heiau as that mentioned by Stokes in 1919, especially given that it is unknown when the stream was first diverted by farming in the area. Stokes also does not give significant detail as to the purpose of this Heiau. This was also mentioned by the State Historic Preservation Division, although they mentioned there was no registered SIHP number for the potential Heiau and that it's status is unknown. Regardless, if any evidence of this Heiau is found it will be protected and registered with the State Historic Preservation Division to ensure proper identification and protection. To ensure that this spot or place is not disturbed no construction will occur near the stream itself or identified potential Heiau site, which was already planned for protection from this construction project and land use.

Another particular interest for this project was the potential for burial grounds or human remains, known as iwi kūpuna, on or near the planned project site. Given the long history of human habitation and use of the Waiʻōhinu area, it was not out of the question that such a site may exist and need to be protected within the region. Although the written historical record did not suggest the presence of any such sites of large significance such as a burial ground or site of a historic battle, it was considered important to consult with local kūpuna on this topic. Of course, given the history of the Hawaiian Islands it is likely that nearly every location has the potential for human remains to be present on it, but it is still extremely important to ensure that such sites if [~~they do exist or are~~] found are protected and preserved appropriately. [~~It is believed that given the long history of use on the land for agriculture that any burial sites which could be disturbed through a project of this sort would already have been unearthed.~~]

Only one resident suggested that there may be burials nearby or even on the site of interest, although an exact location or knowledge of the placement or size of these burials was not given. It was suggested that to the east of the Waiʻōhinu region burials were performed, but not any particular knowledge of such events occurring on the parcel of interest for this project. If any remains are found during the completion of this project, we would stop construction immediately and consult with local kūpuna, community members, potential next of kin, and local governmental representatives to determine what the appropriate next steps would be. However, it is not expected that such a find will occur during the completion of this proposed project.

Cultural and Historical Assessment Questionnaire

Hana Laulima Lāhui O Kaʻū Inc. plans to build a cultural center, including learning centers, gathering spaces, ceremonial stage, and seating for the Kaʻū community on a portion of plot TMK No. (3) 9-5-005:003. As part of the planning effort for the Kaʻū Cultural Center, we are undertaking a survey with respected members of the local community to understand the history and significance of the parcel of land of interest. This survey will be used for the purposes of best understanding what impact, if any, this proposed project may have on the cultural and community history and value of the Kaʻū region and the State of Hawaiʻi generally. Your name and contact information will be held completely confidential and will not appear in any public facing documents or information, and any responses will be anonymized if used within the confines of the Environmental Assessment process as required by State and Federal law. The property of interest is a 10.4 acre parcel with an entrance on its southern edge on the Hawaiʻi Belt Road (old Māmalahoa Highway) with approximate GPS coordinates of 19.063168, -155.60423. An aerial view of the plot is given below. It is between the towns of Waiʻōhinu and Nāʻālehu, and has an edge along the Waiʻōhinu stream.



1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

   I have lived west of the proposed site at 95-6016 Mamalahoa Hwy. since 1971; I was employed for 3 years at Punaluu, Colony One; then 10 years at Ka`u Agribusiness, and 22 years at Queen Liliuokalani Children's Center and have been active in many community organizations (HCC of Ka`u, Na`alehu Community Club, Ka`u CDP Advisory and Action group).
   I'm originally from HNL and married a Ka`u boy and have 4 children who were raised in Waiohinu and they all now reside on Oahu.

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?

   No

3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area?

   The Sidney Andrade family

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?

   No

5. What is your understanding of the historical use of the project site of interest?

   The project site located in Wai`ohinu, once the seat of Hawai`i County in the 1900 - 1930 is well suited and accessible for all.

   As a member of this community of Ka`u, I have always supported efforts toward a cultural center created and managed by a Ka`u group made up of Ka`u residents always with input and participation from Ka`u kupuna and other long time knowledgeable residents of Ka`u. In the past, as a representative of Queen Liliuokalani Children's Center, I partnered with Hana Laulima's summer program and other community activities they organized. Also, as a member of the HCC of Ka`u, supported and participated in the Kuhio Day celebration held in Na`alehu and sponsored by Hana Laulima.

6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people?

   Continue to seek input from Kupuna and possibly other community entities in Ka`u that also seeks to educate our keiki and other community members.

Continue to reach out to other culturally knowledgeable individuals who have been there and done what they are trying to do here in Ka`u.

7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site?

   No

8. Are there any other concerns or comments you have about this project?

   I hope that our community will support any and all endeavors to protect, preserve and educate everyone of our cultural and community history and the value of the Kaʻū region and the State of Hawaiʻi.

   I also hope that all entities that are also pursuing to protect and preserve our history, our language and promote our culture will collaborate and find a way to work together to accomplish their goals for the betterment of Ka`u and the State of Hawai`i.

Thank you for your help in answering these questions.

Cultural and Historical Assessment Questionnaire

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

I AM A RESIDENT RIGHT NEXT TO THE PACEL OF LAND WHERE THE Future Cultural CENTER WILL BE LOCATED ALTHOUGT MY OHANA PURCHASE AINA ABOUT 30 YEAR AGO OUR TIES ARE ANYWHERE AND ALL THAT CONCERNS WAIL LOA OHANA ARA DESCENDANTS of

KAUPUHOKO KO'OMAHUKA Our Blood LINE IS OF ALL HAWAII AND THE KAHUNA LINE

2) I BELIEVE THERE ARE Burials ALSO, THE AREA DOES HAVE PAHIKI TO THE EAST

5) NOT KAHUKU ~~NAH~~ IS IMPORTANT But WHEN WE SPEAK OF THE ACCURATE HISTORY NA'ALEHU ALONE HAS THE MANY. HEEIAU THAT WAS DESTROY UNDER CHRISTIANITY SO SIGNIFICANT TO OUR HISTORY But WHO IS TELLING THE STORY SAME WHEN THE STREAM THAT WAS FED FROM THE LOVERS THAT WAS THE WAILELE of KA'UAKA HAO AND NOW NO MORE Killed by Hitchcock Plantation ? ITS NOT TO LATE TO PROTECT KAU FROM OVER DEVELOMENT AND ENDING THE BEAUTIful HISTORY through MANY Cultural CENTERS, ONE DOWN KALAE WOULD NOT ONLY BENEFIT THE PEOPLE But the ENVIRONMENT OF THE AREA IT HAS TAKEN A BEATING IN THE LAST FEW YEARS. THE Kaʻū cultural CENTER WOULD STAND AS THE PO'O OF OTHERS IN KAU MAYBE IN THE NEAR FUTURE

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?
I HAVE WALKED THE AREA AND THERE IS A SMALL HEIAU I WAS TOLD DEDICATED TO THE STREAM DIVERTED BY HITCHCOCK PLANTATION.

3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area? HEARD MOKEAU OHANA? ALSO MY OWN KOO MAHUKA

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location? ANY DEVELOPMENT CAN IF PROPER PLANNING IS NOT INITIATED

5. What is your understanding of the historical use of the project site of interest? THE HISTORICAL OR HISTORY IS "WAIOHINU" WAS THE CENTER OF ALL KA'U NOT PAHALA, NOT NAALEHU

6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people? PROVIDING AN EDUCATIONAL BASE HOW BOUT LAAU LAPAAU, HOW BOUT LOMI, CARVING HOW BOUT TRAINING OF KUA, HULA

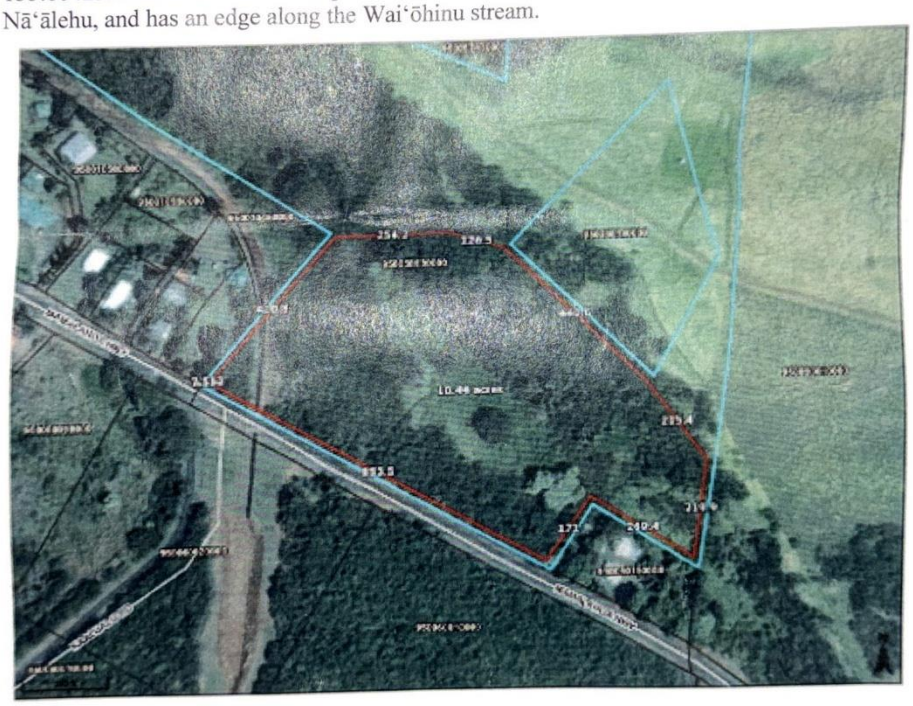
7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site? THERE MAY BE, WE MUST GO LOOK

8. Are there any other concerns or comments you have about this project? SINCE THE PANDEMIC THE POPULATION OF KAU HAS SUPER GROWN ALONG WITH TAFFIC

Thank you for your help in answering these questions. I DO HOPE CENTER IS GEARED TOWARDS OUR COMMUNITY AND NOT TOURIST, IF SO LET it be to EDUCATE THEM ~)
AS IS MANY HAVE MOVED TO GREEN SANDS THERE IS A LOT OF TRAFFIC COMING UP AND DOWN KAALUALU Rd MANY DRIVING RECKLESS SO I SUGGEST SIGNS IN THE AREA ; THE HIGHWAY BETWEEN 65 MM TO PARK FOR SOME REASON IS NWHERE MANY SPEED Coming BOTH WAYS, Also HAVE bridge INSPECTED MORE OFTEN it RUNS ALONG CANE HWY 11 MAMALAHOA HWY

Cultural and Historical Assessment Questionnaire

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

Born and raised in Waiohinu. growing up in Waiohinu my Siblings and I used to play in that area.

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?
From my Knowlege there are NO culturally significant on the site.

3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area? There were families farming vegetables like strings Beans corns to share among Ohana's friends neighbor in that area.

4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location? No it will not harm the location of the project.

5. What is your understanding of the historical use of the project site of interest? It will help the keiki and the generation of our people

6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people? As an example you can have classes for keiki's teaching our olelo Hawai'i, Taking Care of our Aina, teaching Hula, have hoike celebration with Kupunas and Ohana.

7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site? To the best of my knowledge there is no iwi Kupuna or Burials on the site

8. Are there any other concerns or comments you have about this project? I love the idea of this project. It will be a Blessings to have the 1st culture center for our people in Waiohinu, Ka'u.

Thank you for your help in answering these questions.

Cultural and Historical Assessment Questionnaire

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

Born and raise in Waiohinu.

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?
I don't know any information about the land that will be used for the Ka'u Cultural Center. The only thing I
3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area?
remembered when I was growing up in Waiohinu that the place was always covered with wiliwili and it is
4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?
still covered today.
5. What is your understanding of the historical use of the project site of interest?
6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people?
I feel that having a cultural center here in Ka'u will help the residents and visitors to learn about the history and culture of Hawai'i
7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site?
8. Are there any other concerns or comments you have about this project?

Thank you for your help in answering these questions.

Cultural and Historical Assessment Questionnaire

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

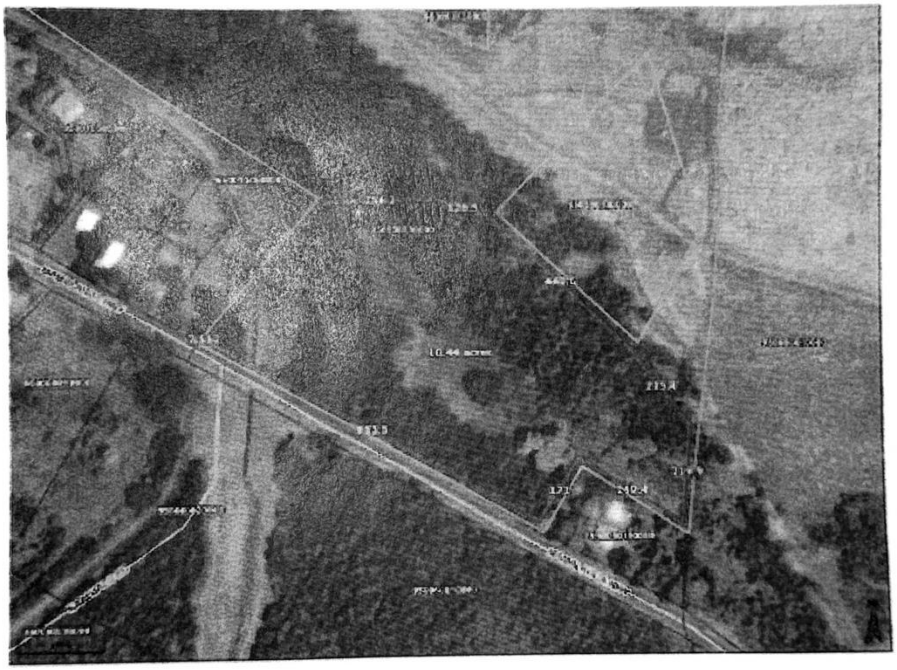
Lived in Kau 65 years ~~Farm~~ FARM
Vegetable 5yrs.

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?
   NO
3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area?
   NO
4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location?
   NO
5. What is your understanding of the historical use of the project site of interest?
   FARM
6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people?
   Great jobs and save Hawaiian Culture
7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site?
   no
8. Are there any other concerns or comments you have about this project?
   no

Thank you for your help in answering these questions.

Cultural and Historical Assessment Questionnaire

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1. Please provide a brief description of your background, connection to the area, family history, and any other information you believe is relevant to this survey and project.

My parents moved to Kaʻū from Kona. I was born and raised in Kaʻū. Grew up in Naalehu / Waiohinu. Married into the Kekoa Ohana who have lineal ties to Waiohinu per the Kingdom days.

2. To the best of your knowledge, are there any culturally significant sites like heiau, burials, trails, rock terraces, ‘auwai, or ahu within the project boundary or nearby?
Mr. Shibuya has the documents of Marion Kelly (1972) of the Archaeological survey and Excavation of Waiohinu Drainage Project.
3. Do you know or have heard of any ‘ohana, individuals or groups that have ties to the project site or the surrounding area? Through history and talking to people, I know of the Koawa & Kekoa ohana who are associated with the area.
4. Do you have any reason to suspect that the proposed project will harm the cultural or archeological value of the proposed project location? Not at this time. The area was previously used as canefield land and a portion was leased by a local family. That is yet to be determined.
5. What is your understanding of the historical use of the project site of interest?
The site was used by the sugar plantation which provided jobs for the community.
6. How can the Ka‘ū cultural center best celebrate and promote the cultural heritage of the Ka‘ū region and people? They will provide cultural activities like kapa making, lauhala weaving, laiau kapaiau, papa and pohaku and other activities, through cultural practitioners for the community and keiki for future generations.
7. To the best of your knowledge, are there any iwi kūpuna or other burials on the site?
NO, not that I know of. If there are any it would have been way before my time.
8. Are there any other concerns or comments you have about this project?
Not at this time, but this would be a great community project that will enhance the Hawaiian culture which is truly valued by all.

Thank you for your help in answering these questions.

Chapter 4: Conclusion and Summary

Regardless of the source we find that Kaʻū has a significant and importance place in early Hawaiian history up to the time of unification. The area around Waiʻōhinu, which is of particular importance to this project, is noted historically for its use as part of extensive farmland acreage due to the fertility of the soil and the presence of one of the only consistent freshwater sources to be found inland in Kaʻū. This continues into the modern period, with the primary use of the land after its lease by the Hutchinson Sugar Company and Kaʻū Agribusiness for sugarcane production. There is to date no archeological or documentary evidence to suggest that this project could be expected to alter or harm the cultural or archeological inventory of Hawaii Island or the State of Hawaii. In order to ensure that any site is protected appropriately, it is suggested that a cultural monitor be present for all construction activities. If evidence of the Heiau mentioned by Stokes is found, construction should halt immediately and consultation with the State Historic Preservation Division occur to ensure proper protection of the site. However, it is not anticipated that damage to the site will occur as it is outside of the area of work for this project.

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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16 - 17, 2026

TO: Chairperson and Members, Hawaiian Homes Commission

THRU: Lilliane K. Makaila, Acting Planning Program Manager

FROM: Gigi O. Cairel, Grants Specialist

SUBJECT: Approval of Recommendations for Various Grant Awards

RECOMMENDED MOTION/ACTION

(1) That the Hawaiian Homes Commission (HHC) approves $9 million from the State General Fund to fund the following organizations for the following grants (statewide).

a. RFP-26-HHL-002 Grant for improvements to facilities located in existing homesteads (Statewide)
b. RFP-26-HHL-003 Grant for program implementation on existing homesteads (Statewide)
c. RFP-26-HHL-004 Grant for community capacity building (Statewide)
d. RFP-26-HHL-005 Grant for Disaster Preparedness and Mitigation (Statewide)

(2) That the Hawaiian Homes Commission (HHC) approves $1 million from the State General Fund, contingent on compliance with Hawaii Revised Statutes Chapter 37 and State's release of funds, to supplement the recommended grant awards to (1) Waimea Nui Community Development Corporation for RFP-26-HHL-005 and (2) Waiohuli Hawaiian Homesteaders Association, Inc. for RFP-26-HHL-002.

Grant for improvements to facilities located in existing homesteads (Statewide)(RFP-26-HHL-002)

$1,000,000 to Five Mountains Hawai'i, Inc., dba, Kipuka o ke Ola, To begin construction on a new health clinic facility in Waimea on Hawaiian Home Lands. This project is in partnership with the beneficiary-controlled Waimea Nui Community Development Corporation.

$1,000,000 to Homestead Community Development Corporation, dba Homestead Housing Authority, serving as fiscal sponsor for the Keaukaha-Panaewa Farmers Association(KPFA). Funds will be used to complete construction of KPFA's Panaewa Agriculture Hub.

$1,000,000 to Kula No Na Poʻe for the Papakolea Hawaiian Homestead Kupuna Living Center on Puowaina. Specifically, funds will be used (1) to complete due diligence, including master plan, business plan and relevant environmental compliance; (2) community engagement; and (3) to support a community-defined and led economic development strategy to increase knowledge, confidence, and capacity to participate as equal partners in future Community-Based Participatory Research Initiatives.

$1,000,000 to O Makuʻu Ke Kahua to construct a new community center, including infrastructure, on an existing parcel where Makuʻu currently operates the busy Farmers Market and programs.

$500,000 to Molokai Homestead Farmers Alliance to add additional renewable energy to Lanikeha Center for future installation of central air.

$344,000 to Waimea Nui Community Development Corporation for planning and design for projects on their 161-acre parcel: cemetery, recreation center, and Mauna Kea access road.

$219,750 to Waimea Hawaiian Homesteaders' Association, Inc. to expand the current certified commercial kitchen, add a new Resiliency Hub, and add 50 new parking stalls.

$100,000 to Hoʻola for pre-development and entitlement phase to responsibly plan for any future use of the ʻUpolu Point site on Hawaii island.

Grant for program implementation on existing homesteads (Statewide)(RFP-26-HHL-003)

$300,000 to Na Kupaʻa o Kuhio, dba, Na Kupaʻa o Kuhio for a feasibility study and report on a reforestation and sustainable timber harvesting on Hawaiian Home Lands on Hawaii island.

$298,800 to Waimea Hawaiian Homesteaders' Association Inc., dba Waimea Hawaiian Homesteaders' Association, Inc. to expand and strengthen Aloha Festivals Island of Hawaii (AFOH) as a beneficiary-driven, islandwide

cultural, education, and engagement program through coordinated outreach, hands-on workshops, and community festivals.

$298,380 to Kula No Na Poʻe to implement a Homestead Health Survey and a Research 101 capacity building series to generate specific health data and strengthen research readiness within homestead. Additionally, the proposed project will deliver a four-part training series to build foundational skills among homesteaders.

$282,200 to Laʻi ʻOpua 2020, dba, Laiopua 2020 to implement a Grow and COok program for food security. The proposed project includes: (1) Community Kuʻi Kalo (kalo harvesting and poi making); (2) Roots and recipes program to bridge ʻaina and kitchen, cultivate environmental stewardship, and nutritional resilience; and (3) Mohala Youth Culinary program for hands-on learning for youth in basic kitchen skills, entrepreneurship readiness, financial literacy, marketing, and product development.

$273,870 to Hui Aloha Puʻukapu for a roads improvement project and coordination with DHHL, including an assessment to identify and suggest priority areas to be improved in Puʻukapu.

$256,000 to Five Mountains Hawaiʻi, Inc., dba, Kipuka o ke Ola, to expand traditional healing services (Lomi Lomi/Massage therapy) and to purchase and dispense essential vaccines.

$170,000 to Waiohuli Hawaiian Homesteaders Inc., dba, Waiohuli Hawaiian Homesteaders, Inc. to implement a Market Agriculture and Kitchen Advancement Initiative, a value-added product center and marketing readiness project. This proposed project is in partnership with the Maui Food Technology Center.

Grant for Community Capacity Building (RFP-26-HHL-004)

$20,000 to Hui Aloha Puʻukapu for a comprehensive Strategic Planning process to lay a foundation for long-term planning, role clarity, leadership succession planning, and performance measurement.

$20,000 to Laʻi ʻOpua 2020, dba, Laiopua 2020 to plan and conduct Project Hui Mana, which is the sustainability and growth of Laiopua 2020's communication endeavor with community.

$20,000 to Molokai Homestead Farmers Alliance, serving as fiscal sponsor for the Molokai Homestead Association of Veterans in its start up phase and to obtain federal IRS Section 501c3 status.

$20,000 to Waiehu Chinese Cemetery Association, serving as fiscal sponsor for Waiehu Kou 3 Association (WK3) to engage in planning and a design charrette to develop a gathering facility and storage space at WK3's property under DHHL License No. 891.

$20,000 to Waimea Nui Agriculture Inc. to update the organization's technology and communication strategies among Waimea Nui's various depatments and divisions.

$20,000 to Waiohuli Hawaiian Homesteaders Inc., dba, Waiohuli Hawaiian Homesteaders, Inc. for a Homestead Opportunities for Mobilization, Uplift, and Action program, specifically board training and updating Waiohuli's strategic plan.

$5,000 to Waianae Coast Community Foundation to plan and conduct the eighth annual legacy Prince Jonah Kuhio Kalanianaole festival on the Waianae Coast.

Grant for Disaster Preparedness and Mitigation (Statewide) (RFP-26-HHL-005)

$500,000 to Hawaii Wildfire Management Organization to fund a Firewise Homestead Program statewide, specifically for homestead community outreach, education, awareness, organizing and leadership development, and to become certified homestead Firewise communities.

$345,000 to Hui Aloha Pu'ukapu to implement a fire mitigation and emergency water access program through installation of strategically-placed water catchment systems.

$300,000 to Waimea Nui Community Development Corporation for mitigation planning for the inevitable wildfire event, including reducing a wide variety of hazardous fuels, maintain fire dip tanks, and community education and preparedness.

$300,000 to Waiohuli Hawaiian Homesteaders' Association, Inc., dba, Waiohuli Hawaiian Homesteaders Association, Inc. for infrastructure for a resiliency hub, including community communications system.

$175,000 to La‘i ‘Opua 2020, dba, Laiopua 2020 for a Food Preservation Disaster Resiliency program, to teach food preservation techniques.

(3) That the HHC approves carrying over to the 2026 - 2027 fiscal year, any of the approved allocated funds that cannot be encumbered by contract by June 30, 2026.

BACKGROUND

As part of the Native Hawaiian Development Program Plan (NHDPP), Hawaiian Home Land Trust Grants are made available to nonprofit organizations provided the purpose of the assistance is to benefit native Hawaiians. Over the years, grants have been offered in several program areas — including COVID relief projects, Capacity Building, Project Implementation, Regional Plan Priority Projects, Community Economic Development, and Agriculture Peer-to-Peer — as a means of implementing the community development component of the NHDPP. Grant offerings reflect DHHL priorities and community interests.

The Hawaiian Homes Commission (HHC) at its regularly scheduled meeting on June 16 - 17, 2025, approved the department’s agency budget for Fiscal Year 2026 (FY). Ten million[1] dollars in State General Funds was made available to the DHHL Native Hawaiian Development Program Plan (NHDPP). These funds are to be used as a funding source for the DHHL Community Development Grants program to provide “services to existing homesteads.”

These funds were administratively allocated as follows in Table 1 below.

TABLE 1
FY 2026 Grants Budget Amounts

Request for Proposal (RFP)	Budget amount	Source of Funds
RFP-26-HHL-002 Improvements to facilities located in existing homesteads	$5,000,000	State General Funds
RFP-26-HHL-003 Program Implementation on existing homesteads	$1,800,000	State General Funds

[1] Per State Budget policies, $1 million is held back, leaving $9 million in available State General Funds for DHHL Grants.

RFP-26-HHL-004 Community Capacity building	$200,000	State General Funds
RFP-26-HHL-005 Disaster Preparedness and Mitigation	$2,000,000	STATE General Funds
TOTAL FY 2026 Grants Budget	$9,000,000	STATE General Funds

The implementing action to deploy the funds is through the DHHL Community Grants program. Solicitation Notices for these grants follow the State Procurement rules using the Competitive Sealed process or "Request for Proposal." Notices were posted on October 29, 2025, with a January 12, 2026 deadline. Notices were posted on the State Procurement Website and the DHHL Website; email notifications were sent to beneficiary organizations; and grant information meetings (virtual) were held on November 7, 12, and 14, 2025. Meetings were recorded and available on the DHHL website - https://dhhl.hawaii.gov/grants/. Grant eligibility was open to nonprofits designated by the U.S. Internal Revenue Service as federally tax-exempt 501(c)(3); or, nonprofits incorporated under HRS 414D Nonprofit corporation act; or, associations incorporated under HRS 421J Planned Community (DCCR homesteads).

Table 2 below shows the timeline and process as published in all the RFP grant application packets.

Table 2

Deadline, Processing Time, and Project Timeframes
Subject to Change

Key Dates and Times	Activity
Wednesday, October 29, 2025	Grant RFP Release Date.
• Friday, November 7, 2025, 12:00 PM – 1:00 PM, HST; or • Wednesday, November 12, 2025, 6:00 -7:00 PM, HST • Friday, November 14, 2025, 6:00–7:00 PM HST	Optional Pre-offer conference sessions (virtual only). Please go to the DHHL Grants webpage -- Grants – Department of Hawaiian Home Lands for information on how to attend the pre-conference. Same presentation will be repeated at each session. Instructions on where to access the recording for future viewing will be posted on the DHHL Grants webpage.
Friday, December 5, 2025 By 4:00 PM HST	Due date to submit questions to DHHL.Grants@hawaii.gov. Questions will be answered in writing.

Friday, December 12, 2025 By 4:00 PM, HST	Due date for DHHL written responses Only those responses which promote better understanding of the RFP WILL BE PUBLICLY POSTED AT: • SPO HANDS: https://hands.ehawaii.gov/hands/opportunities
Friday, December 22, 2025 By 2:00 PM, HST	Pre-opening modification and withdrawal notice to DHHL shall be accepted at: DHHL.GrantsRFP@hawaii.gov
Monday, January 12, 2026 Before or by 2:00 PM HST This is a firm deadline unless changed by DHHL	**Proposals' due date/time. Electronic submittals shall be accepted at:** DHHL.GrantsRFP@hawaii.gov
January 2026	Proposal evaluations by the DHHL Grants Committee
Thursday, February 5, 2026	Matrix of scores completed
February 17 – 18, 2026	DHHL Grants Review Committee makes award recommendations for Hawaiian Homes Commission decision-making and award approvals
March 2026	Notifications to all applicants and begin contract review with awardees
July 1, 2026	Estimated grant agreement start date

(Dates subject to change)

DISCUSSION

A total of 50 grant applications were received by the January 12, 2026, 2:00pm deadline and email notifications were sent to each applicant to acknowledge receipt of their application. See Table 3 below. Three applications were submitted after the deadline and were not accepted.

Table 3

Number of applications received by island and received by the grant deadline

Applications received	Organizations submitting	Island
10	7	Oʻahu
3	3	Kauaʻi
10	6	Maui
3	2	Molokaʻi

0	0	Lānaʻi
22	12	Hawaiʻi
2	2	Statewide
50	32	TOTAL

There were two phases of review. The first phase checked for eligibility and compliance with RFP requirements and with Hawaii Compliance Express. In phase 1 review, 7 applications were deemed not eligible for further review. The remaining 43 applications were forwarded to the DHHL Grants Review Committee for Phase 2 review and evaluation. The committee consisted of department staff. The committee reviewed applications based criteria including:

- applicant's organizational capacity, experience, track record
- project readiness and sustainability
- community support
- Beneficiary involvement and benefit to beneficiaries of the Hawaiian Homes Commission Act of 1920, as amended (HHCA)
- Sustainability

The grant application packets included a description of the review process, a detailed explanation of all the review factors, and sta18ted the RFP minimum requirements to meet. A checklist was provided in the application packet to assist applicants. All required forms were also included in the application packet. Three applications were received AFTER the posted 2:00 pm January 12, 2026 deadline. All applicants were notified in writing acknowledging receipt of their application. Subsequent written notices were sent on application status.

For RFP-26-HHL-002, a total of 19 applications were received by the January 12, 2026 deadline. All applications were complete. One application was ineligible. All other applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **$1,000,000.** The total amount requested by eligible applications was **$11,611,705.** This amount is more than double above the budget allocation of **$5,000,000.** Per the RFPs, the department may supplement this RFP with the balance of un-allocated funds from any other RFP.

For RFP-26-HHL-003, a total of 16 applications were received by the January 12, 2026 deadline. All applications were complete and two were ineligible. All other applicants were in compliance with

Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **$200,000.** The total amount requested by all eligible applications was **$3,551,817.** This amount is almost double the allocated budget of **$1,800,000.** Per the RFPs, the department may supplement this RFP with the balance of un-allocated funds from any other RFP.

For RFP-26-HHL-004, a total of 9 applications were received by the January 12, 2026 deadline. All applications were complete and three were ineligible. All other applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is **$20,000.** The total amount requested by all applicants was **$125,000.** This amount is **$75,000** below the budget allocation of **$200,000.** Per the RFPs, the department may move the balance of un-allocated funds to any other RFP. Such funds are recommended to be moved to supplement recommended awards for **RFP-26-HHL-002 and RFP-26-HHL-003.**

For RFP-26-HHL-005, a total of 6 applications were received by the January 12, 2026 deadline. All applications were complete and one was ineligible. All other applicants were in compliance with Hawaii Compliance Express. The maximum amount of funding that could be awarded to a grant applicant under this RFP is $1 million. The total amount requested by all eligible applicants was **$3,576,647.** This amount is one and half times more than the budget allocation of **$2 million.** However, the DHHL Review Committee is recommending partial funding for a total of **$1,620,000.** This leaves a remaining balance of $380,000. Per the RFPs, the department may move the balance of un-allocated funds to any other RFP. Such funds are recommended to be moved to supplement recommended awards for **RFP-26-HHL-002 and RFP-26-HHL-003.**

Table 4 below is a summary of grant budget amounts, grant application requested amounts and DHHL recommended amounts. Further details are found in Tables A, B, C and D.

TABLE 4
Summary of Budgeted, Requested, and Recommended Amounts

Request for Proposal (RFP)	Budgeted amount	DHHL Funds Requested	Recommended Amount	Sources of Funds
RFP-26-HHL-002	$5,000,000	11,611,705	5,379,750	STATE

RFP-26-HHL-003	$1,800,000	3,551,817	1,875,250	STATE
RFP-26-HHL-004	$200,000	125,000	125,000	STATE
RFP-26-HHL-005	$2,000,000	3,576,647	1,620,000	STATE
TOTALS	$9,000,000	18,871,169	**9,000,000**	

The funding recommendations were made based on the following evaluation criteria. The criteria below were stated in each grant application packet and presented by DHHL staff at the grant informational meetings. Meetings were held virtually on November 7, 12, and 14, 2025 and recorded for later viewing.

Evaluation Criteria for all RFPs:

(1) Organizational Capacity: evaluates the applicant's capacity (ie, people resources, administrative systems, technical capacity) and track record to carry out the proposed project work plan and activities; to handle grant funds responsibly; and to promptly expend the grant funds.

(2) Community support and relations: evaluates the organization's level of community support, need for its programs and services; ability to outreach and engage with beneficiaries; and to maintain good working relations with beneficiaries, other community groups, and government agencies.

(3) Project Readiness: evaluates the project's readiness including a clear project proposal, project team structure is operational, and project budget is realistic.

(4) Beneficiary Involvement and Partnerships: evaluates the extent to which beneficiaries identified the need for the project, beneficiary involvement with planning and participating in the project.

(5) Sustainability: evaluates the applicant's preparedness to maintain the project after the grant is completed; leadership succession planning; and sound business plan.

Additional points were given for proposals with matching funds and in-kind donations. And, additional points were given for other considerations, including prior DHHL Grantee performance.

A summary list of funding recommendations and details of the grant applications that were reviewed are in the attached Exhibits.

AUTHORIZATION

Community Grants are one form of assistance to implement the Community Development component in the NHDPP. The current 2026 - 2027 NHDPP was approved by the HHC in June 2025. The NHDPP is authorized under HAR Chapter 6.1 of Title 10. Further, the NHDPP shall be funded by NHRF, federal, state, county and private sources.

In consultation with the State Department of Accounting and General Services, State Procurement Office, DHHL's Community Development Grant Program is modeled after the State of Hawaii's procurement process known as Competitive Sealed Proposals or "Request for Proposals." The law and rules governing this form of procurement are covered under Hawai'i Revised Statues Section 103D-303 and HAR Subchapter 6.

RECOMMENDED MOTION/ACTION

DHHL staff respectfully requests approval of the recommended motion as stated above.

Table A
Grant Recommendations
RFP-26-HHL-002
Grant for Improvements to Facilities on Existing Homesteads

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
OAHU	Aloha 'Aina Ho'opulapula O Wai'anae	$135,000	$0	$0	$135,000	$0
OAHU	Aloha 'Aina Ho'opulapula O Wa'ianae	$110,000	$0	$0	$110,000	$0
HAWAII	Five Mountains Hawai'i, Inc. dba Kipuka o ke Ola	$1,000,000	$10,335,626	$0	$11,335,626	$1,000,000
KAUAI	Homestead Community Development Corporation, dba, Homestead Housing Authority	$752,090	$50,270	$12,782	$815,142	$0
HAWAII	Homestead Community Development Corporation, dba, Homestead Housing Authority on behalf of Keaukaha Panaewa Farmers Association	$1,000,000	$5,500,000	$0	$6,500,000	$1,000,000
HAWAII	Ho'ola	$335,000	$0	$65,000	$400,000	$100,000
OAHU	Kanehili Community Association, dba, c/o Hawaiiana Management Co., Ltd.	$1,000,000	$40,000	$63,000	$1,103,000	$0
MAUI	Ka 'Ohana O Kahikinui	$58,250	$0	$9,600	$67,850	$0
MAUI	Keokea Homestead Farm Lots dba Keokea Homestead Farm Lots	$1,000,000	$0	$0	$1,000,000	$0
OAHU	Kula No Na Po'e Hawai'i	$1,000,000	$57,000	$150,000	$1,207,000	$1,000,000

MOLOKAI	Moloka'i Homestead Farmers Alliance	$1,000,000	$1,000	$11,000	$1,012,000	$500,000
HAWAII	O Maku'u Ke Kahua	$1,000,000	$500,000	$0	$1,500,000	$1,000,000
OAHU	Papakolea Community Development Corporation, dba, Papakolea Community Development Corporation	$1,000,000	$500,000	$0	$1,500,000	$0
MAUI	Pa'upena Community Development, Inc.	$584,975	$0	$26,000	$610,975	$0
OAHU	Waianae Coast Community Foundation	$75,000	$0	$5,000	$80,000	$0
HAWAII	Waimea Nui Agriculture Inc.	$216,820	$0	$13,000	$229,820	$216,000
HAWAII	Waimea Nui Community Development Corporation dba WNCDC	$344,570	$0	$50,000	$394,570	$344,000
MAUI	Waiohuli Hawaiian Homesteaders Association, Inc. dba Waiohuli Hawaiian Homesteaders Association, Inc.	$1,000,000	$0	$100,000	$1,100,000	$219,750
	TOTAL	**$11,611,705**	**$16,983,896**	**$505,382**	**$29,100,983**	**$5,379,750**

Aloha Aina Hoopulapula O Waianae

Funds Requested	$135,000
Funds Recommended	$0

Project Description

Established in 2024, Aloha Aina Hoopulapula O Waianae (AAOW) was established to promote community development with a focus on the enrichment of socio-economic, educational, cultural, and overall well-being of beneficiaries. AAHOW was formed to advance projects identified by WVHCA, serve as funder to Waiʻanae Valley Homestead Community Association (WVHCA), and to serve as a steward for long-term community-centered improvements.

With DHHL Grant funds, the organization proposes to implement generational playground enhancements at Kaupuni Park located on DHHL lands in the Waiʻanae Valley Homestead and currently under a land disposition with the City and County of Honolulu for park operation and maintenance. Specifically, this application proposes:

- Dedicated toddler playground zone with age-appropriate equipment
- Toddler appropriate swing sets separated from older keiki play areas
- Two covered gazebos with picnic tables to support ʻohana gatherings and shaded supervision
- Benches and a low wrap-around seating wall to improve safety, comfort, visibility
- Landscaping and cultural features reflecting Hawaiian values and community identity

The City is planning a major CIP project for renovation of this Park. The applicant intends to complement the City's project scope by adding beneficiary-identified features that reflect the caregiving, cultural and inter-generational realities of the homestead community.

Rationale for Recommendation

AAHOW is a new organization, although the partner grassroots homestead, WVCHA, is well-established since 1998. Unfortunately, the proposal was not responsive to RFP questions on the organization's experience and capabilities to successfully carry out the proposed project nor project examples that demonstrate AAHOW's track record to implement similar projects. Information was provided in the proposal in response to the organization's capacity and experience, board member background, skills, and experience to carry out the proposed project.

Though the application identified AAHOW as the funding partner of WVHCA, there is no board resolution, MOU, nor support letter from the Association to designate AAHOW as their funding partner and describing the roles and relationships nor submitting this DHHL Grant application on behalf of WVHCA. There appears to be no legal (ie subsidiary) nor other formal relationship between the two orgs (ie, Partner Certification form [Form Q], a board resolution or MOU to clearly identify the roles and purposes of each org, and relationship).

Community support was general and therefore was challenging to get a sense of the level of beneficiary support for the proposed project. For example, a community survey was mentioned, and no further information provided (ie, how many were surveyed and the response rate? Survey results? Copy of the survey, who/what/when/where, etc.) While letters of support were provided, none were from the beneficiaries that would directly benefit from this project.

Letters of Support were included from:
Boys and Girls club
Kula No Na Poe
Trust for Public Land

The improvement project benefits beneficiaries as well as the general public. As the City operates Kaupuni Park, the proposal makes no mention of a land disposition from the City nor any permission to implement the proposed improvements. Budget discusses purchase of equipment and installation. No mention of governmental approval processes including compliance with

Chapter 343, HRS or Chapter 6E, HRS nor purchasing and construction coordination with the City.

This organization could benefit from capacity building services such as board governance (ie clarification on its role in the community and projects), strategic planning, and project planning, and business planning.

Further the long-term sustainability of this project is unclear as the proposed project description includes no discussion of long-term operation and maintenance for the park.

The committee recommends zero funding.

Aloha Aina Hoopulapula O Waianae

Funds Requested	$110,000
Funds Recommended	$0

Project Description

Established in 2024, Aloha Aina Hoopulapula O Waianae (AAOW) was established to promote community development with a focus on the enrichment of socio-economic, educational, cultural, and overall well-being of beneficiaries. AAHOW was formed to advance projects identified by WVHCA, serve as funder to Wai‘anae Valley Homestead Community Association (WVHCA), and to serve as a steward for long-term community-centered improvements.

The organization has a land disposition that was approved by the HHC on June 18, 2024 for GL No. 302. With DHHL Grant funds, the org proposes to implement major improvements to the existing facilities located on the parcel. The facility is intended to serve Waianae Valley, Waianae Kai, Princes Kahanu and Nanakuli. The project proposes converting an old City & County baseyard to establish a dedicated, permanently occupied security and

management presence to protect DHHL asssets, improve community safety, and support responsible land use consistent with DHHL's mission and advance beneficiaries.

Rationale for Recommendation

It seems the proposal is to clear and secure the current facility from future vandalism and for community safety, including security quarters repairs/upgrades; fencing installation /repair; landscaping improvements. The proposed timeline is for a two-year period. Given the intended scope, the proposed timeline is aggressive. Further, there was no information provided as to carrying costs to maintain the property (ie carry insurance, pay for utilities, maintain the property/landscaping, etc).

The proposal includes limited budget justification and does not address required due diligence for the proposed project. This organization could benefit from capacity building services such as board governance, project start-up, phased project approach, feasibility study, and business plan, including projection and analysis of financial sources and uses for improvements budgeting and facility long-term operations and maintenance.

The committee recommends zero funding.

Five Mountains Hawaii
Dba Kipuka o ke Ola

Funds Requested	$1,000,000
Funds Recommended	$1,000,000

Project Description

Established in 2013, KOKO is a beneficiary-led organization that is committed to serve Native Hawaiians in North Hawaii with the highest quality comprehensive healthcare from prenatal to the end of life. KOKO provides cultural, spiritual, medical, and psychological services to all residents of North Hawaii with a special emphasis for the Kanaka Maoli. KOKO is an independent

Native Hawaiian Rural Health Clinic, providing services with a special emphasis on addressing Native Hawaiian health disparities in a culturally competent manner.

KOKO is the healthcare clinic central to the Waimea (Homestead) Nui Regional project, is engaged with the Waimea Nui Region to construct a clinic on Hawaiian Home Lands, and serves as the Waimea Hawaiian Homestead Association health committee.

With DHHL Grant funds, the organization proposed to implement KOKO's capital improvement project to develop the Hale o ka Piko Medical Clinic Facility to be sited on the community parcel in Puukapu homestead.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities. This proposal is to complete the on-going capital improvement project to site the medical clinic facility fully on the Hawaiian home lands in Puukapu.

The committee recommends full funding.

Homestead Community Development Corporation

Dba Homestead Housing Authority

On behalf of Kekaha Homestead

Funds Requested	$1,000,000
Funds Recommended	$0

Project Description

Hawaiian Homestead Development Corporation (HCDC) was established exclusively for the charitable and educational purpose of developing and facilitating the development of homestead projects and programs that promote affordable housing, economic development, community capacity building on or near Hawaiian Home Lands, as defined under the 1921 Hawaiian Homes

Commission Act, and serving Native Hawaiians of any blood quantum. HCDC does not have members.

With DHHL Grant funds, HCDC proposes implementation of the West Kauai Enterprise Center Facility Improvement Project (WKEC), located on Hawaiian Home Lands in the existing Kekaha homestead on the island of Kauai. Constructed in 2014 based on the inclusion as a priority project in the 2011 West Kauai Regional Plan (discussed on page 33 of the regional plan), the WKEC is an 1,856 square foot community facility on 2.6 acres of Hawaiian Home Lands. The site was licensed as a vacant lot to HCDC for a 30 year term approved by the Hawaiian Homes Commission in April 2012 and executed in December 2012.

The proposed facility improvements to the existing WKEC facility are to renovate an interior section for a Department of Health compliant Certified Kitchen, to increase the number of public restrooms and to install rooftop solar to contain utility costs. The proposed project goal is to complete improvements that will increase usefulness to beneficiary food truck operators, pop up market owners, increase capacity to accommodate larger gatherings through larger restroom facilities, contain utility costs and achieve facility sustainability.

Rationale for Recommendation

The proposal is well prepared, and HCDC has demonstrated capacity for grant implementation. Given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Homestead Community Development Corporation

Dba Homestead Housing Authority

On behalf of Keaukaha-Panaewa Farmers Association

Funds Requested	$1,000,000
Funds Recommended	$1,000,000

Project Description

Hawaiian Homestead Development Corporation (HCDC) is serving as the fiscal sponsor for this grant. HCDC's sponsored organization and grant partner is the Keaukaha Pana'ewa Farmers Association (KPFA). HCDC was established exclusively for the charitable and educational purpose of developing and facilitating the development of homestead projects and programs that promote affordable housing, economic development, community capacity building on or near Hawaiian Home Lands, as defined under the 1921 Hawaiian Homes Commission Act, and serving Native Hawaiians of any blood quantum. Fiscal Sponsor HCDC does not have members. KPFA membership is comprised of Pana'ewa Ag lessees including adults aged eighteen(18) years or older who reside at the lessee's site, and applicants and successors

Grant Partner KPFA manages the Pana'ewa Hub, a 10 acre site of DHHL trust land for its community. At the Pana'ewa Hub , KPFA manages a community Farmers Market, provides agricultural workshops for beneficiaries and is the primary advocate for the Pana'ewa Agricultural Homestead community. KPFA's community strategic planning with lessees and their 'ohana who identified the Pana'ewa Hub multipurpose center as the number one strategic priority. Per this directive, KPFA, with community participation completed the Pana'ewa Hub Master Plan, a 299 plan that includes a traffic assessment, and biological assessment. KPFA with the support of Fiscal Sponsor HCDC secured funding to complete the Pana'ewa Hub Architectural/Engineering Design Plans and construction documents and a 5.5M construction grant. Due to exorbitant building costs and risks associated with tariffs and economy uncertainty, grant is needed to supplement the 5.5M grant.

With DHHL Grant funds, the project proposes funding construction of the Panaewa Hub project. This project has been on-going, had completed necessary compliance, design and permitting. This project is in final stages of development.

Rationale for Recommendation

This is a good project, thoughtfully planned, and a well-written proposal.
The committee recommends full funding.

Hoola

Funds Requested	$335,000
Funds Recommended	$100,000

Project Description

Ho'ola is a tax-exempt nonprofit organization under Section 501(c)(3) of the Internal Revenue Code and is not a membership-based organization. As such, Ho'ola does not have a defined number of "members."

Instead, Ho'ola serves native Hawaiian beneficiaries and their families on Hawai'i Island, with a primary focus on Hawaiian Home Lands communities along the Kohala Coast and surrounding regions identified in the applicable DHHL regional plans(including Kawaihae and adjacent homestead areas). Ho'ola's programs and consultation efforts are open to and designed for native Hawaiian beneficiaries residing in these regions, as well as native Hawaiians living in the broader service area.

The organization has a land disposition for all of DHHL lands located in 'Upolu in Kohala, Hawai'i. Currently, the land disposition is a Right of Entry for due diligence. Ho'ola is tasked with providing vehicular access to the parcel, as well as completing the compliance needed to improve the old roadway access. Additionally, the organization will need to begin concept planning and due diligence for their proposed community uses on the site.

With DHHL Grant funds, the organization proposes to advance the entitlement and planning process so that the facility may be activated in a future phase of the proposed project. The proposed scope of work includes non-construction activities only, such as:

- Completion of an Environmental Assessment (EA) in compliance with HRS Chapter 343

- Conduct of an Archaeological Inventory Survey (AIS) and related cultural studies in compliance with HRS Chapter 6E
- Cultural consultation with kūpuna, lineal descendants, and beneficiaries
- Technical studies and reports required to inform the EA and planning process (e.g., site assessments, environmental and cultural documentation)
- Beneficiary and community engagement activities

Rationale for Recommendation

Though Hoʻola is a recently established organization, the proposed project received high volumes of support from both beneficiary organizations and Hawaiʻi Island serving organizations during beneficiary consultation for the land use request. Additionally, Hoʻola board members have demonstrated capacity for grants management and implementation with their own with other organizations in the region.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends multi-phased project implementation for the proposed project with the scope to be revised based on the available funds.

Ka Ohana O Kahikinui

Funds Requested	$58,250
Funds Recommended	$0

Project Description

Ka ʻOhana O Kahikinui (KOOK) is a 501(c)(3) that was started in 1995 by native Hawaiian beneficiaries of the Hawaiian Home Lands trust to provide DHHL beneficiaries the opportunity to resettle and restore the moku of Kahikinui located on the island of Maui.

KOOK is composed of DHHL beneficiaries who reside in Kahikinui and whose main purpose is to improve and enrich the lives of all Kahikinui residents as well as be good stewards of the land.

KOOK's primary focus is to assist Hawaiians in resettling the land, establishing a community, and pursuing community-based economic development. They also engage in and support Native reforestation efforts to improve their water, agricultural, cultural, and economic resources that are associated with a healthy upland forest. KOOK members regularly interact with other homestead associations at HHC meetings, workshops, and community events.

With DHHL Grant funds, this project will install an atmospheric water generator (AWG) system and fill station to provide Kahikinui homestead residents with reliable access to pure, potable drinking water in five-gallon quantities for household use. The project includes a photovoltaic system to power the AWG, and is part of the system.

This includes: concrete slab, framing of walls and roof, purchase of AWG system, and installation of siding, roof and paint.

Rationale for Recommendation

The budget justification is broad and does not contemplate compliance with HRS Chapter 343 or 6E, or costs for design, and permitting.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Kanehili Community Association

Funds Requested	$1,000,000
Funds Recommended	$0

Project Description

Kanehili Community Association is a 501c3 non-profit organization that serves Kanehili homestead as the primary homestead and also serves the extended Kapolei homesteads of Maluohai, Kaupea, and Kauluokahai.

DHHL grant funds are requested for professional services to complete the Kanehili Community Park Phase 2 design, permitting, and procurement support for Phase 2 improvements (including the community center and supporting facilities). Scope includes community-engaged schematic design, design development, 80-100% construction documents, Chapter 343 and land entitlement coordination, building permit support and agency comment response, and preparation of a procurement-ready bid package. Construction costs (materials and contractor labor) are not included in this request.

Proposed improvements include: expanding physical size; adding new multi-service spaces (event, kitchen, learning, comfort station); upgrading safety and ADA/cultural features; implementing modern equipment and resilient design standards to increase capacity, usage, and impact for all Kapolei HHCA beneficiaries and residents.

Rationale for Recommendation

The proposal is well prepared, and KCA has demonstrated capacity for grant implementation. However, KCA received DHHL grant funds in FY21 and FY23, with the most recent grant award active through July 2027.

Given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Keokea Homestead Farm Lot Association

Funds Requested $1,000,000

Funds Recommended $0

Project Description

Keokea Homestead Farm Lots Association (KHFLA), a 501c3 non-profit organization established on January 8, 2008, who is registered with the State of Hawaii (DCCA) and the Internal Revenue Service. The intent is to implement and direct the use of the 69-acre parcel located on the slopes of Mauna Haleakala within the Keokea Ahupaa (Mountain to ocean) Mahele land divisions on the Island of Maui, Hawaii.

The KHFLA 10-year Master Plan is to address the demand for two commercial facilities serving two opposite ends of the population spectrum. The underserved Kupuna (elderly) care component who wishes to "age-in-place" and exuberance of a young preschooler's desire to learn and interact. Braiding the wisdom of the knowledgeable Kupuna, establishing a lifeline of preservation of the native Hawaiian language, community employment and measurable economic sustainability. The services are for the benefit the entire Upcountry region of Maui with prioritized use for native Hawaiian beneficiaries of the Keokea, Waiohuli, Waiohuli Undivided Lots & Kahikinui Homesteads.

With DHHL Grant funds, KHFA proposes continued implementation of their capitol improvement project for the Keokea Marketplace development. This includes water infrastructure, hydrant system, facilities to support food security, and kupuna adult day care and Hawaiian immersion preschool facilities.

Rationale for Recommendation

The proposal is well prepared, and KHFA has demonstrated capacity for grant implementation. However, KHFA received DHHL grant funds in FY25 to support this project and that phase is currently underway.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Kula No Na Poe Hawaii

Funds Requested	$1,000,000
Funds Recommended	$1,000,000

Project Description

Kula No Na Po'e Hawai'i (KULA) is a 501(c)3 community-based native Hawaiian beneficiary serving organization that exists to promote cultural, educational, environmental, and health equity for all by providing education, health services, and to instill cultural diversity and sensitivity.

KULA's primary service area includes the Hawaiian Homestead communities of Papakōlea, Kewalo, and Kalāwahine, collectively referred to as Papakōlea, situated on 177 acres in urban Honolulu. Approximately 2,000 Native Hawaiian beneficiaries reside within these homesteads, characterized by an average household size of 4.70 and a total of 427 homestead homes. While Papakōlea is at the core of KULA’s mission, the organization extends its support through program services, technical assistance, and consultations across the state. This outreach includes assistance to other homestead communities, such as Kapolei Homesteads, Wai‘anae Valley, and Waimānalo. This broader service provision exemplifies KULA's commitment to enhancing the well-being of homestead families throughout Hawaii through culturally relevant and community-driven initiatives.

KULA is seeking DHHL’s support to 1) complete all due diligence requirements, as specified by the Department of Hawaiian Home Lands: including but not limited to, a master plan, business plan and related Chapters 343, HRS and Chapter 6E, HRS compliance requirements; 2) continue community engagement activities to advance the planning and design initiatives of KSLC; and 3) to support a community-defined and led economic development strategy which will create a vibrant, self-sustaining community hub that strengthens food access, economic opportunity, cultural connection and environmental stewardship

while generating seed funding for the long-term development of the Kupuna Supportive Living Center.

Rationale for Recommendation
This is a good project, thoughtfully planned, and a well-written proposal.

The committee recommends full funding.

Molokai Homestead Farmers Alliance

Funds Requested	$1,000,000
Funds Recommended	$500,000

Project Description
Established in 2005, the Molokai Homestead Farmers Alliance's (MHFA) mission is to advocate for the protection of water rights for all homestead farmers, evolving to all farmers in commercial operations, food safety, technical and subsistence farming.

MHFA has a land disposition, license No. 806 for Lanikeha Community Center for nearly 10 years. The Lanikeha Community Center had been in operation for 20 years prior to MHFA receiving the license. It was previously managed by a different entity. MHFA took on repairs, upgrades and renovations to improve the center.

With DHHL Grant funds, MHFA proposes continued improvements to Lanikeha Community Center including adding additional renewable energy to further offset the cost of energy, roof repair, lighting improvements and other repairs.

Rationale for Recommendation
This is a good project, thoughtfully planned, and a well-written proposal.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends multi-phased project implementation for the proposed project with the scope to be revised based on the available funds.

O Makuu Ke Kahua

Funds Requested	$1,000,000
Funds Recommended	$1,000,000

Project Description

ʻO Makuʻu Ke Kahua (ʻOMKK) is a community-founded and kūpuna-led organization that exists because of, and remains accountable to, the Makuʻu Hawaiian Homestead. Our work is guided by ʻike kūpuna, pilina, and kuleana to land and people, ensuring that programs and facilities are not only culturally grounded, but sustained through community stewardship.

ʻOMKK operates with a strong emphasis on readiness and responsibility. Our leadership and staff bring decades of collective experience in ʻāina-based education, cultural practice, food systems, and community organizing within Hawaiian homesteads. We have successfully managed public and private funding, coordinated multi-partner initiatives, and maintained facilities and land-based assets that serve thousands of Native Hawaiian beneficiaries annually.

ʻOMKK stays connected to homestead associations and Hawaiian Home Lands beneficiaries through consistent, on-site presence and relationship-based engagement within the Makuʻu Hawaiian Homestead. Staff and leadership maintain regular contact with lessees and homestead leaders through weekly market operations, ʻāina-based programming, community workdays, and cultural gatherings, creating ongoing opportunities for talk story, coordination, and shared decision-making. Homestead associations and beneficiaries are engaged not only as participants,

but as contributors who help shape program design, scheduling, and facility priorities, ensuring alignment with homestead needs.

‘OMKK is requesting DHHL Grant funds to support the construction of a new community center on an existing operational lot within the Maku‘u Hawaiian Homestead. The proposed facility will provide a permanent, accessible space to support cultural, educational, food systems, and community resilience programming for HHCA beneficiaries.

Planned improvements include construction of a single-story, multi-use facility featuring a large hālau/multi-purpose space, community meeting room, certified commercial kitchen and pantry, administrative offices, restrooms, general storage, and electrical/mechanical rooms. The project also includes associated site improvements necessary to support safe and effective use of the facility, such as utility connections and circulation. These improvements will address the current lack of permanent indoor infrastructure and significantly enhance ‘OMKK’s ability to deliver year-round, culturally grounded services to Hawaiian homestead families.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends nearly full funding.

Papakolea Community Development Corporation

Funds Requested	$1,000,000
Funds Recommended	$0

Project Description

The Papakōlea Community Development Corporation (PCDC) received its 501c3 designation in 2001, which enabled the organization to deliver upon the kūpuna's vision to achieve economic, social, and cultural self-determination by securing a 20-year License Agreement with DHHL to manage and administer the Papakōlea Community Center and Park.

PCDC serves all 1,920+ residents of the Papakōlea, Kalāwahine and Kewalo Hawaiian Homesteads, on the island of O'ahu, through the operation and maintenance of the Park, and the provision of programs and services. The Hawaiian Homes Commission Act of 1921 (HHCA) was amended in 1934 to include the Papakōlea Region. Today, there are 87 households in Kalāwahine (developed in 2009), 60 households in Kewalo, and 275 households within Papakōlea (established in the 1940s).

With DHHL Grant funds, the organization proposes the implementation of the Native Hawaiian Education and Culture Center. PCDC is requesting funds to support Pūowaina NHECC Phase II, for the purposes of producing Detailed Design & Construction Drawings required to capitalize and construct the Native Hawaiian Education and Culture Center, in the Papakōlea Region, by the end of a 24-month project period.

Rationale for Recommendation

The proposal is well prepared, and PCDC has demonstrated capacity for grant implementation. However, PCDC received DHHL grant funds in FY25 to support this project and that phase is currently underway. The grant solicitation does ask for geographic distribution of funds, and the current recommendation is to support another beneficiary serving project sited adjacent to the proposed project.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

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Paupena Community Development Inc

Funds Requested	$584,975
Funds Recommended	$0

Project Description

Pa`upena Community Development Inc. (CDC) is a 9-year-old Upcountry Maui-based Hawaiian Homes beneficiary nonprofit. Pā‘upena is a nonmember organization with the mission to provide provide resources, training and advocacy to empower fellow Hawaiian Homes Commission Act (HHCA) trust beneficiaries to build homes and self-sufficient communities. The CDC currently serves homesteads at Honokowai, Kahikinui, Kēōkea, Paukūkalo, Pu‘uhona, Waiohuli Phase-1 residential, Waiehu Kou 1 through 4, and Waiehu Mauka.

With DHHL Grant funds, the organization proposed implementation of the Project HO`OULU to install three water meters at Pa`upena CDC’s licensed 127-acre Keokea-Waiohuli homelands parcel. The Hawaiian Homes Commission approved 3/17/25 Pa`upena’s 10-year license to the acreage, with an option to extend another 10 years.

Rationale for Recommendation

The proposed project is for installation of water meters to serve the 127-ac parcel licensed to the organization. Though the HHC took action to allocate water credits to the organization to be able to install a County water meter, the County correspondence has indicated a requirement for infrastructure and system improvements that were not previously anticipated. Discussion is on-going with the County regarding these proposed improvements, but an agreement has yet to be reached between all parties.

The budget justification is broad and does not contemplate compliance with HRS Chapter 343 or 6E, or costs for design, and permitting.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Waianae Coast Community Foundation

Funds Requested	$75,000
Funds Recommended	$0

Project Description

Established in 2015, Waianae Coast Community Foundation (WCCF) is dedicated to empowering and serving Hawaiian Homestead Beneficiaries along the Waianae Coast; and to strive to enhance the well-being, opportunities, and self-sufficiency of the native Hawaiian community through programs that promote cultural preservation, education, and sustainable economic development.

For their proposed project, WCCF proposes improvements to currently vacant units located within the Nanakuli Village Center. The DHHL grant will assist in completing the Unit 2 built-in project from FY2022 for construction of: restrooms, ceilings, outside signage, outside improvements i.e. (5) outside umbrellas, flooring, and complete grease trap in the facility.

Rationale for Recommendation

The proposed project is to complete improvements to a vacant retail unit space to improve the ability for a for-profit business entity to be located in the retail shopping center. This is a potential conflict with the purpose of the grant program and this solicitation which is not meant to serve for-profit retail businesses.

The proposal has very minimal information on budget and budget justification. The proposal also does not comment on compliance

or permitting, other than mentioning a potential pathway for securing permits from DHHL directly, which is not a pathway that has been approved yet by the Hawaiian Homes Commission at this time.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Waimea Nui Agriculture Inc

Funds Requested	$216,820
Funds Recommended	$216,000

Project Description

Established in 2023, Waimea Nui Agriculture Inc. (WNAI) is dedicated to promote agriculture and farming in the Waimea Nui homestead region on Hawaii island. Its mission is to support and sustain Waimea Nui's agriculture industry by addressing the critical needs and services of beneficiary farmers, by better connecting them with the community and vice versa. This involves educational and outreach programs in the community, as well as assisting in direct marketing, technical, educational and in the filed support for farmers.

The proposed project is located within the Waimea Nui Community Development Initiative (WNCDI), and existing DHHL-approved community development area. The Agricultural Division occupies Parcel 3, a 24.809-acre portion of the larger 161-acre WNCDI master-planned site. Existing infrastructure improvements have already been completed, including internal roadway access and the installation of two (2) 100,000-gallon agricultural water storage tanks with electric pumping systems. These improvements currently exist on site and require coordinated planning, design, and supporting facilities to enable safe, efficient, and code compliant agricultural use.

Waimea Nui Agriculture Inc. (WNAI) operates the agricultural programming for this facility in coordination with Waimea Nui Community Development Corporation (WNCDC), which holds site management authority. This project represents the next critical improvement phase required to activate and optimize the existing agricultural infrastructure for HHCA beneficiaries.

WNAI is focused on securing funding for Plan & Design on the Ag Park. Conceptual plans have been developed, and the next step is architectural and civil engineering to design projected buildings, mass grading and infrastructure needs. Besides the Plan & Design funding request, WNAI is requesting funds for (2) 22'x96' greenhouses, waterlines, trays, pots, seeds, germination tables, and hoses to start our own native Hawaiian plant nursery to supply all the landscaping and trees for the entire 161-acre Waimea Nui Community Development Initiative.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends nearly full funding.

Waimea Nui Community Development Corporation

Funds Requested	$344,570
Funds Recommended	$344,000

Project Description

Waimea Nui Community Development Corporation (WNCDC) was created by Waimea Hawaiian Homesteaders' Association (WHHA) with a membership of over 500 members. In 2013, WHHA participated in the Kulia I Ka Nu'u program and through the program, WNCDC was developed. WNCDC fulfills the desires of WHHA as outlined in numerous Strategic plans; to include WHHA-Master Plan, WHHA-EA,

and membership surveys they have conducted. At every stage of Development, WHHA membership is involved. WNCDC serves at the pleasure of the WHHA BOD and Membership that was created in 1952 serving the Waimea Nui Region.

With DHHL Grant funds, the organization proposes plan & design on three projects, two sited on the Waimea Nui Community Development Initiative (WNCDI) (parcels 6 & 7), and the third being sited on Mauna Kea Access Road (MKAR). Conceptual plans have been developed and the next step is architectural and civil engineering to design projected buildings and infrastructure needs. WNCDC investigated and worked diligently towards the understanding of how a cemetery can be developed on DHHL. Working with LMD and tasked to investigate the process and an information presentation is scheduled with the commission in January to present the findings of the investigation in an effort to secure a License Agreement to Construct, Operate and Manage the Cemetery (COM). Designation of lands to be used as a cemetery can only be done by the land owner, thus the lands must be returned back to DHHL (parcel #6) and a modified License be issued for the COM to WNCDC. A Cemetery Authority "DBA" will also be created "Kulaiwi O Holoholoku Cemetery Authority" (KOHCA).

WNCDC has taken the lead to design and construction a Fitness & Recreation Complex to meet numerous projects identified in the WNCDI survey. In conjunction with our Health and Wellness plans, WNCDC will be working with our Native Health Division "KOKO" to finalize plans to be developed on Parcel #7.

WNCDC submitted a land use request with LMD for the MKAR and Humuula Sheep Station. This project began in 2010 under Chairman Nahalea and the chancellor of UH Hilo Don Straney. Today our submission for a general lease is with LMD, and efforts have been made in designing a conceptual plan to develop an access fee center with proceeds to be used to developed a historical cultural park and the promotion of the WNCDI.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends nearly full funding.

Waiohuli Hawaiian Homesteaders Association Inc

Funds Requested	$1,000,000
Funds Recommended	$219,750

Project Description

Established in 1999, Waiohuli Hawaiian Homesteaders Association Inc. (WHHAI) is dedicated to combine efforts with DHHL for the betterment of all native Hawaiian beneficiaries. WHHAI is a Maui-based, mission-driven organization that leverages its strengths and resources for long-term sustainability.

WHHA is a well-established homestead association. WHHA developed its Strategic Plan in 1999. At the heart of the Plan was the development of a Community Center and Park to promote community values and achieve their goals. The early visionaries of the community began a dialog with residents to determine needs and opportunities and how the center could serve them and future generations. Today, WHHA has a fully functioning center on 17-acres and secured another 150-acres for the Waiohuli Economic Development Opportunity (WE-DO) Initiative.

For this grant request, WHHA proposes to implement Project "WAVE" provides an opportunity to enhance WHHA's existing facilities and enable "added value" improvements to support long-term sustainability. He Piko no Waiohuli currently includes a certified commercial kitchen with extended patio, a comfort station, outdoor amphitheater, cultural hale, archaeological site, parking and open outdoor space. Project WAVE proposes to expand the certified commercial kitchen, construct a new resiliency hub facility and provide additional on-site parking.

Components of the project include:

- Procurement, planning, design and permitting
- Construction
- Occupancy and evaluation

Rationale for Recommendation

This is a good project, thoughtfully planned, and a well-written proposal. Since 1999, WHHA is a well-established homestead association with a solid track record, and proven ability to leverage DHHL resources over many years.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends multi-phased project implementation for the proposed project with the scope to be revised based on the available funds.

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Table B
Grant Recommendations
RFP-26-HHL-003
Grant for Project Implementation on Existing Homesteads
(Statewide)

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
OAHU	Boys and Girls Club of Hawaii, dba, Boys & Girls Club of Hawaii	$300,000	$546,469	$0	$846,469	$0
HAWAII	Five Mountains Hawaii, Inc., dba, Kipuka o ke Ola	$256,000	$0	$68,000	$324,000	$256,000
KAUAI	Ho'akeolapono Trades Academy and Institute, dba, Ho'akeolapono Trades Academy and Institute	$300,000	$22,000	$0	$322,000	$0
Maui & Kauai	Homestead Community Development Authority, dba, Homestead Housing Authority	$299,635	$69,550	$0	$369,185	$0
HAWAII	Hui Aloha Pu'ukapu	$273,870	$10,357	$8,038	$292,264	$273,870
OAHU	Kids Hurt Too Hawaii, dba, Kids Hurt Too	$300,000	$473,363	$175,000	$948,363	$0
OAHU	Kula No Na Po'e Hawai'i	$298,932	$60,132	$0	$359,064	$298,380
HAWAII	La'i'opua 2020, dba, Laiopua 2020	$282,200	$75,000	$25,432	$382,632	$278,200

KAUAI	Malama Kauai, dba, Malama Kauai	$226,380	$0	$56,145	$282,525	$0
MOLOKAI	Molokai Affordable Housing Alliance	$116,000	$229,800	$0	$345,800	$0
HAWAII	Na Kupa'a O Kuhio, dba, Na Kupa'a O Kuhio	$300,000	$0	$0	$300,000	$300,000
HAWAII	Waimea Hawaiian Homesteaders' Association, Inc., dba, Waimea Hawaiian Homesteaders', Inc.	$298,800	$0	$253,725	$552,525	$298,800
MAUI	Waiohuli Hawaiian Homesteaders, Inc., dba, Waiohuli Hawaiian Homesteaders, Inc.	$300,000	$0	$25,000	$325,000	$170,000
	TOTAL	**$3,551,817**	**$1,486,670**	**$611,339**	**$5,649,827**	**$1,875,250**

Boys and Girls Club of Hawaii

Funds Requested	$300,000
Funds Recommended	$0

Project Description

Established in 1976, the mission of the Boys and Girls Club of Hawaii (BGCH) is to enable all young people, especially those who need assistance the most, to reach their full potential as productive, caring, responsible citizens. BGCH proposes to serve the Nanakuli homestead, who comprise 35% of BGCH members at the Nanakuli Clubhouse and Teen Center.

Grant funds are requested to expand and strengthen various out-of-school programming at BGCH Nanakuli facilities to better serve beneficiary youth and families living on Hawaiian Home Lands. Also, one-third of grant funds requested are for portions of eight positions, including at least two full-time equivalent (FTE) positions.

Rationale for Recommendation

This is a well written proposal and the applicant is a well-established and well-known large organization with lots of experience delivering needed programs to the larger Native Hawaiian community.

Though BGCH facilities are located in Nanakuli, there was no discussion on the unique needs, if any, in recruitment, retention and long-term performance results from the out-of-school programs for beneficiaries. And, though the proposal is an expansion on existing programs, there should be some data on its past experience with beneficiary participation, so to support program expansion and by how much.

The Committee noted that one-third of the proposal budget is for salaries. The Committee prefers to see DHHL grant funds support direct program costs, not operational.

Lastly, this was a highly competitive grant solicitation and, unfortunately, there were other grant applications for this RFP that fit the solicitation better.

The committee recommends zero funding.

Five Mountains Hawaii, Inc., dba, Kipuka o ke Ola (KOKO)

Funds Requested	$256,000
Funds Recommended	$256,000

Project Description

Established in 2013, KOKO is a beneficiary-led organization that is committed to serve Native Hawaiians in North Hawaii with the highest quality comprehensive healthcare from prenatal to the end of life. KOKO provides cultural, spiritual, medical, and psychological services to all residents of North Hawaii with a special emphasis for the Kanaka Maoli. KOKO is an independent Native Hawaiian Rural Health Clinic, providing services with a special emphasis on addressing Native Hawaiian health disparities in a culturally competent manner.

KOKO is the healthcare clinic central to the Waimea (Homestead) Nui Regional project, is engaged with the Waimea Nui Region to construct a clinic on Hawaiian Home Lands, and serves as the Waimea Hawaiian Homestead Association health committee.

Grant funds will be used to:

- Expand traditional healing services (Lomi Lomi/Massage Therapy) by adding a second practitioner
- Purchase and dispense essential medical vaccines

Rationale for Recommendation

This is a well-written proposal , a good project, and it is very well-aligned and supported by the the homesteads in the Waimea Nui region. Majority of KOKO's leadership consists of beneficiaries and KOKO is highly engaged with the beneficiary community.

Committee noted the sustainability aspect to the proposal. KOKO is a federally accredited Independent Native Hawaiian Rural Health Clinic. It has been fully operational since 2013 and, in 2021, operated at a surplus. It has consistently demonstrated

the capacity to fiscally maintain projects that it has initiated. It is clear that KOKO has plans to sustain this proposed project after initial funding from DHHL.

The committee recommends full funding.

Hoakeolapono Trades Academy and Institute

Funds Requested $300,000
Funds Recommended $0

Project Description

Established in 2021, the Hoakeolapono Trades Academy and Institute's mission is Building through Innovation on Kauai. It is a career training and workforce development program integrating hands-on construction skills training while preparing beneficiaries for employment in the Hawaii building and trades industry. The beneficiary community receives benefits as Institute training participants work on house/lot improvement projects that directly benefit beneficiaries.

For this grant request, the Institute proposes expand its existing program, Building Through Innovation Intern Program on Kauai and Hawaii islands. This program aims to improve beneficiary employment rates on Kauai by offering trades and vocational skills by highly qualified professionals.

Rationale for Recommendation

The grant applicant is fairly new and is anew DHHL grantee. In the last year, the Institute was awarded two DHHL grants. The committee would like to see the Institute to build up a track record and program evaluation on the impact on beneficiaries. For example, what has been the impact on employability and retention of program participants in the skilled trades industry. There was not enough information for the committee to evaluate the effectiveness of this approach and impact in the homestead community; nor to support additional DHHL grant funds investment at this time.

Lastly, given the highly competitive grant solicitation, unfortunately, we received other applications that better fit the solicitation.

The committee recommends zero funding.

Homestead Community Development Corporation

Funds Requested $299,365
Funds Recommended $0

Project Description
Established in 2009, Homestead Community Development Corporation's (HCDC) mission is to advance affordable housing, economic development, and homestead capacity building on or near Hawaiian Home Lands. In its 2025 fiscal year, HCDC serves thirty homesteads statewide, which includes the Sovereign Council of Hawaiian Homestead Associations (SCHHA) and the Association of Hawaiians for Home Lands (AHHL waitlist).

HCDC serves homesteads statewide and has board members and staff leadershp ifrom various homesteads. HCDC has twenty employees and experience operating numerous projects, including affordable housing rental units on Kauai and Maui; operating the Anahola Marketplace and West Kauai Enterprise Center; planning and facilitating homestead regional covenings; and fiscal sponsorship services for other nonprofits.

Grant funds will be used to fund a Pilot program called, Developing Small Developers Academy (DSDA), whereby HCDC and trainers (to be procured) would deliver 10 training modules for beneficiaries to become developers of 1-5 housing units – single family dwelling, accessory dwelling unit (ADU), or house renovation.

Rationale for Recommendation
The pilot called, "Developing Small Developers Academy" concept is a capacity building train-the-trainer program for HCDC and its trainers to train other beneficiaries in becoming developers for small scale projects -- one to five units of housing in

underserved areas. The units could be single-family, accessory dwelling units, or a house renovation. This proposed project builds on earlier HCDC efforts to research and obtain a curriculum designed for use with beneficiaries.

The committee found this proposal concept an interesting approach to addressing affordable housing, however, the proposal was too general for the Committee to evaluate the level of effectiveness in achieving the proposal's ultimate goal to train beneficiaries as small-scale developers for a variety of housing types on homestead. The success of this Pilot seems to rely heavily on the curriculum, which was developed by HCDC and a national housing agency, as stated in the proposal. However, no further information was provided on this "national housing agency"; the curriculum itself; the module learner objectives; nor the training format. Lastly, there was no discussion on what other support, other than the ten modules, will be provided for participants to plan, develop and implement an actual housing project. Nor was there information on when pilot program participants will be ready to plan and develop the units from the time they complete and graduate from the ten module curriculum.
This was a highly competitive grant solicitation and, unfortunately, there were other grant applications for this RFP that were better fitting to the solicitation.

The committee recommends zero funding.

Hui Aloha Puukapu

Funds Requested $273,870
Funds Recommended $273,870

Project Description
Established in 2021, Hui Aloha Pu'ukapu (HAP) is dedicated to elevate and honor the connection between place and people through community stewardship and empower the rural community of Pu'ukapu Pastoral Hawaiian Homestead. HAP has delivered a range of projects that benefit lessees and is a current DHHL grantee in good standing. In 2021, before establishing HAP, as

volunteers, they initiated a small-scale community grazing effort to address post-fire immediate needs following the Mana Road Fire. HAP volunteers served as a central coordination point for the community organizing of evacuation and transport of livestock and maintaining essential services such as access to water, feed distribution, fence repair, and safe access to livestock. These efforts evolved into ongoing support for community grazing as a key fire mitigation strategy.

HAP works well with other homesteads in the Waimea Nui region, specifically a HAP board member serves on the board of Waimea Hawaiian Homesteaders Association (WHHA). HAP complements WHHA by focusing on place-based services specific to the Pu'ukapu homestead.

For this grant request, HAP seeks funding for a road improvement pilot project. This proposed project is an implementation-focused expansion of HAP's Community Safety and Outreach Program. Specifically, tasks include:

- Updating a formal road assessment to identify and suggest priority areas to be improved
- Coordinating with DHHL on priority improvements
- Continue community engagement and communication to ensure transparency, education, and evaluation

Rationale for Recommendation

This is a clear and straightforward proposal. The proposed project builds on prior association efforts on road improvements. It is good to see HAP's willingness to coordinate and partner with DHHL for alignment on priorities and addressing community concerns, while at the same time, understanding DHHL processes and constraints.

The committee recommends full funding.

Kids Hurt Too Hawaii

Funds Requested $300,000
Funds Recommended $0

Project Description

Established in 2001, Kids Hurt Too Hawaii (KHTH) is dedicated to strengthen connections to the community by bringing together children, teens, and their parents impacted by grief and trauma in safe and healing ways. KHTH delivers many programs in Nanakuli and Waianae such as:

- Peer support group sessions
- Adina-based healing and mentor activities
- Community resource and outreach events
- Training on the specific needs of youth and families impacted by grief and trauma

KHTH is led by a board and staff with deep roots in the Hawaiian community and expertise in mental health, social work, and cultural practice. KHTH holds itself accountable to the communities it serves through regular feedback loops, participatory program design, and transparent reporting.

For this grant request, Kids Hurt Too proposes to expand its existing mobile grief and support programs to reach more beneficiaries in Nanakuli and Waianae. This expansion includes increased staffing capacity, purchasing program supplies, enhanced outreach efforts, and enhancing efforts to measure impact.

Rationale for Recommendation

This is a well-written proposal. KHTH provides a much-needed service in Waianae and hopes to replicate its model in other homesteads such as Waimanalo and Leialii on Maui. KHTH currently provides specified services for Lahaina wildfire-impacted families in Kaiapuni schools.

KHTH and its programs are well-supported by the community, given the broad range of letters of support from homesteads themselves to a Memorandum of Understanding with the Department of Education, Nanakuli-Waianae complex area.

This was a highly competitive grant solicitation and, unfortunately, there were other grant applications for this RFP that were better fitting to the solicitation.

The committee recommends zero funding.

Kula No Na Po'e

Funds Requested $298,932
Funds Recommended $298,380

Project Description
Established in 1992, Kula No Na Po'e is a community-based organization serving Native Hawaiian beneficiaries, dedicated to advancing cultural, educational, environmental, and health equity by addressing the social determinants of health. Kula provides dynamic, culturally responsive programs that support the well-being of homestead beneficiaries in the Papakolea homestead region, focused on educational and workforce advancement, youth leadership, health and wellness initiatives, kupuna care, cultural practices, community mobilization, and civic engagement. Located on Hawaiian Home Lands, Kula also serves as a leader and statewide advocate on Native Hawaiian health issues.

For this grant request, Kula proposes to build on its ongoing research to implement a Homestead Health Survey and Research 101 capacity building series to generate community-specific health data and strengthen research readiness within homestead communities. The survey will be conducted in one Oahu homestead and one homestead on the neighbor island. Grant funds specifically will support the administration of a comprehensive, culturally grounded health survey designed to assess cardiometabolic health, health behaviors, psychosocial factors and neighborhood conditions among adult homestead residents. This survey will fill a long-standing gap in localized health data needed for planning, advocacy and resource allocation.

In addition, the project will deliver a four-part Research 101 training series to build foundational research skills among

homestead leaders and community members. The goal of these workshops is to increase knowledge, confidence, and capacity to participate as equal partners in future Community-Based Participatory Research initiatives.

Rationale for Recommendation

This is a well-written proposal. Kula is a well-established mature organization with a solid track record. The proposed project will have important impacts on understanding and advocating for resources to address the myriad of health needs and issues in homesteads.

The capacity building aspect is also a strength in this proposal to grow more leaders and advocates in the health research field. Kula is well-supported by homesteads themselves and well-networked with a broad range of community organizations, government agencies, and policymakers.

The committee recommends partial funding.

Laiopua 2020

Funds Requested $282,200
Funds Recommended $278,200

Project Description

Established in 2006, Laiopua 2020's mission (L2020) is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community. L2020 initially organized to plan, design, and implement a multi-purpose community center, education and recreation complex, along with health referral services within the Kealakehe-Laiopua homestead. As a well-established and mature nonprofit, L2020's accomplishments include the planning and construction of a Community Center complex that includes a workforce development and business incubation center, certified commercial kitchen, open pavilion, and health center, in partnership with the West Hawaii Community Health Center. L2020

also implements and manages many programs to benefit beneficiaries within this community center complex.

For this grant request, Laiopua 2020 proposes to expand its existing Grow and Cook program. Specifically, funds will be used for three activities:

- Community Ku'i Kalo – harvesting kalo, poi making, networking to build relationships
- Roots and recipes – hands-on learning in Laiopua 2020's garden and certified kitchen. Led by local content experts, this program bridges 'aina and kitchen cultivating environmental stewardship and nutritional resilience.
- Mohala Youth Culinary – provides hands-on learning for youth, including basic kitchen skills, entrepreneurial readiness, financial literacy, marketing, and product development. The goal is to lay the foundation for food-based micro-enterprise opportunities.

Rationale for Recommendation

This is a well-written proposal and well-organized and easy to understand. The project is ready to implement as the proposed project is an expansion of existing ones. Laiopua 2020 is a well-established organization with a solid track record. It supports the homesteads located in the Villages of Laiopua as well as beneficiaries in the greater Kona area. Laiopua operates numerous programs directly benefitting beneficiaries for educational and workforce development purposes within their own community facility on Hawaiian Home Lands.

Because of the highly competitive grant solicitation, funds are limited. The committee preferred to direct funding to the project. The Committee recommends to not fund the kitchen insurance, maintenance and janitorial. This is an existing program, which L2020 is proposing to expand, so these expenses should already be funded.

The committee recommends partial funding.

Malama Kauai

Funds Requested $226,380
Funds Recommended $0

Project Description
Established in 2006, Malama Kauai is a Kauai-based nonprofit dedicated to strengthening local food systems supporting Native Hawaiian farmers and producers, and improving food access and security. For nearly two decades Malama Kauai operated farmer support, food distribution, and community education programs that center Native Hawaiian values, ʻaina-based stewardship, and community resiliency. Malama Kauai serves DHHL homesteads island-wide and the larger Kauai community.

Programs include:

- Food distribution
- Tree and plant distribution
- Farmer training, technical assistance, mini-grants

Malama Kauai also has an extensive network including with resource agencies.

For this grant request, Malama Kauai proposes to expand and formalize Malama Kauai's tree giveaway program to support long-term commercial food production and economic opportunity for beneficiaries. Specifically, the proposed program will distribute 500 trees per year for 3 years.

Workshops, in-person and virtual, will be held on food tree planting and care prior to receiving trees. Participants will also be required to demonstrate site readiness.

Rationale for Recommendation
Malama Kauai is a well-established organization and has a good track record. It has broad community support for its much-needed programs. While it currently serves seven beneficiaries, Malama Kauai's service area is island-wide. This proposed project has an admirable goal to assist beneficiaries with commercial food production through the tree giveaway program. The proposal acknowledges the beginning farmer needs and Malama

Kauai has adjusted their program to address this. However, the scale of the proposed project, at 500 trees per year, seems ambitious for the homestead land areas.

This was a highly competitive grant solicitation and unfortunately there were other grant applications that were more fitting to the solicitation.

The committee recommends zero funding.

Molokai Affordable Housing Alliance

Funds Requested $116,000
Funds Recommended $0

Project Description
Established in 2021, Molokai Affordable Housing Alliance (MAHA) is a nonprofit committed to helping low- and moderate-income individuals and families on Molokai who are struggling with sever housing instability and food insecurity to maintain a life of dignity through custom high-quality housing solutions, access to nutritious foods, and empowerment training programs to propel them toward economic stability and equanimity.

MAHA currently serves the Naiwa agricultural homestead.

- Clearing land, agriculture education, resource access, and food security
- Elderly tiny home haven project
- Construction and agricultural workforce training
- Enhancing energy equity on Molokai through community engagement and collaboration

MAHA intends to serve Naiwa, Hoolehua, Kapaakea, and Ualapue beneficiaries with this proposed project. Specifically, MAHA proposes the following projects:

- Expand the Naiwa tiny homes to other homesteads
- Wildfire mitigation (new)
- Expand Rain water catchment in Naiwa and other homesteads

- Expand off-grid PV system builds in Naiwa and other homesteads
- Digital literacy program (new)
- Expand Naiwa youth council
- Nutritional education and Farm-to-Table initiative (new)

Rationale for Recommendation

Molokai Affordable Housing Alliance is a fairly new nonprofit with limited experience and track record. MAHA's proposal is ambitious in scope and proposed locations in multiple homesteads. It was not clear in the proposal which program(s) would be conducted in which homestead. The proposal states that MAHA has been working on many of the proposed projects for 3-5 years and is in initial implementation stage, thus DHHL Grant funds are sorely needed to fully execute and complete the proposed projects.

As a fairly new organization and new to the DHHL grants program, Committee would prefer to see MAHA demonstrate community and homestead association support. Though the proposal provided extensive data on the general socio-economic needs on Molokai, the Committee suggests surveying the homesteaders themselves to gain better insight on needs, prioritizing projects, and perhaps pilot test one or two projects.

This organization may benefit from organizational capacity services, such as community organizing, organizational strategic planning, and project planning.

The committee recommends zero funding.

Na Kupaa O Kuhio

Funds Requested $300,000
Funds Recommended $300,000

Project Description

Established in 2006, Na Kupaa o Kuhio is dedicated to carry activities that assist and benefit exclusively the Department of

Hawaiian Home Lands in fulfilling its responsibilities pursuant to the Hawaiian Homes Commission Act 1920, as amended. Since its inception, Na Kupaa has successfully obtain ed $19 million in federal funding to support DHHL projects.

In 2024, after a period of inactivity, Na Kupaa O Kuhio re-organized to help DHHL and its lessees make beneficial use of existing homesteads. Na Kupaa secured Hawaiian Home Lands in Humu‘ula and Pi‘ihonua Mauka for a reforestation and sustainable timber harvesting project.

While some outreach occurred in conceptualizing this proposal, homestead community outreach is scheduled for phase 3 of the project with quarterly community meetings, newsletters and ongoing surveys to ensure the final report reflects robust community input and collaborative planning with homestead communities.

Na Kupaa has broad community support that spans strategic relationships with beneficiary-serving organizations, other Native Hawaiian nonprofits, landowners, philanthropic institutions, and private sector partners. Na Kupaa also brings thought partners – Kamehameha Schools, Parker Ranch, Hawaii Community Foundation – to lend expertise and experience for the proposed reforestation and harvesting analysis.

Na Kupaa proposes to perform a feasibility study and develop a comprehensive feasibility report analyzing the potential environmental and economic benefits of similar initiatives in Kaumana and Panaewa that can supply timber for lessee housing materials. Specifically, the study will explore whether establishing locally-managed regenerative forestry operations can provide a renewable source of construction materials, reduce overall housing development costs, and generate long-term revenue to support community priorities. The proposal further states, “grounded in malama ‘aina and self-determination, this project seeks to advance DHHL’s mission by promoting sustainable land use that strengthens both environmental resilience and homesteader well-being.”

Rationale for Recommendation

This is a well-written and clear proposal. Na Kupaa o Kuhio has served DHHL well in past projects since 2006. Today, Na Kupaa recognizes it is in a renewal stage of the nonprofit life cycle and overcame challenges and obstacles in its pathway.

The proposed project aligns with the DHHL Aina Mauna Legacy plan (2009) and has a high potential for beneficiary community benefits. And, the proposed project has broad community support as well as from Native Hawaiian organizations and private sector willing to lend their expertise and expertise.

The committee recommends full funding. The committee also recommends that an initial notice of this grant be sent to Hawaii island beneficiaries informing them of the project and next steps.

Waimea Hawaiian Homesteaders' Association, Inc.

Funds Requested $298,800
Funds Recommended $298,800

Project Description

Formed in 1952, and received its federal 501c3 designation in 2002, Waimea Hawaiian Homesteaders' Association, Inc. (WHHA) was created to actively serve the Hawaiian Homeland lessees and Native Hawaiians in the Waimea Nui region in helping them to utilize their resources and to build permanent and sustainable capital, foster self-sufficiency and independence. WHHA shall develop services that will contribute to the health and vitality of our Hawaiian culture, education, and our people.

The Aloha Festivals Island of Hawaii (AFIOH) is intended to address a clear cultural and community need for consistent, beneficiary-driven opportunities that strengthen identity, intergenerational learning, and engagement across rural Hawaii island. Aloha Festivals began in 1946 as a post-World War II effort to help Hawaiians "re-group" and re-build cultural pride and engage tourism statewide. Though the program thrived, the outer island events were closed in 2008 due to lack of state funding, leaving only the O'ahu Festival funded. This disrupted

access to major programming for neighbor island communities, so, instead, these communities took over and re-created their own island festivals and raised their own funding.

WHHA lessees and their families re-formed and operated the Aloha Festivals keeping the tradition alive for another 10 years, until the pandemic in 2018, which led to closing of the Festivals. Seeing this major gap in the community, WHHA reclaimed the festival as a WHHA project and revived it in 2022. Serving almost 10,000 beneficiaries annually, AFIOH consists of multiple island-wide workshops and community events hosted in or serving multiple DHHL homestead communities.

Today the need is more urgent. AFIOH responds to a continued identity-crisis and fast-changing social environment by providing hands-on, family-centered cultural experiences that re-anchor community pride and participation. The proposed project is intentionally designed to engage, educate, and increase participation in native Hawaiian cultural practice, while helping families and youth reconnect through real-world cultural activity rather than isolated screen time.

Components of the Aloha Festival are held island-wide and are open to all, including Waimea communities, Laiopua, Keaukaha, Panaewa, Maku‘u homesteads, with more areas to be added. Over the years, WHHA also has taken the time to collect data and evaluate the AFIOH impact and demand for its many program components, and has adjusted as needed.

Rationale for Recommendation

This is a strong, well-written, clear, and thoughtful proposal. WHHA is one of the oldest DHHL homestead communities and, over the years, the grassroots association has weathered leadership changes, achieved numerous accomplishments, overcame challenges, is actively engaged with beneficiaries, and has developed an organizational structure that is highly responsive to community needs and represents the Waimea Nui homestead region.

This proposed project represents a strong opportunity for DHHL’s community capacity-building priorities because the demand for the AFIOH is proven and measurable. WHHA confirms there is a

strong need and desire for authentic cultural festivals that engage communities, uplift local practitioners, which educates both residents and visitors.

Lastly, AFIOH aligns with DHHL's broader purpose of improving welfare of native Hawaiians through cultural, educational, and community-based programs, with the goal of increase self-sufficiency and self-determination.

The committee recommends full funding.

Waiohuli Hawaiian Homesteaders, Inc.

Funds Requested $300,000
Funds Recommended $170,000

Project Description
Established in 1999, Waiohuli Hawaiian Homesteaders Association Inc. (WHHAI) is dedicated to combine efforts with DHHL for the betterment of all native Hawaiian beneficiaries. WHHAI is a Maui-based, mission-driven organization that leverages its strengths and resources for long-term sustainability.

WHHA is a well-established homestead association. WHHA developed its Strategic Plan in 1999. At the heart of the Plan was the development of a Community Center and Park to promote community values and achieve their goals. The early visionaries of the community began a dialog with residents to determine needs and opportunities and how the center could serve them and future generations. Today, WHHA has a fully functioning center on 17-acres and secured another 150-acres for the Waiohuli Economic Development Opportunity (WE-DO) Initiative.

For this grant request, WHHA proposes to implement a new program called, Market Agriculture and Kitchen Advancement Initiative, a value-added product center and market readiness initiative. With its partner, the Maui Food Technology Center, WHHA's program will provide:

- Food science and product development training through a hands-on and classroom-based approach

- Marketing and branding support
- Sales and Distribution training

This WHHA initiative represents a practical, culturally grounded and scalable investment in Hawaiian Home Lands. By activating existing infrastructure and intentionally planning for future expansions, the project creates immediate benefits for homestead families while laying the foundation for the long-term economic self-sufficiency and food security on the WE-DO parcel.

Rationale for Recommendation

This is a good project, thoughtfully planned, and a well-written proposal. Since 1999, WHHA is a well-established homestead association with a solid track record, and proven ability to leverage DHHL resources over many years.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends removing expenses for facility management and grants administration. The committee prefers to see DHHL grant funds go to direct project expenses.

Table C
Grant Recommendations
RFP-26-HHL-004
Grant for Community Capacity Building (Statewide)

ISLAND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
HAWAII	Hui Aloha Pu'ukapu	$20,000	$3,039	$4,354	$27,393	$20,000
HAWAII	La'i'opua 2020, dba, Laiopua 2020	$20,000	$0	$51,000	$71,000	$20,000
MOLOKAI	Molokai Homestead Farmers Alliance on behalf of Molokai Homestead Association of Veterans	$20,000	$0	$1,000	$21,000	$20,000
OAHU	Waianae Coast Community Foundation	$5,000	$24,000	$7,500	$36,500	$5,000
MAUI	Waiehu Chinese Cemetery Association on behalf of Waiehu Kou 3 Association	$20,000	$3,000	$7,000	$30,000	$20,000
HAWAII	Waimea Nui Agriculture Inc.	$20,000	$6,000	$5,000	$31,000	$20,000
MAUI	Waiohuli Hawaiian Homesteaders' Association, Inc., DBA, Waiohuli Hawaiian Homesteaders, Inc.	$20,000	$0	$0	$20,000	$20,000
	TOTAL	**$125,000**	**$36,039**	**$75,854**	**$236,893**	**$125,000**

Hui Aloha Pu‘ukapu

Funds Requested	$20,000
Funds Recommended	$20,000

Established in 2021, Hui Aloha Pu‘ukapu (HAP) is dedicated to elevate and honor the connection between place and people through community stewardship and empower the rural community of Pu‘ukapu Pastoral Hawaiian Homestead. HAP has delivered a range of projects that benefit lessees and is a current DHHL grantee in good standing. In 2021, before establishing HAP, as volunteers, they initiated a small-scale community grazing effort to address post-fire immediate needs following the Mana Road Fire. HAP volunteers served as a central coordination point for the community organizing of evacuation and transport of livestock and maintaining essential services such as access to water, feed distribution, fence repair, and safe access to livestock. These efforts evolved into ongoing support for community grazing as a key fire mitigation strategy.

HAP works well with other homesteads in the Waimea Nui region, specifically a HAP board member serves on the board of Waimea Hawaiian Homesteaders Association (WHHA). HAP complements WHHA by focusing on place-based services specific to the Pu‘ukapu homestead.

With DHHL Grant funds, HAP proposes to build on its strengths and assets and lay a foundation for long-term planning, role clarity, leadership succession planning and performance measurement. HAP seeks to hire a consultant to engage HAP in a comprehensive strategic planning process and to transition HAP form an early growth stage nonprofit into a stable, resilient nonprofit with an internal structure needed to sustain its impact, strengthen governance, and serve future Pu‘ukapu beneficiaries

Rationale for Recommendation

This is a good proposal, thoughtful, and well written. Initially rallying around an immediate community need (fire threat to livestock), to formalizing the nonprofit, then steadily building its capacity through various projects, HAP

reached a point in its growth where it has built experience, board assets, and many lessons learned and is ready to plan for long-term sustainability through strategic planning. It is good to see HAP to take time to self-reflect -- engaging in Strategic Planning – at this early stage of growth for the organization – while continuing to deliver on projects.

HAP proposes to work with a professional consultant through a strategic planning process -- scanning its environment of strengths, challenges, opportunities. This will help better strengthen the nonprofit and better position them in the future and have greater success rate in delivering projects aligned with the community, thus increasing its impact. HAP clearly understands where it fits in the nonprofit life cycle stage and the next steps to take to grow further.

The committee recommends full funding.

Laiopua 2020

Funds Requested	$20,000
Funds Recommended	$20,000

Project Description

Established in 2006, Laiopua 2020's mission (L2020) is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community. L2020 initially organized to plan, design, and implement a multi-purpose community center, education and recreation complex, along with health referral services within the Kealakehe-Laiopua homestead. As a well-established and mature nonprofit, L2020's accomplishments include the planning and construction of a Community Center complex that includes a workforce development and business incubation center, certified commercial kitchen, open pavilion, and health center, in partnership with the West Hawaii Community Health Center. L2020 also implements and manages many programs to benefit beneficiaries within this community center complex.

With DHHL Grant funds, L2020 proposes to plan and conduct its Project Hui Mana, which is the sustainability and growth of L2020's communication endeavors with the community. As L2020 has grown in number of programs and participants served, L2020 wants to stay better aligned and maintain relevancy to the needs of the residents in the Villages of Laiopua Association (VOLA) community. L2020 wants to have more meaningful connections and engagement, broader understanding with the VOLA community, specifically, in 3 areas:

- External communication, through quarterly newsletters, reminder postcard mailouts, email alerts, enhancements to L2020's website.
- Feedback mechanisms such as evaluations/surveys conducted in-person and electronically, host more puwalu events.
- Key partnerships such as engage in expanding key partnerships with other event host organizations.

Rationale for Recommendation

This is a good proposal and is well-written. Though L2020 is a well-established, mature organization, it is good to see their self-awareness and willingness to enhance community communication strategies to maintain alignment with community needs. Broad communication to reach beneficiaries in multiple ways is important for any nonprofit to scan and understand its community that it was set up to serve and offer programs and services that directly address community needs.

The committee recommends full funding.

Molokai Homestead Farmers Alliance
On behalf of Molokai Homestead Association of Veterans

Funds Requested	$20,000
Funds Recommended	$20,000

Project Description

Established in 2005, the Molokai Homestead Farmers Alliance's (MHFA) mission is to advocate for the protection of water rights for all homestead farmers, evolving to all farmers in commercial operations, food safety, technical and subsistence farming. MHFA is sponsoring this DHHL Grant proposal on behalf of the newly-formed Molokai Homestead Association of Veterans (MHAOV).

MHFA is currently mentoring MHAOV on facility operations and management as well as assisting with navigating the start-up nonprofit stage.

Grant funds will be used to hire nonprofit expertise for board training and to properly formally organize MHAOV as a federal IRS Section 501c3 charitable nonprofit, to eventually assume management and operations of the Hoolehua Veterans Center facility. Currently, MHFA holds the DHHL License, until such time that MHAOV is ready to takeover. Funds will also be used to modestly furnish the Center for initial operations.

Rationale for Recommendation

This is a good project, where a homestead association is mentoring another. Not only is MHFA sponsoring this application, MHFA has taken on an expanded role in mentoring MHAOV both in governing and operating a nonprofit; and operating and maintaining a facility. This is true beneficiary peer-to-peer capacity building.

MHFA has made significant major improvements to the existing Lanikeha multi-purpose center in Hoolehua; while at the same time, it continues to manage and operate the facility during the renovations. MHFA has an expanded network of resources beyond the island of Molokai, which speaks to their successes as a nonprofit, good management of Lanikeha Center, and delivering relevant community programs and services.

The committee recommends full funding.

Waiehu Chinese Cemetery Association
On behalf of Waiehu Kou 3 Association

Funds requested $20,000
Funds recommended $20,000

Project Description

The Waiehu Chinese Cemetery Association is serving as the fiscal sponsor for the Waiehu Kou 3 Association (WK3). WK3 facilitates native Hawaiian community resiliency through the oversight and implementation of policies and projects set forth through the Hawaiian Homes Commission Act of 1920 as amended; the DHHL Maui Island Plan and Regional Plan; the Waiehu Kou Strategic Plan, Bylaws, Design Standards and Declaration of Community Covenants, Conditions and Restrictions.

WK3 was formed in 2005 pursuant to a new homestead development in Kou, Waiehu, Maui. The focus of the WK3 Board is to provide homesteaders with a variety of opportunities to communicate and resolve neighborhood issues and concerns as well as engage WK3 members in programs and projects intended to improve the quality of life for area residents throughout the moku of Waiehu.

Grant funds will fund planning and a design charette to develop a proposed storage and gathering facility at WK3's property under DHHL License 891; prepare a business plan; obtain federal IRS Section 501c3 tax exemption; and expanded outreach efforts.

Rationale for Recommendation

The proposed project has been in the making for many years. WK3 has identified many community concerns and issues, including native Hawaiian resiliency, food security, improvement of the collective well-being, health and safety of the community; and protection of the homestead. WK3 actively participates in DHHL Island and Regional planning processes and secured a DHHL license for community use to implement projects addressing community concerns. Over multiple years, WK3 has slowly and consistently implemented many projects to move forward to address this concerns as association leadership has changed over time.

WK3 has reached a critical point in its life cycle as a nonprofit, wanting to take the next step in obtaining federal charitable status; preparing a business plan for development of

their property called, Lot 90; and engaging community in planning and a design charette.

The committee recommends full funding.

Waimea Nui Agriculture Inc.

Funds requested $20,000
Funds recommended $20,000

Project Description

Established in 2023, Waimea Nui Agriculture Inc. (WNAI) is dedicated to promote agriculture and farming in the Waimea Nui homestead region on Hawaii island. Its mission is to support and sustain Waimea Nui's agriculture industry by addressing the critical needs and services of beneficiary farmers, by better connecting them with the community and vice versa. This involves educational and outreach programs in the community, as well as assisting in direct marketing, technical, educational and in the filed support for farmers.

Grant funds will be used for updating the organization's technology and communication strategies. The purpose and goal is capacity building around Administration and Communication, to bring the organization the resources of today's technology. Specifically, WNAI aims to build an administrative networking system linking Waimea Nui departments and divisions together in the same system, created by WNAI; and to build a robust communications strategy; and paid staff to support sustainability for future projects and development.

Rationale for Recommendation

This is a commendable proposal as it is good planning for the future and targets organizational capacity in building a foundation for shared communications, technology, and long-term sustainability, for the whole Waimea Nui region, departments and divisions. This will help with better alignment and support coordination and collaboration among WNAI, the homestead association and Waimea Nui Community Development Corporation.

The committee recommends full funding.

Waiohuli Hawaiian Homesteaders Association Inc.

Project description
Established in 1999, Waiohuli Hawaiian Homesteaders Association Inc. (WHHAI) is dedicated to combine efforts with DHHL for the betterment of all native Hawaiian beneficiaries. WHHAI is a Maui-based, mission-driven organization that leverages its strengths and resources for long-term sustainability.

Grant funds will be used for a Homestead Organization Opportunities for Mobilization, Uplift, and Action program. Funds specifically will be used for a board training program with assistance from nonprofit experts and for updating WHHAI's strategic plan.

Rationale for Recommendation
This is a good proposal. Though WHHAI is a well-established, mature organization and has a solid track record and experience, it is commendable to see they are self-aware and wanting to seek nonprofit expertise to assess its organizational capacity later in their nonprofit life stage and re-visit its strategic plan so it is relevant to today's organizational capacity needs and community needs. Capacity building does not necessarily end as start-ups and matur organizations can change over time, as community needs change; leaders and funding come and go; projects and programs change. So, it is necessary to self-reflect and adjust the organization. WHHAI clearly understands this concept.

The committee recommends full funding.

Waianae Coast Community Foundation

Funds Requested	$5,000
Funds Recommended	$5,000

Project Description

Established in 2015, Waianae Coast Community Foundation (WCCC) is dedicated to empowering and serving Hawaiian Homestead Beneficiaries along the Waianae Coast; and to strive to enhance the well-being, opportunities, and self-sufficiency of the native Hawaiian community through programs that promote cultural preservation, education, and sustainable economic development.

For their proposed project, WCCC aims to serve the areas of Nanakuli, Princess Kahanu, Waianae Kai, and Waianae Valley. Grant funds will be used to plan and deliver the eighth annual legacy Prince Jonah Kuhio Kalanianaole Festival on the Waianae Coast.

Rationale for Recommendation

This is a good project for community outreach, education and cultural preservation, specific to Kuhio's legacy. WCCC is in its eighth year in organizing this festival, so clearly WCCC has the experience. And, there were several support letters from homesteads and other partners. WCCC is well-networked and brings much resources to this event. Lastly, this project has a high level of leveraging of more than six times their request for $5,000 in DHHL funds.

The committee recommends full funding.

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Table D
Grant Recommendations
RFP-26-HHL-005
Grant for Disaster Preparedness and Mitigation (Statewide)

ISL;AND	Applicant	DHHL Funds Requested	Other Funds	In-Kind	Total Project Cost	Recommended Amount
STATE	Hawaii Wildfire Management Organization	$1,000,000	$0	$100,714	$1,100,714	$500,000
HAWAII	Hui Aloha Pu'ukapu	$345,573	$14,404	$6,531	$366,508	$345,000
HAWAII	La'i'opua 2020	$332,271	$65,000	$49,214	$446,485	$175,000
HAWAII	Waimea Nui Community Development Corporation, dba, WNCDC	$898,803	$0	$23,800	$922,603	$300,000
MAUI	Waiohuli Hawaiian Homesteaders Association, Inc., dba Waiohuli Hawaiian Homesteaders, Inc.	$1,000,000	$0	$0	$1,000,000	$300,000
	TOTAL	**$3,576,647**	**$79,404**	**$180,258**	**$3,836,309**	**$1,620,000**

Hawaii Wildfire Management Organization

Funds Requested	$1,000,000
Funds Recommended	$500,000

Project Description

Established in 2002,Hawaii Wildfire Management Organization (HWMO) serves as a hub for wildfire prevention, mitigation, and planning activities through proactive, collaborative, and forward thinking projects. HWMO is a unique organization in the nation for its model of addressing wildfire-related issues by serving as an intermediary among government agencies and community members, effectively creating pathways for the sharing of expertise and the implementation of collabortive projects.

HWMO is actively working in homestead communities statewide and has dedicated one full time staff to support homestead communities and their projects statewide. Currently, HWMO has certified six homesteads, with six more on the way to Firewise certification.

With DHHL Grant funds, the organization proposes to support wildfire preparedness, coordination, mitigation in homestead through an expanded Firewise homestead program. The proposed project will be carried out in three integrated components:

- Firewise coordination and technical support
- Community mitigation assistance
- Mitigation project implementation

Additionally, HWMO is to assist homestead communities with navigating relevant DHHL processes that may affect project feasibility and implementation.

Rationale for Recommendation

The proposal is a comprehensive approach with a homestead community capacity building aspect, where homestead community

members themselves are trained and organized locally on the homestead in wildfire prevention and emergency response. HWMO is fairly new to homestead communities DHHL priority is outreach and engagement with homesteads for more to become Firewise certified.

The Committee recommends partial funding to focus on homestead community outreach, including community organizing to become Firewise certified, and identifying community needs and assistance with wildfire project feasibility and planning.

Hui Aloha Puukapu

Funds Requested	$345,573
Funds Recommended	$345,000

Project Description

Established in 2021, Hui Aloha Pu‘ukapu (HAP) is dedicated to elevate and honor the connection between place and people through community stewardship and empower the rural community of Pu‘ukapu Pastoral Hawaiian Homestead. HAP has delivered a range of projects that benefit lessees and is a current DHHL grantee in good standing. In 2021, before establishing HAP, as volunteers, they initiated a small-scale community grazing effort to address post-fire immediate needs following the Mana Road Fire. HAP volunteers served as a central coordination point for the community organizing of evacuation and transport of livestock and maintaining essential services such as access to water, feed distribution, fence repair, and safe access to livestock. These efforts evolved into ongoing support for community grazing as a key fire mitigation strategy.

HAP works well with other homesteads in the Waimea Nui region, specifically a HAP board member serves on the board of Waimea Hawaiian Homesteaders Association (WHHA). HAP complements WHHA by focusing on place-based services specific to the Pu‘ukapu homestead.

The proposed project addresses a critical gap in fire mitigation, emergency response, and drought resilience within Puukapu Pastoral homestead subdivision. The community lacks adequate and reliable water infrastructure to support wildfire suppression and emergency response efforts. There are no fire hydrants within the subdivision, and due to the limitations of the existing water system, there are no current or future plans to install hydrants even if the subdivision were to become county-approved.

During the 2021 Mana Road wildfire, community members witnessed firefighting helicopters dipping water from private catchments and even an individual pool due to the absence of functional, accessible water sources. This experience highlighted the urgent need for strategically placed, well-maintained water catchments that can be safely accessed during wildfire events, including for aerial suppression.

Rationale for Recommendation

The proposed project is intended to serve a large, highly vulnerable homestead area that has experienced increasing wildfire risk over recent years. Projects that increase preparedness, emergency response capacity, and community resiliency in South Kohala are critical to improving the threat to life and land in the region.

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to property manage and report on their grant activities.

The committee recommends nearly full funding.

Laiopua 2020

Funds Requested	$332,271
Funds Recommended	$175,000

Project Description

Established in 2006, Laiopua 2020's mission (L2020) is to identify community needs, foster the creation of community facilities, and coordinate programs for native Hawaiian homesteaders and those residing in the greater Kona Coast community. L2020 initially organized to plan, design, and implement a multi-purpose community center, education and recreation complex, along with health referral services within the Kealakehe-Laiopua homestead. As a well-established and mature nonprofit, L2020's accomplishments include the planning and construction of a Community Center complex that includes a workforce development and business incubation center, certified commercial kitchen, open pavilion, and health center, in partnership with the West Hawaii Community Health Center. L2020 also implements and manages many programs to benefit beneficiaries within this community center complex.

With DHHL Grant funds, the organization proposes to conduct a Food Preservation Disaster Readiness program. Specifically, this project is focused on teaching food preservation techniques and making equipment and supplies available for participants to apply their knowledge to create shelf-stable food in preparation for disasters and emergencies. The program will provide hands-on training in safely storing and extending the shelf life of food through traditional and modern techniques such as drying, canning, and pickling. By strengthening these skills, the program builds household resilience and ensures that the community is better prepared not only to withstand disasters, but to sustain itself and thrive in their aftermath.

Rationale for Recommendation

The proposed project will serve the growing Laiopua homestead, and will take a culturally appropriate approach to building capacity amongst homesteaders to be more prepared and resilient in the event of a disaster or emergency.

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends

removing expenses for facility management, program coordination positions and grants administration. The committee prefers to see DHHL grant funds go to direct project expenses.

Waimea Nui Community Development Corporation

Funds Requested	$
Funds Recommended	$

Project Description

Waimea Nui Community Development Corporation (WNCDC)was created by Waimea Hawaiian Homesteaders' Association (WHHA) with a membership of over 500 members. In 2013, WHHA participated in the Kulia I Ka Nu'u program and through the program, WNCDC was developed. WNCDC fulfills the desires of WHHA as outlined in numerous Strategic plans; to include WHHA-Master Plan, WHHA-EA, and membership surveys they have conducted. At every stage of Development, WHHA membership is involved. WNCDC serves at the pleasure of the WHHA BOD and Membership that was created in 1952 serving the Waimea Nui Region.

With DHHL Grant funds, the organization proposes the Puukapu Wildfire Mitigation Plan. The proposed project will eliminate hazardous and invasive fire fuels (over five years. Clean-up for 22 miles of fire roads used as fuel fire breaks and ingress/egress routes that are extremely beneficial to the homeowners and fire-fighting personnel and their agencies. In addition, 250 homes of the 560 homestead leases will be targeted to create a safe zone around the homes utilizing requested equipment to cut, trim, chip and remove trees, shrubs, and hazardous fuels from around the homes to an offsite designated waste location.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends multi-phased project implementation for the proposed project with the scope to be revised based on the available funds. The committee recognizes that though there are not enough funds to fully fund this project at this time, the project is located in a high wildfire risk area, and funding to support disaster mitigation and wildfire risk reduction in the region is critical.

Waiohuli Hawaiian Homesteaders Association

Funds Requested	$1,000,000
Funds Recommended	$300,000

Project Description

Established in 1999, Waiohuli Hawaiian Homesteaders Association Inc. (WHHAI) is dedicated to combine efforts with DHHL for the betterment of all native Hawaiian beneficiaries. WHHAI is a Maui-based, mission-driven organization that leverages its strengths and resources for long-term sustainability.

WHHA is a well-established homestead association. WHHA developed its Strategic Plan in 1999. At the heart of the Plan was the development of a Community Center and Park to promote community values and achieve their goals. The early visionaries of the community began a dialog with residents to determine needs and opportunities and how the center could serve them and future generations. Today, WHHA has a fully functioning center on 17-acres and secured another 150-acres for the Waiohuli Economic Development Opportunity (WE-DO) Initiative.

With DHHL Grant funds, the organization proposes to establish a Waiohuli Community Resiliency & Water Independence Project on the 17-acre Waiohuli Community Center property. This project will create a self-sufficient, secure, and community-centered facility designed to support residents during wildfires, drought, power outages, and other emergency events, while also

providing everyday benefits related to food security, water independence, and community gathering.

Rationale for Recommendation

The organization has demonstrated capacity to implement grant funding appropriately and has shown ability to properly manage and report on their grant activities.

The committee recommends partial funding. Because this was a highly competitive grant solicitation, the committee recommends multi-phased project implementation for the proposed project with the scope to be revised based on the available funds. The committee recognizes that though there are not enough funds to fully fund this project at this time, the project is located in a high wildfire risk area, and funding to support disaster mitigation and wildfire risk reduction in the region is critical.

_____

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairperson and Members, Hawaiian Homes Commission

Through: Lilliane Makaila, Acting Planning Program Manager

From: Nancy McPherson, Planner *Nancy M. McPherson*

Subject: For Information Only - Integrating Coastal Zone Management In Hawaiian Home Lands - NOAA Project of Special Merit

RECOMMENDED ACTION

None; for information only.

BACKGROUND

Context

This informational submittal is intended to brief the Hawaiian Homes Commission (HHC) and the beneficiaries on the outcomes of a Project of Special Merit (PSM) funded by the National Oceanic and Atmospheric Administration (NOAA) and conducted by the State Office of Planning and Sustainable Development (OPSD CZM). This is the latest in a series of Planning Office updates to the Hawaiian Homes Commission (HHC) regarding Department of Hawaiian Home Lands (DHHL) initiatives and activities in the areas of coastal zone management (CZM), climate change adaptation (CCA), sea level rise (SLR) mitigation, community resilience planning (CRP) and hazard mitigation (HazMit), framed within the general category of sustainability, that began in 2016. See Table 1, "CCA/SLR/CRP/CZM Info Submittals", in Exhibit A, Item G-5, Update on DHHL Coastal Zone Management Initiatives.

The most recent informational update to the HHC was in December of 2024, when the project titled "Integrating Coastal Zone Management In Hawaiian Home Lands" was first introduced to the HHC (see Exhibit A). The project team made a presentation and shared the proposed methodology and project schedule. Another project update to the HHC was originally proposed for Fall 2025 but was foregone in order to spend more time thoroughly analyzing responses from beneficiaries and formulating policy recommendations and strategies.

In the ensuing 15 months the team has been working diligently, and based on a thorough analysis and feedback received from outreach to beneficiaries and various other stakeholders such as the Ocean Resources Management Plan (ORMP) Action Team and the Marine and Coastal Zone Advocacy Council (MACZAC), has produced a "Strategy and Recommendations Report" (Exhibit B) and a "Roadmap to Implementation" (Exhibit C).

Legal / Policy Background

The National Coastal Zone Management Act (CZMA) was passed by Congress in 1972 after the Stratton Commission report published in 1969, "Our Nation and the Sea: A Plan for National Action," found that the nation's coastal zone was under intense pressure from population growth, industrial development, and environmental degradation, leading to the destruction of wetlands and other vital resources, including fisheries.

The National Oceanic and Atmospheric Administration (NOAA)provides funding and technical assistance to coastal and Great Lakes states who developed coastal zone management programs that met NOAA's criteria. Hawai'i's Coastal Zone Management Program was enacted by statue in 1977 as Hawaii Revised Statutes (HRS) Chapter 205A. OPSD CZM administers the overall state program, where the entire state lies within the Coastal Zone Management Area, but the Counties have been identified as the agencies with the authority to implement and enforce Special Management Area (SMA) and Shoreline Rules within the SMA and along the shoreline.

As a State Agency, DHHL has a duty to comply with state statutes such as CH. 205A and Ch. 343, Environmental Impact Statements, as well as federal laws regarding threatened and endangered species and their habitats, historic preservation, the Clean Water Act, etc. However, the exact nature and extent of County jurisdiction over Hawaiian Home Lands located within the SMA/along the shoreline has never been fully defined or thoroughly explored, until now.

The intention of this project is to identify ambiguities in the application of the law and make recommendations for overcoming regulatory barriers while protecting and enhancing both the coastal and shoreline areas of HHL and the authority and fiduciary duty of the Hawaiian Homes Commission, ideally streamlining project review and potentially assuming coastal zone management authority by DHHL.

DISCUSSION

The previous submittal (Exhibit A) discusses the long-standing need for this project due to confusion about the jurisdictional status of HHL within the Special Management Area (SMA), challenges for DHHL and the counties when implementing the CZM law (CH. 205A HRS), and an

unclear and inconsistent exercise of the Hawaiian Homes Commission's (HHC) jurisdiction by DHHL staff when reviewing projects within the SMA.

Purpose of the Project

The purpose of this project is to analyze strategies for integrating coastal zone management (CZM) in Hawaiian Home Lands (HHL) and establishing DHHL as an administering agency of Hawai'i CZM law (HRS Ch. 205A). The outcomes of this study will ideally help to propose amendments to Hawai'i CZM law (HRS Ch. 205A), Hawai'i Administrative Rules, and other statutes or rules as needed. Extensive legal analysis resulted in recommendations that will hopefully withstand legal scrutiny and be implementable in a timely fashion.

Supporting DHHL's Mission

The intent of this research was not just to improve coastal zone management on Hawaiian Home Lands, but also to support DHHL's mission, as follows:

1) **Facilitate homestead development** by establishing a clear, DHHL-led process and requirements for development in the SMA and coastal areas.
2) **Reduce confusion** by communicating a process that beneficiaries and licensees can follow for development and improvements on HHL.
3) **Avoid potential conflicts** between DHHL and Counties over jurisdiction and regulations.
4) **Protect the Hawaiian Homes Commission's land use authority** over land use and zoning to manage development on its lands.
5) **Enhance resilience** of development and homestead communities on HHL.

Project Goals

Four main goals were identified for the project:

1) Provide a roadmap for DHHL, state, and counties to implement CZM planning on HHL.
2) Develop processes for a future dedicated DHHL CZM planner(s) to follow.
3) Clarify whether individual lessees are subject to CZM law/County rules.
4) Help communicate the "implementation roadmap" to the Hawaiian Homes Commission, DHHL beneficiaries, and other key stakeholders.

Project Approach

The research and analysis undertaken by the project included:

i. An assessment of current Department of Hawaiian Home Lands (DHHL) processes and practices for permitting activities in DHHL shoreline areas,
ii. An assessment and analysis of existing laws, regulations, and jurisdictional parameters on HHL with respect to shoreline areas,
iii. Analysis of roadblocks and challenges through case studies representing a range of factors and project types,
iv. Identification of potential strategies and alternative management frameworks through which DHHL can address those challenges, and
v. Creation of a roadmap to implementation outlining the major steps and activities needed to establish DHHL as an administering agency of Hawai‘i CZM law (HRS Ch. 205A).

Five main tasks for the project were identified:

Task 1: Project Management
Task 2: Assessment of Current Practices, Laws, Regulations, and Jurisdiction
- Assessment Memos (2)
- Presentations to ORMP Action Team and Hawaiian Homes Commission.

Task 3: Case Study Development and Analysis
- Case Study Summary Profiles informed by Site Visits
- Case Study Analysis Report

Task 4: Strategy Recommendations and Roadmap to Implementation
- Reports (2)
- Presentations to Hawaiian Homes Commission, MACZAC, and ORMP Coordinated Working Group

Task 5: Final Report
- Presentations to ORMP Action Team
- Summary of Resources

Beneficiary Engagement

Case studies and interviews were conducted with Homestead Associations and beneficiaries from the following communities:

- Anahola – Kaua‘i
- Nānākuli – O‘ahu
- Kalama‘ula, Kapa‘akea, Kamiloloa – Moloka‘i

- Waiehu Kou – Maui
- Keaukaha – Hawai‘i

Case study profiles were developed for each homestead area and included identification of the following:

- Hazards, sea level rise impacts, & erosion rates
- Challenges & opportunities
- Constraints
- Key stakeholders
- Relevant demographics

Case study findings can be summarized as follows:

- **Unifying Themes Across the Pae ‘Āina**
  - Jurisdictional confusion and stewardship gaps
  - Permitting delays and process complexity
  - Environmental degradation and coastal hazards
  - Community stewardship and cultural knowledge
- **Takeaways**
  - Beneficiaries and stakeholders maintain deep cultural and place-based connections to shoreline environments
  - Systemic barriers - jurisdictional confusion, DHHL capacity constraints, permitting delays, and lack of formal support - limit effective limit ability to mālama/steward effectively
- **Overall**
  - Broad support among beneficiaries, licensees, and HHC Commissioners for a **DHHL-led CZM program** that centers cultural knowledge, protects coastal resources, streamlines processes, and empowers communities to care for their place

As was previously discussed, the project concept and proposed methodology was introduced to the HHC in December 2024. The project team now comes to the HHC with project findings and proposed recommendations.

Assessment of Current DHHL Practices

Gaps and opportunities were identified that aided in the formulation of recommendations for policy and operational changes that could enhance DHHL’s management of its coastal lands. See Table 1, DHHL Practices Assessment, below.

Gaps	Opportunities
DHHL plans do not consistently incorporate CZM principles	Update Island & Regional Plans to integrate CZM principles and a consistent SMA management approach
SMA status inconsistently considered during land dispositions	Standardize workflow to notify lessees/licensees of SMA location and CZMA-related obligations
Inconsistent internal communication leads to uneven consideration of SMA issues	Create workflow that triggers early coordination with DHHL Planning for any SMA/shoreline parcel, including required disclosures
Consultants provide inconsistent positions on DHHL's CZMA obligations	Issue a guidance memo to all consultants outlining DHHL's position on SMA permitting applicability
County jurisdiction over DHHL lands in SMA interpreted inconsistently	Establish MOAs with counties clarifying SMA/shoreline permitting requirements for DHHL lands
Difficulty identifying whether parcels are within the SMA	Modernize internal systems (CRM + GIS) to flag SMA/shoreline parcels and improve cross-division information sharing

Table 1 DHHL Practices Assessment

Legal Analysis

The legal analysis that was done for the project sought to clarify the complex relationship between DHHL's unique constitutional land use authority and the statewide SMA permitting administration by

- developing a better understanding and pathways for DHHL leadership to fulfill trust obligations, especially in collaboration with county jurisdictions.
- recognizing the importance of the SMA system in protecting coastal resources and reducing coastal hazard risks

Some takeaways from the legal analysis are:

- The Hawaiian Homes Commission has **independent authority** over land use on HHL
- There are **strategies** that can be implemented **with or without amending HRS Ch.205A** (statutory amendments and administrative rules)
- **Sovereign land use** authority must be balanced with **CZM compliance** obligations
    - Historically inconsistent approaches: DHHL asserting internal compliance authority v. submitting to county jurisdiction
    - Creates problematic legal posture and lack of clarity, potentially exposing DHHL to fiduciary risk

Strategy and Recommendations Report

The stated purpose of this report (see Exhibit B, Strategy and Recommendation Report) is to identify and evaluate the most promising strategies to consider for implementation, considering agency resources and capacity needed for implementation. This report offers a menu of potential statewide strategies that DHHL could use to manage development in coastal areas, exploring the opportunities and challenges for each strategy.

The guiding principles for the analysis were:

- Center the beneficiary experience
- Clarify and assert DHHL's authority
- Streamline the process while protecting the coastal zone
- Clarify DHHL's capacity constraints
- Identify "low-hanging fruit"
- Identify internal improvements
- Provide a consistent process

The pros and cons of multiple strategy alternatives were examined, including:

- Status Quo
- Internal DHHL Recommendations
- Memorandum of Understanding Between DHHL and Each County
- Integration of DHHL Staff at County Planning Departments
- Increase CZM Staffing Capacity at DHHL District Offices
- Clarify Coastal Zone Management Authorities of DHHL
- Design a new CZM Program for DHHL

"Clarify the Coastal Zone Management Authorities of DHHL" rose to the top as the recommended strategy. Implementation of this strategy would include the following actions:

- Amend HRS Ch.205A to clearly define DHHLs existing authority to implement coastal zone management on Hawaiian Home Lands.
- Amend HRS Ch.205A to clarify that DHHL may fulfill its obligations by aligning procedures and rules to fulfill the objectives and policies of the law.
- Develop a consistency-based approach that removes "permitting" from the special management area.
    - DHHL staff would review actions in the SMA for consistency with HRS Ch.205A and issue a determination.

- The Hawaiian Homes Commission would have the authority to issue determinations and could delegate its authority to the DHHL Planning Office.

Naturally, the recommended strategy presents both opportunities and challenges – see Table 2, Opportunities and Challenges of Recommended Strategy, below.

Opportunities	Challenges
Streamlines regulatory review and clarify legal uncertainties	Requires DHHL to hire 1-2 dedicated CZM planners despite funding and capacity constraints
Allows DHHL to exempt beneficiary action in coastal areas while still protecting the coastal zone	Adding duties to current staff risks confusion and delays for lessees
Potential to replace permitting with a consistency review, reducing cost and burden for beneficiaries and lessees	Some legal ambiguity may still require amendments to HRS 205A, which face political and procedural hurdles
Standardizes procedures across counties, improving DHHL's ability to review and approve projects efficiently	
Can be implemented without major changes to the SMA framework; strengthened by targeted HRS/HAR amendments	
Strong beneficiary and commissioner support for this method	

Table 2 Opportunities and Challenges of Recommended Strategy

Roadmap to Implementation

The "Roadmap" (see Exhibit C, Roadmap to Implementation: Clarifying Coastal Zone Management Authorities of the DHHL) takes the recommended strategy and outlines a logical path forward to achieving it by implementing the following:

- Establish a clear legal foundation by **amending HRS 205A-1** to define DHHL's CZM authority
- **Amend HRS 205A-4** to allow alignment of DHHL **policies, procedures, and internal processes** with CZM objectives.
- Develop a DHHL-led consistency review program modeled on Federal Consistency and the Department of Health model for Kalawao County.
- Roadmap provides process direction on how to implement the recommended Strategy.
- DHHL already has strong experience in legislation, planning updates, and rulemaking, so the roadmap focuses on **CZM-specific actions**, not general departmental processes.

Next Steps

The DHHL Planning Office will take all comments from Hawaiian Homes Commissioners and beneficiaries on this item, further review the analysis and recommended strategies in the reports, and develop a recommended plan of action to be brought to the Hawaiian Homes Commission for future decision making. The Planning Office will also continue to engage with beneficiaries as well as OPSD CZM, the ORMP Action Team, the County Planning Departments, and the greater coastal zone management community on this topic.

RECOMMENDATION

None; for information only.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 16-17, 2024

To: Chairperson and Members, Hawaiian Homes Commission

Through: Andrew H. Choy, Planning Program Manager

From: Nancy M. McPherson, Planner *Nancy M. McPherson*

Subject: For Information Only - Update on DHHL Coastal Zone Management Initiatives

RECOMMENDED ACTION

None; for information only.

BACKGROUND

Context

This informational submittal is one of a series of updates to the Hawaiian Homes Commission (HHC) given by the Planning Office regarding Department of Hawaiian Home Lands (DHHL) initiatives and activities in the areas of coastal zone management (CZM), climate change adaptation (CCA), sea level rise (SLR) mitigation, community resilience planning (CRP) and hazard mitigation (HazMit), framed within the general category of sustainability, that began in 2016. See Table 1, "CCA/SLR/CRP/CZM Info Submittals", below, which lists all informational submittals and presentations on these topics provided to date to the HHC by the Planning Office and invited subject matter experts, in descending chronological order.

This update will provide information on DHHL's most recent Coastal Zone Management (CZM) initiative, a National Oceanic and Atmospheric Administration (NOAA) Project of Special Merit (PSM) that is being administered by the State Office of Planning and Sustainable Development (OPSD) in close collaboration with DHHL.

For the most recent data on sea level rise projections that continue to impact Hawaiian Home Lands located along the coastlines of Kaua'i, O'ahu, Maui, Molokai and Hawai'i islands, please see the PacIOOS

(Pacific Islands Ocean Observing System) Viewer, which can be accessed here: www.pacioos.hawaii.edu/shoreline/slr-hawaii.

Other SLR reports and tools can be accessed via the State Climate Change Portal, under HI Adaptation, here: climate.hawaii.gov/hi-adaptation/state-sea-level-rise-resources

HHC Meeting	Item No. & Title	Topics/Description
April 17-18, 2023	Item G-5, Update on Climate Change Impacts Affecting Hawaiian Home Lands, Statewide	Current DHHL climate change-related initiatives & projects; Molokai climate change vulnerabilities; Sea Grant update on anticipated impacts to Hawai'i & mitigation & adaptation measures
November 21-22, 2022	Item G-2, Update on Climate Change Impacts Affecting Hawaiian Home Lands, Statewide	Most recent data on sea level rise projections & groundwater upwelling modeling; drought patterns & projections for Hawai'i statewide.
March 21-22, 2022	Item G-3, The Importance of Land Stewardship in the Face of Climate Change in Hawai'i	Presentation by Dr. Thomas Giambelluca, Dir., UH Mānoa Water Resources Research Center, on temperature and rainfall changes and projections; how improving land stewardship can mitigate climate change impacts.
January 18-19, 2022	Item G-5, In-Depth Update on Climate Change and Resilience Planning Affecting Hawaiian Home Lands, Statewide	Response to HHC request for Climate Change "Deep Dive"; update by Dr. Charles "Chip" Fletcher, UH Mānoa SOEST on carbon dioxide emissions and climate change; update by Leah Laramee, DLNR-DoFAW, on State of Hawai'i climate change-related land use initiatives.
July 19-20, 2021 (Virtual)	Item G-3, Update on Statewide Initiatives and Actions Related to Climate Change and Resilience	Reviewed federal, state & county activities July 2019 to July 2021; summarized DHHL initiatives re: community resilience planning, wetland restoration, and cesspool conversion; discussed climate justice and climate adaptation ideas for natural and working lands.

HHC Meeting	Item No. & Title	Topics/Description
June 17-18, 2019 (O'ahu)	Item G-1, Update on DHHL Efforts: Climate Change and Sea Level Rise Adaptation, Community Resilience and Hazard Mitigation on Hawaiian Home Lands, Statewide	Reviewed federal, state & county activities June 2018 to June 2019. Emphasis placed on best practices and integration of coastal zone management, community resilience, disaster preparedness, vulnerability analysis & hazard mitigation planning.
April 15-16, 2019 (Moloka'i)	Item G-3, Moloka'i Planning Projects Status (pages 5-15)	So. Molokai Shoreline Erosion Management Plan (SM-SEMP) Phase I; CCA & SLR planning activities at federal, state & county levels.
June 18-19, 2018 (O'ahu)	Item G-4, Update on DHHL Efforts: Climate Change & Sea Level Rise Adaptation, Community Resilience & Hazard Mitigation on Hawaiian Home Lands, Statewide	First update, per HHC request at April 2018 meeting. Reviewed federal, state & county activities Sept. 2016 to June 2018. Continued to recommend integrated, ahupua'a based approach.
September 19-20, 2016 (Maui)	Item G-6, Planning for our Makai Communities - Integrating Coastal Zone Management, Community Resilience & Hazard Mitigation on Hawaiian Home Lands Along the Shoreline, Statewide	Outlined CZM jurisdictional issues, DHHL CZM reviews, CZM, CCA, CRP & disaster preparedness efforts at state, county & homestead community levels; listed potential funding sources.

Table 1 – CCA/SLR/CRP/CZM Info Submittals

DISCUSSION

The need for this project arose from over ten years of research and analysis by the DHHL Planning Office of challenges and opportunities for coastal zone management (CZM) on Hawaiian Home Lands (HHL). For decades there have been varying degrees of confusion, both between DHHL and the Counties as well as within DHHL itself, about the jurisdictional status of HHL within the Special Management Area (SMA), a boundary that was drawn statewide in order to allow the Counties to implement the State's Coastal Zone Management Program (CZMP). This has resulted in inconsistent application of the CZM law, CH. 205A HRS, and an unclear and inconsistent exercise of the Hawaiian Homes Commission's (HHC) jurisdiction when DHHL staff reviews projects within the SMA.

The intention of this project is to identify ambiguities in the application of the law and make recommendations for overcoming regulatory barriers while protecting and enhancing coastal and shoreline areas of HHL, ideally streamlining project review and potentially assuming coastal zone management authority by DHHL. Additional information is provided in the slide presentation for Item G-5. (See Exhibit A)

Integrating Coastal Zone Management in Hawaiian Home Lands

The purpose of this project is to conduct an analysis of strategies for integrating coastal zone management (CZM) in Hawaiian Home Lands (HHL). The project is being managed by the State Office of Planning and Sustainable Development (OPSD) in close collaboration with DHHL. The project is funded by a Project of Special Merit grant through the National Oceanic and Atmospheric Administration (NOAA).

The analysis of strategies undertaken by the project will include:

i. An assessment of current Department of Hawaiian Home Lands (DHHL) processes and practices for permitting activities in DHHL shoreline areas,
ii. An assessment and analysis of existing laws, regulations, and jurisdictional parameters on HHL with respect to shoreline areas,
iii. Analysis of roadblocks and challenges through case studies representing a range of factors and project types,
iv. Identification of potential strategies and alternative management frameworks through which DHHL can address those challenges, and
v. Creation of a roadmap to implementation outlining the major steps and activities needed to establish DHHL as an administering agency of Hawai‘i CZM law (HRS Ch. 205A).

The outcomes of this study may include proposing amendments to Hawai‘i CZM law (HRS Ch. 205A), Hawai‘i Administrative Rules, and other statutes or rules where applicable, and if indicated, to establish DHHL as an Agency with authority to conduct coastal zone management within HHL. Additionally, the project will:

1) Provide a roadmap for DHHL, state, and counties to implement CZM planning on HHL,
2) Develop processes for a future dedicated DHHL CZM planner to follow,
3) Clarify whether individual lessees are subject to CZM law/County rules,
4) Help communicate the “implementation roadmap” to the Hawaiian Homes Commission, DHHL beneficiaries, and other key stakeholders.

The intention of this project is to support DHHL in fulfilling the Hawaiian Homes Act, while protecting beneficiaries, lessees, and licensees from future impacts of climate change and sea level rise and protecting the marine environments that are vital to the community. The project supports DHHL's mission in the following ways:

1) Facilitate homestead development by establishing a clear, DHHL-led process and requirements for development in the SMA and coastal areas,
2) Reduce confusion by communicating a process that beneficiaries and licensees can follow for development and improvements on HHL,
3) Head off potential conflicts between DHHL and Counties over jurisdiction and regulations,
4) Protect the Hawaiian Homes Commission's land use authority to regulate and manage development on its lands.
5) Enhance resilience of development and homestead communities on HHL.

Thus far, the project team has conducted interviews with the DHHL Planning Office and conducted a presentation to the Ocean Resources Management Plan (ORMP) Action Team. The project team is in the process of conducting research to inform two assessment memos. The first will assess current DHHL practices related to CZM, and the second will assess current laws, regulations, and jurisdiction of coastal activities on HHL. The project team has also identified a number of potential case study locations for this project which will be narrowed to 3-5 as per the scope of work.

Next Steps

Beneficiary engagement will occur throughout the project in the form of Hawaiian Homes Commission presentations, interviews to inform the case studies, sharing of project results, and the development of a DHHL project website.

- Provide two Hawaiian Homes Commission presentations (Dec. 2024 and Sept. 2025)
- Stand up a DHHL project website (under development)
- Conduct Case Study interviews with Homestead Associations and affected beneficiaries
- Share project findings and an implementation roadmap with the HHC and via the DHHL website (Fall 2025)

RECOMMENDATION

None; for information only.

INTEGRATING COASTAL ZONE MANAGEMENT IN HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION

December 16-17, 2024

SSFM International

ITEM G-5
EXHIBIT A

PRESENTATION AGENDA

1) Introduce the Project Team.
2) Brief the HHC on the project purpose, benefit to DHHL, approach, schedule, and deliverables.
3) Receive input from the HHC on project approach, beneficiary engagement, and case study areas.

PROJECT TEAM

Hawaii CZM Program
Coastal Zone Management
HAWAII STATE OFFICE OF PLANNING

DEPARTMENT OF HAWAIIAN HOME LANDS

Rachel Beasley
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PROJECT TEAM

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MANAGING ENVIRONMENTAL CONFLICT

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PROJECT OVERVIEW



LEGAL / POLICY BACKGROUND

- The federal Coastal Zone Management Act (CZMA) passed in 1972
  - To “preserve, protect, develop, and where possible, to restore or enhance the resources of the nation’s coastal zone.”
  - The National Coastal Zone Management Program (CZMP) implemented through Federal & State Partnerships in 34 states

LEGAL / POLICY BACKGROUND

- HRS 205A first passed in 1977
  - Statewide compliance overseen by the CZMP in the Office of Planning and Sustainable Development (OPSD)
  - Implementation by the Counties
  - Entire state falls within the Coastal Management Area of the CZMP
  - Particular emphasis on Special Management Areas (SMA) next to the coast
  - DHHL & the HHCA not specifcially considered in CZMA or HRS 205A

PROJECT BACKGROUND

- Need to clarify jurisdictional and regulatory issues at the shoreline in Hawaiian Home Lands (HHL).
- Topic has been discussed internally at DHHL and with OPSD and Counties for many years.
- Funding opportunity through OPSD via a National Oceanic and Atmospheric Administration (NOAA) Project of Special Merit (PSM).

PROJECT PURPOSE

Analyze **strategies for integrating coastal zone management (CZM) in Hawaiian Home Lands (HHL)** and establishing DHHL as an administering agency of Hawai‘i CZM law (HRS Ch. 205A).

The outcomes of this study will help to propose amendments to Hawai‘i CZM law (HRS Ch. 205A), Hawai‘i Administrative Rules, and other statutes or rules as needed.

HOW WILL THE PROJECT SUPPORT DHHL'S MISSION?

1) **Facilitate homestead development** by establishing a clear, DHHL-led process and requirements for development in the SMA and coastal areas.
2) **Reduce confusion** by communicating a process that beneficiaries and licensees can follow for development and improvements on HHL.
3) **Head off potential conflicts** between DHHL and Counties over jurisdiction and regulations.
4) **Protect the Hawaiian Homes Commission's land use authority** over land use and zoning to manage development on its lands.
5) **Enhance resilience** of development and homestead communities on HHL.

PROJECT GOALS

1) Provide a roadmap for DHHL, state, and counties to implement CZM planning on HHL.
2) Develop processes for a future dedicated DHHL CZM planner to follow.
3) Clarify whether individual lessees are subject to CZM law/County rules.
4) Help communicate the “implementation roadmap” to the Hawaiian Homes Commission, DHHL beneficiaries, and other key stakeholders.

PROJECT APPROACH

Task 1: Project Management

Task 2: Assessment of Current Practices, Laws, Regulations, and Jurisdiction

- Assessment Memos (2)
- Presentations to ORMP Action Team and Hawaiian Homes Commission.

Task 3: Case Study Development and Analysis

- Case Study Summary Profiles informed by Site Visits
- Case Study Analysis

Task 4: Strategy Recommendations and Roadmap to Implementation

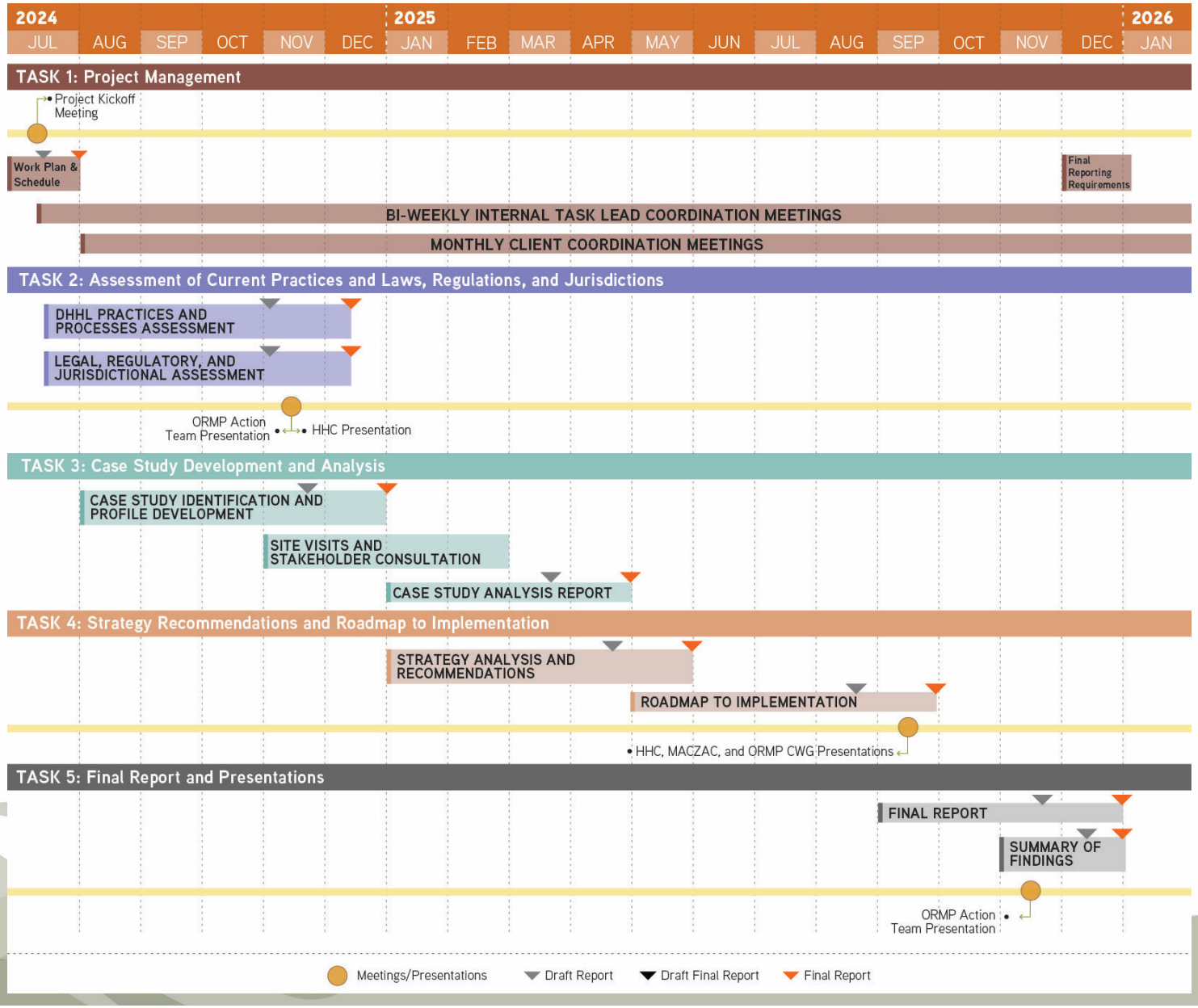
- Presentations to Hawaiian Homes Commission, MACZAC, and ORMP Coordinated Working Group
- Case Study Analysis

Task 5: Final Report

- Presentations to ORMP Action Team
- Summary of Resources

MM0

SCHEDULE



PROJECT PROGRESS TO DATE

INTERVIEWS

- Interviews with DHHL Planning Office (8/5 & 8/13)
- Presentation and Discussion with ORMP Action Team (11/4)

INITIAL TASKS/DELIVERABLES

- Assessment of current DHHL practices
- Assessment of current laws, regulations, and jurisdiction of coastal activities on HHL

CASE STUDIES

- Up to 5 case studies representing a range of factors, project types, and funding sources
- Developing 1-2 page summary profiles for each
  - Hazards, SLR impacts, & erosion rates
  - Challenges & opportunities
  - Constraints
  - Infrastructure
  - Key stakeholders
  - Relevant demographics
- 3-5 areas to be included in final Case Study Analysis Report



Source: South Moloka‘i Shoreline Erosion Management Plan

POTENTIAL CASE STUDIES

- **Anahola**, Kauaʻi
  - Erosion, beach loss, flooding; checkerboarding of DHHL and fee-simple lots
  - Residential and agricultural lessees
- **Nānākuli**, Oʻahu
  - Difficulty with City SMA review impacting federal financial assistance
  - Residential and DHHL-owned infrastructure
- **Kapaʻākea**, Molokaʻi
  - Coastal erosion and inundation; informal hardening of homestead lots
  - Residential homesteads
- **Keaukaha**, Hawaiʻi Island
  - Flooding, checkerboarding of DHHL and fee-simple lots
  - Residential, community use
- **Kalamaʻula**, Molokaʻi
  - High anticipated SLR impacts, Kiowea Park coastal erosion
  - DHHL and Homestead Association Licensee
- **Kamiloloa**, Molokaʻi
  - MECO connection issues and permit requirements impacting lessee and licensee ability to build structures.
  - Residential and Community Use



Source: summit pacific

BENEFICIARY ENGAGEMENT

- Hawaiian Homes Commission Presentations (2)
- DHHL website (under development)
- Case Study Interviews with Homestead Associations and affected beneficiaries
- Sharing of project findings and implementation roadmap with HHC and on DHHL website

DISCUSSION

- Any questions on the material presented?
- Does the HHC have input on how to engage beneficiaries and other stakeholders?
- Any input on the case study sites?

MAHALO!

SEND YOUR COMMENTS AND QUESTIONS TO:

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HAWAIIAN
HOME LANDS

INTEGRATING COASTAL ZONE MANAGEMENT IN HAWAIIAN HOME LANDS

Strategy and Recommendations Report

MARCH 2026



Prepared by
SSFM International

ITEM G-3
EXHIBIT B

EXECUTIVE SUMMARY

The purpose of this Strategy and Recommendations Report is to provide a menu of potential statewide strategies that the Department of Hawaiian Home Lands (DHHL) could apply to manage development in coastal areas. This report discusses a range of potential strategies and identifies the opportunities and potential roadblocks of each. One strategy is chosen as the final recommendation. A separate document will be created detailing a roadmap for implementation for that strategy.

The strategies outlined in this report build on the foundational work conducted as part of this project, including an assessment of the current Coastal Zone Management (CZM) practices within DHHL, an assessment of the legal framework under which the counties and DHHL operate, and a series of case studies conducted at existing coastal homestead communities across the pae ʻāina (archipelago) that have encountered or may encounter challenges in navigating the CZM process. The project team met with beneficiaries in Anahola (Kauaʻi), Nānākuli (Oʻahu), Kalamaʻula, Kapaʻakea, and Kamiloloa (Molokaʻi), Waiehu Kou (Maui), and Keaukaha (Hawaiʻi Island).

Key Definitions

Coastal Zone Management: The effective management, beneficial use, protection and development of the coastal zone.

HRS Ch. 205A: Hawaiʻi State Law that incorporates federal coastal zone management policies. All state and county agencies must comply his HRS Ch. 205A.

Special Management Area: A mapped coastal area that has special controls on development.

Shoreline Setback: A legally defined buffer zone of land between the legally defined "shoreline" and the point inland where buildings or other structures are allowed.

Strategy Recommendations

This report outlines seven (7) strategies that could be used to manage development in coastal areas. While each recommendation is provided as a stand-alone strategy, DHHL would have the opportunity and ability to combine strategies to achieve its goals. Any strategy selected by DHHL should undergo beneficiary consultation prior to its implementation.

Guiding Principles

Recommendations were driven by a set of guiding developed to support decision making. The guiding principles for this project were developed by the project team based on the project focus and feedback received from beneficiaries and interviewees during prior phases of the project.

- **Center the beneficiary experience.** Project recommendations center the beneficiary experience, attempting to identify recommendations that will streamline and clarify the current CZM review process.
- **Clarify and assert DHHL's authority.** The project recommendations attempt to clarify and provide a path forward for DHHL to assert its authority over CZM on Hawaiian Home Lands (HHL) while supporting beneficiaries and protecting the Department and the Hawaiian Homes Commission (HHC). Recommendations will also assert DHHL's and the HHC's existing authority where possible.

- **Streamline the process while protecting the coastal zone.** Recommendations identify ways to streamline or modify the current process for beneficiaries while continuing to protect the coastal zone as Native Hawaiians have done for generations.
- **Clarify DHHL's capacity constraints.** The project recommendations identify capacity needs and are realistic about the feasibility of proposed capacity increases. The recommendations balance existing capacity and funding constraints with the necessary addition of staff to support the proposed program.
- **Identify low hanging fruit.** The project identifies recommendations that can be easily implemented, as well as those that require a more long-term strategy to implement.
- **Identify internal improvements.** The project identifies areas where internal DHHL processes can be improved to support CZM.
- **Provide a consistent process.** Project recommendations attempt to ensure that DHHL provides a single, consistent CZM review process that will be the same on all islands and in all counties.

The strategies outlined in this report include:

1) Status Quo
2) Internal DHHL Recommendations
3) Memorandum of Understanding Between DHHL and Each County
4) Integration of DHHL Staff in County Planning Departments
5) Increase CZM Staffing Capacity at DHHL District Offices
6) Clarify Coastal Zone Management Authorities of the Department of Hawaiian Home Lands
7) Design a New Coastal Zone Management Program Within DHHL

Recommendation 6 (Clarify Coastal Zone Management Authorities of the Department of Hawaiian Homes Lands) was chosen as the recommended strategy to be explored further in a separate Roadmap document.

Recommended Strategy

Clarify Coastal Zone Management Authorities of the Department of Hawaiian Home Lands

This strategy would involve amending sections of HRS Ch.205A to clearly define the authority that DHHL already holds to implement CZM on HHL. Under this strategy, two amendments are proposed to HRS Ch. 205A. The first would amend HRS § 205A-1 to clarify that DHHL can expressly exercise CZM authority by adding DHHL to the definition of "authority". The second amendment would amend HRS § 205A-4 to clarify that DHHL may fulfill its obligations under HRS Ch.205A by aligning its procedures and rules to fulfill the objectives and policies that law. This strategy would allow DHHL to move towards a consistency-based evaluation processs rather than a permitting process. This would provide departmental flexibility to ensure that any actions that may impact DHHL's coastal lands are consistent with the objectives and policies set forth in HRS Ch.205A but would remove the onerous and costly permitting process and provide greater control over actions that take place on HHL. The HHC would have the authority to review actions for consistency or could delegate that responsibility to the Chairperson and the DHHL Planning Office. This strategy would require DHHL to hire up to two (2) new staff members.

Additional Recommendations

Status Quo

This is not recommended but is discussed to outline the current reality for the DHHL and its beneficiaries and lessees when interacting with the Special Management Area (SMA). Under the current process there is a lack of clarity for beneficiaries, DHHL, and the counties where projects are located within the SMA. This lack of clarity leads to project delays and can have negative financial and emotional impacts for beneficiaries, particularly when projects require extensive communication between the counties and DHHL.

Internal DHHL Recommendations

Within DHHL, there is no standardized internal workflow for: 1) determining whether a project is located within the SMA, and 2) reviewing a project for alignment with the goals and objectives of HRS Ch. 205A. Oftentimes, projects are not flagged as being within the SMA until later in the review process which can result in confusion and project delays or even stopping proposed improvements altogether. Several strategies are identified as relatively easy to implement that could have an overall positive impact on internal DHHL workflows and beneficiary/lessee customer service experience. These internal recommendations could be implemented at any time in conjunction with the chosen strategy. This strategy would likely not require the hiring of additional DHHL staff.

Memorandum of Understanding Between DHHL and Each County

A Memorandum of Understanding (MOU), also sometimes called a Memorandum of Agreement (MOA), is a formal document that records a shared understanding and planned course of action between government bodies, or between a government body and another organization. There is the potential for the use of MOUs between DHHL and the individual counties to clarify the working relationship in the SMA and shoreline areas. The use of an MOU provides the potential to clarify jurisdiction, and standardize the CZM process on Hawaiian Home Lands (HHL). This strategy would likely not require the hiring of additional DHHL staff.

Integration of DHHL Staff in County Planning Departments

Integrating a DHHL staff member into County planning departments responsible for CZM compliance would create a direct technical and cultural liaison role, ensuring DHHL applicants receive clear support while strengthening timely interagency collaboration. Embedding DHHL staff within county CZM programs would strengthen DHHL's ability to support applicants, uphold its fiduciary duty, and align with county processes. This strategy would require DHHL to hire at least four (4) new staff members.

Increase CZM Staffing Capacity at DHHL District Offices

In discussions with beneficiaries, many identified the district offices as places they go to get information. Many also noted that they would prefer to interact solely with the DHHL district offices for services such as building permits, SMA permits, subdivisions, and other administrative services. Increasing staff capacity at each district office would enable beneficiaries to better coordinate with DHHL for their needs. This would have benefits across the Department and, for CZM specifically, it would ensure that beneficiaries would have a clear location to go for accurate information about the CZM process. This recommendation

is focused on the DHHL district offices on Kaua'i, Moloka'i, Maui, and Hawai'i. This strategy would require DHHL to hire at least five (5) new staff members.

Design a New Coastal Zone Management Program Within DHHL

By establishing its own standalone CZM program DHHL could directly regulate and monitor activities within the SMA on HHL, ensuring that both beneficiary priorities and cultural values are considered and integrated into the program. Under this strategy, DHHL could design a CZM program that reflects values of Hawaiian stewardship and ensures that beneficiary priorities are considered while remaining compliant with the federal CZMA. For example, under this strategy, DHHL could choose to delineate new SMA boundaries to implement special controls on development in accordance with HRS Ch. 205A, mirroring how each county is responsible for setting its SMA boundaries. This strategy would require DHHL to hire at least five (5) new staff members contingent on need.

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INTRODUCTION

Coastal Zone Management (CZM) refers to the effective management, beneficial use, protection and development of the coastal zone. In Hawai‘i, management of the coastal zone raises critical and complex jurisdictional issues. Federal and state partnership frameworks are designed to balance the diverse environmental, economic, recreational, and cultural interests along the state's coastal lands. At the federal level, the Coastal Zone Management Act of 1972 established a foundation for preserving, protecting, restoring, and enhancing coastal resources nationwide. Within Hawai‘i, these national policies have been adapted into the Hawai‘i Revised Statutes (HRS) Chapter 205A, which sets forth specific CZM objectives and policies reflective of many local issues. These objectives and policies address key issues such as recreational access, beach and dune protection, historic and scenic preservation, ecosystem protection, economic growth, coastal hazard management, and community involvement. Much of the CZM implementation is delegated to the four counties in Hawai‘i via special management area permitting and shoreline setbacks.

Indigenous land use governance, however, has not been explicitly addressed in either of these federal or state policy initiatives. This presents particular challenges when navigating the intersection of responsibilities between the Department of Hawaiian Home Lands (DHHL) and County agencies and can result in obstacles to achieving coherent and effective coastal management. It also presents a challenge to DHHL in implementing its Congressional mandate to implement a program for native Hawaiian homesteading.

This project intends to analyze strategies for integrating CZM in Hawaiian Home Lands (HHL) with a view to removing these obstacles and achieving a more coherent and effective coastal zone management process for DHHL, its beneficiaries, lessees, and licensees. This project is particularly focused on the Special Management Area (SMA), an inland area along the shoreline which, under HRS Ch. 205A, requires special controls of developments in order to avoid permanent losses of valuable resources, and to ensure adequate access to the shoreline.

This report provides a menu of potential statewide strategies that DHHL could apply to manage development in coastal areas. This report will discuss a range of potential strategies and will identify the opportunities and potential roadblocks of each. One strategy will be recommended and a separate document will be created detailing a roadmap for implementation.

The strategies outlined in this report build on the foundational work conducted as part of this project, including an assessment of the current CZM practices within DHHL, an assessment of the legal framework under which the counties and DHHL operate, and a series of case studies conducted at existing coastal homestead communities across the pae ‘āina (archipelago) that have encountered or may encounter challenges in navigating the CZM process. The project team met with beneficiaries in Anahola (Kaua‘i), Nānākuli (O‘ahu), Kalama‘ula, Kapa‘akea, and Kamiloloa (Moloka‘i), Waiehu Kou (Maui), and Keaukaha (Hawai‘i Island).

The Coastal Zone on Hawaiian Home Lands

The Federal Coastal Zone Management Act (CZMA) established a federal-state partnership framework to manage and protect the nation's coastal resources. The federal CZMA program is administered by the National Oceanic and Atmospheric Administration (NOAA) and provides funding to states that design and implement comprehensive coastal zone management programs consistent with CZMA objectives for management of coastal resources.

The Hawai'i Coastal Zone Management (HI CZM) Program was established by the State of Hawai'i enacting Hawai'i Revised Statutes (HRS) Chapter 205A,. As stated in HRS Ch. 205A, all lands within the state are designated as part of the coastal zone management area because no point in the islands is less than 30 miles from the ocean. However, HRS Ch. 205A requires special controls on development within the SMA and prohibits structures within the shoreline setback area. The HI CZM Program, which is housed in the State Office of Planning and Sustainable Development, provides for the effective management, beneficial use, protection, and development of the coastal zone. The HI CZM Program provides a collaborative approach to managing coastal lands and resources, including providing technical assistance to local government agencies, and delegating authority to the counties to permit the special management uses and determine the shoreline setbacks pursuant to HRS Ch. 205A. As a result, SMA rules vary slightly by county. SMA permits are under the authority of the County planning commissions (Hawai'i, Kaua'i, and Maui Counties) or the City Council (Honolulu County).

The DHHL is responsible for implementing the Hawaiian Homes Commission Act of 1920, as amended, and the Hawaiian Homes Commission (HHC) has sole land use and zoning authority over HHL. DHHL holds over 200,000 acres of land in its trust inventory for its beneficiaries and all of this land is within the State's coastal zone management area, which encompasses the entire state because no point of land in Hawai'i is more than 30 miles from the ocean. Of DHHL's landholdings, 42,373 acres (20.8%) are within the SMA. **Table 1** below shows the breakdown of islands with land in the SMA as well as number of lessees impacted by being in the SMA. The Island of Maui has the most land within the SMA (38.8%), as well as the highest number of lessees within the SMA (383). O'ahu has the smallest percentage of land within the SMA (2.3%) but the second highest number of lessees (201). Across the pae 'āina, a total of 871 lessees are located in the SMA across 33 homestead areas which is 8.7% of all DHHL homestead leases.

Table 1: DHHL Land in the SMA by Island

Island	Land in SMA		Beneficiaries in SMA	
	Total (ac)	Percent	Total	Percent
Kaua'i	1,282	3.0%	38	4.4%
O'ahu	961	2.3%	201	23.1%
Moloka'i	10,406	24.6%	139	16.0%
Maui	16,436	38.8%	383	44.0%
Hawai'i	13,288	31.4%	110	12.6%
Total	42,373		871	

WHAT WE HEARD

As part of the process for this project, the project team conducted interviews with DHHL staff[1], Hawaiian Homes Commissioners, beneficiaries, lessees, and licensees[2]. There was a marked difference in responses between DHHL staff and other groups.

DHHL staff indicated a desire to maintain the status quo where SMA permitting and CZM is overseen by the counties. Staff indicated concern over bringing CZMA consistency review in-house at DHHL, mostly due to the current lack of capacity within the agency. If the CZM process is brought in-house at DHHL, staff noted a desire to mirror the county process for CZM on each island for ease and clarity. Staff also noted the lack of a standardized internal workflow around CZM issues. In particular, staff members noted that it is not always clear to them that a parcel is located within the SMA, and there is not a clear internal process to follow when a parcel is known to be located within the SMA. Finally, DHHL staff noted a general lack of capacity and a concern that additional responsibilities would add additional burdens to an already overwhelmed agency.

The project team interviewed or met with Hawaiian Homes Commissioners for each of the five (5) case study sites (with the exception of Nānākuli). In contrast to DHHL staff and administrators, each of the Hawaiian Homes Commissioners interviewed were emphatic in their desire to see DHHL oversee CZM processes. Commissioners felt that DHHL should oversee and implement consistency review for its lands under HRS Ch. 205A.

Beneficiaries, lessees, and licensees interviewed at each site visit were also predominantly in favor of DHHL administering its own CZM process. Those interviewed identified a lack of consistent responses and process from both DHHL and the counties in obtaining permits in the SMA. In particular, interviewees felt that county staff were unfamiliar with the unique land use authority of DHHL which led to a lack of clear direction for beneficiaries on the process that they would need to follow to implement their project. Interviewees noted that the high cost of SMA permits restrict their ability to make renovations to their properties. Additionally, interviewees noted that the SMA review process takes far too long for those on HHL and results in beneficiaries waiting multiple years for basic amendments, such as subdividing their lot. These delays have detrimental impacts on beneficiaries' financial, mental and physical well-being. Some interviewees also noted skepticism over whether County enforced SMA rules should even apply on HHL given the distinct authority that DHHL derives from the Hawaiian Homes Commission Act and its role in administering trust lands for the benefit of Native Hawaiians. Beneficiaries also noted concern over the current capacity of the department and the potential impact of incorporating additional requirements for staff.

The input provided by all of those who were interviewed for this project helped to shape the recommendations in the following sections.

[1] Kahālāwai Consulting. *Assessment of Current DHHL Practices* (internal report, OPSD CZM, 2025).
[2] SSFM International. *Case Study Analysis Report* (internal report, OPSD CZM, 2025).

GUIDING PRINCIPLES

In order to develop recommendations for this project, the project team identified a number of guiding principles to support decision making. Guiding principles help to clarify the many potential recommendations for projects and focus the output, ensuring that the recommendations have the intended impact. The guiding principles for this project were developed by the project team based on the project focus and feedback received from beneficiaries and interviewees during prior phases of the project.

- **Center the beneficiary experience.** Project recommendations will center the beneficiary experience, attempting to identify recommendations that will streamline and clarify the current CZM review process.
- **Clarify and assert DHHL's authority.** The project recommendations will attempt to clarify and provide a path forward for DHHL to assert its authority over CZM on HHL while supporting beneficiaries and protecting the Department and/or the HHC. Recommendations will also assert DHHL's and the HHC's existing authority where possible.
- **Streamline the process while protecting the coastal zone.** Recommendations will identify ways to streamline or modify the current process for beneficiaries while continuing to protect the coastal zone as Native Hawaiians have done for generations.
- **Clarify DHHL's capacity constraints.** The project recommendations will identify capacity needs and will be realistic about the feasibility of proposed capacity increases. The recommendations will balance existing capacity and funding constraints with the necessary addition of staff to support the proposed program.
- **Identify low hanging fruit.** The project will identify recommendations that can be easily implemented, as well as those that will require a more long-term strategy to implement.
- **Identify internal improvements.** The project will identify areas where internal DHHL processes can be improved to support CZM.
- **Provide a consistent process.** Project recommendations will attempt to ensure that DHHL provides a single, consistent CZM review process that will be the same on all islands and in all counties. This will support beneficiaries and DHHL staff in ensuring that there is one process to follow in all locations.

POTENTIAL STRATEGIES TO INTEGRATE COASTAL ZONE MANAGEMENT ON HAWAIIAN HOME LANDS

This section describes potential strategies to support DHHL to further integrate coastal zone management on HHL. It provides a menu of potential statewide strategies that DHHL could use to manage development in coastal areas. While each recommendation is provided as a stand-alone strategy, DHHL would have the opportunity and ability to combine strategies to achieve its goals.

One strategy from this section will be selected as the proposed recommendation and a separate document will be created detailing a roadmap to implementation. Any strategy selected by DHHL should undergo beneficiary consultation prior to its implementation.

The report will discuss the following strategies:

1) Status Quo
2) Internal DHHL Recommendations
3) Memorandum of Understanding Between DHHL and Each County
4) Integration of DHHL Staff in County Planning Departments
5) Increase CZM Staffing Capacity at DHHL District Offices
6) Clarify Coastal Zone Management Authorities of the Department of Hawaiian Home Lands
7) Design a New Coastal Zone Management Program Within DHHL

Status Quo

The intention of the project is to go beyond the status quo. Under the current process there is a lack of clarity for beneficiaries, DHHL, and the counties where projects are located within the SMA. This lack of clarity leads to project delays and can have negative financial and emotional impacts for beneficiaries, particularly when projects require extensive communication between the counties and DHHL. This is exacerbated when both the county agencies and DHHL are experiencing capacity constraints and the SMA and CZM process for DHHL lands is not clearly laid out as it is on fee simple lands.

The implication of the status quo is that SMA permitting delays and unclear CZM procedures discourage basic infrastructure improvements that have detrimental impacts on the coastal zone. For example, many beneficiaries continue to rely on cesspools on shoreline lots in part because the process to obtain an SMA permit is unclear, onerous, and costly. Cesspools located close to the ocean are known to harm water quality and coastal ecosystems, and are required to be converted to septic systems or connected to sewer by January 1, 2050 per Act 125 (2017)[3].

[3] State of Hawaii, Legislature, Act 125, Relating to Cesspools, H.B. 1244, approved July 10, 2017, Session Laws of Hawaii 2017, https://data.capitol.hawaii.gov/sessions/sessionlaws/Years/SLH2017/SLH2017_Act125.pdf

Internal DHHL Recommendations

Overview

In the interviews and discussions conducted in the preparation of the *Assessment of Current DHHL Practices*, participants uniformly described an ad hoc process for coastal zone management and SMA permitting for DHHL lands in the SMA[4]. Within DHHL, there is no standardized internal workflow for: 1) determining whether a project is located within the SMA, and 2) reviewing a project for alignment with the goals and objectives of HRS Ch. 205A. Oftentimes, projects are not flagged as being within the SMA until later in the review process which can result in confusion and project delays or even stopping proposed improvements altogether.

In the development of the foundational assessments for this report, there were several strategies that were routinely raised as relatively easy to implement that could have an overall positive impact on internal DHHL workflows and beneficiary/lessee customer service experience. These are outlined in the Implementation section below.

This recommendation assumes DHHL continues to coordinate with the counties for implementation of HRS Ch. 205A.

Implementation

Implementation of this strategy could involve the following steps, alone or in combination:

1. Modernization Program with SMA Triggers
    - **a.** DHHL could modernize their internal workflows to automatically flag permit applications on lands within the SMA. Technological upgrades to support this capability are underway as DHHL undertakes a modernization program across the Department to transfer to a Salesforce-based program. This will include a GIS-based system for viewing and interacting with parcel data. Incorporating a GIS-based system is expected to streamline workflows and expedite internal processes as topographical and regulatory information will be clearly visible for all parcels.
    - **b.** Under this modernized system, lessees and licensees would be notified if their proposed project was located within the SMA and given information about what that means, any additional obligations that may arise due to HRS Ch. 205A requirements, and how it would impact DHHL's review process.
2. Internal Checklists for SMA Properties
    - **a.** For properties in the SMA that would be automatically triggered in the GIS-based modernized system, a checklist specific to DHHL could be developed to help guide an internal review of the proposed action. This checklist would be developed to align with CZM objectives and policies as outlined in HRS Ch. 205A.The checklist would provide a structure for internal review by DHHL staff to ensure alignment with HRS Ch. 205A.
3. Develop Beneficiary Checklists
    - **a.** In addition to checklists for DHHL, simple, straightforward checklists or forms should be developed for beneficiaries and land managers to use to guide their permit applications

[4] Kahālāwai Consulting. *Assessment of Current DHHL Practices* (internal report, OPSD CZM, 2025), p. 22.

for the most common actions. Forms could be created for actions such as building within the SMA, subdividing lots within the SMA, and converting cesspools to septic tanks or other small wastewater systems. By developing simple guides for those seeking improvements to follow, DHHL can lessen confusion and streamline the process. This can ultimately improve outcomes in the coastal zone by allowing relatively straightforward actions, such as cesspool conversion, to be implemented in a more streamlined manner. These forms could be publicly available on the DHHL website to provide transparency about the process and criteria (see Item 4c below).

b. Interviews with DHHL staff conducted for this project indicated that the greatest level of concern regarding the applicability of SMA permitting for DHHL lands arises when lessees seek to make improvements on their leasehold lots[5]. Any improvement, whether it be constructing a fence, extending a living space, demolishing and rebuilding a structure, etc., currently requires the homestead lessee to obtain both the requisite building permit as well as DHHL approval. Streamlining this process would provide clarity to lessees and ensure timely issuing of necessary permits and approvals.

c. For a full list of land disposition types and associated SMA issues that could be targeted by this approach, see the Assessment of Current DHHL Practices, Table 2.

4. Training and Education
    a. Materials and trainings would be developed to provide information to DHHL staff, beneficiaries, lessees, and anyone else who may be impacted. This would include DHHL staff who conduct reviews of properties, such as those in the Homestead Services Division (HSD) and Land Development Division (LDD), as well as beneficiaries located in the SMA.
    b. DHHL staff trainings should also include staff from other divisions to ensure unified messaging to beneficiaries. Staff should also know to whom to direct questions when they arise.
    c. Information about the streamlined processes should be posted on appropriate DHHL websites.

Opportunities

Operational changes to the internal processes followed by DHHL have been identified as a low effort solution that could provide a great deal of clarification, both among DHHL staff as well as beneficiaries and lessees. Streamlining these processes is something that is relatively easy given the ability for DHHL to implement changes to its operating procedures.

Challenges

There are organizational challenges to implementing these changes within DHHL. For example, implementing changes would ideally be achieved in conjunction with the technological modernization program that would allow for automatic flagging of SMA properties on HHL, however, it has been ongoing for six (6) years and is not yet complete. Creating buy-in from DHHL leadership will be essential in implementing these recommendations.

[5] Kahālāwai Consulting. *Assessment of Current DHHL Practices* (internal report, OPSD CZM, 2025), p. 23.

Memorandum of Understanding between DHHL and Each County

Overview

Fulfilling the CZM requirements outlined in HRS Ch. 205A requires a permitting and review process. Currently, the SMA permitting process is administered at the County level. DHHL's planning framework generally does not explicitly address HRS Ch. 205A implementation on DHHL lands, although its various plans incorporate some, but not all, HRS Ch. 205A objectives and policies. This leads to areas of confusion between the county planning departments and DHHL, as it is unclear which organization has jurisdiction to administer HRS Ch. 205A and regulate activities in the SMA and within the shoreline setback areas on HHL. This is particularly exacerbated as each county has its own ordinances or rules to process SMA permitting and shoreline setbacks pursuant to the provision of Part II and Part III of HRS Ch. 205A, and therefore interacts with DHHL through its own unique process. These variations across counties undermine DHHL's fiduciary duty under the Hawaiian Homes Commission Act (HHCA) to provide housing and land for beneficiaries.

A Memorandum of Understanding (MOU), also sometimes called a Memorandum of Agreement (MOA), is a formal document that records a shared understanding and planned course of action between government bodies, or between a government body and another organization. The benefit of an MOU is that it can be used to formalize how the agencies will work together, without the creation of a full, legally enforceable contract. There is the potential for the use of MOUs between DHHL and the individual counties to clarify the working relationship in the SMA and shoreline areas. The use of an MOU could describe a process in which DHHL reviews projects on HHL for CZM consistency, without subjecting projects to the counties' SMA permitting process. This would allow DHHL to exercise adequate coastal zone management while asserting its constitutional authority and fulfilling its fiduciary duty to manage HHL.

MOUs provide the potential to clarify jurisdiction, and standardize the CZM process on HHL. Additionally, MOUs would help balance county interests in procedural oversight and mitigation of liability with DHHL's constitutional land use authority. By clarifying jurisdiction, standardizing processes, and strengthening interagency collaboration, MOUs would create a more consistent and efficient system that better serves beneficiaries while fulfilling the objectives of the CZMA.

There is precedent for this recommendation. In 2003 Hawai'i County and DHHL executed a MOA which was reaffirmed in 2017. Under that MOA, DHHL participates in County SMA permitting for projects with potential offsite impacts and Hawai'i County defers to DHHL's internal land use designations for activities on trust land. Though imperfect, this MOA provides a mechanism for resolving overlapping jurisdiction and affirms DHHL's authority by allowing voluntary participation in the County's SMA process rather than mandatory compliance. It reduces jurisdictional ambiguity and has allowed DHHL to uphold its fiduciary duty.

This recommendation assumes DHHL continues to coordinate with the counties for implementation of HRS Ch. 205A, however, DHHL would take on specific aspects as designated in the MOU.

Implementation

Under this strategy, the following implementation strategy is proposed:

1. DHHL Drafts and Approves MOU Internally
    a. DHHL would draft a standard MOU to be negotiated with each county. The MOU would include:
        a. Guiding principles, such as the premise that County zoning cannot override HHC authority or DHHL's planning system to control the use of its lands.
        b. Where County regulations may or may not still apply, such as if the action originates from a lessee or licensee.
        c. The procedure that DHHL will follow to either conduct CZM consistency review or require an SMA permit from the county. The procedure would also lay out how DHHL would ensure alignment with relevant plans and HRS Ch 343 (Environmental Impact Statements).
        d. Create guidelines for open communication, collaboration, and feedback on compliance with each of the counties.
2. OPSD Consultation and Negotiations
    a. DHHL would coordinate consultation with the OPSD CZM Program and staff and offer comments and meetings/working sessions to discuss the draft MOU and make agreed upon edits to determine responsibilities and enforcement roles to each agency before settling on a final version.
3. County Consultation and Negotiations
    a. If DHHL and OPSD determine through consultation that multiple MOUs (one MOU per county) are needed, consultation with each county and their Planning Department staff and authorities (i.e.: Planning Commissions, County Planning Directors, CZM/SMA staff or program administrator) would be conducted to workshop county-specific reviews and considerations into the final MOUs.
4. Final Approval and Execution
    a. In addition to each agency's respective legal counsel and authorities (i.e. DHHL Chairperson, County Corporation Counsel, county mayors, planning commissions and Honolulu City Council, and/or planning department directors), the final MOU will likely need to be reviewed by the State Deputy Attorneys General before execution.

Opportunities

Without a formal, coordinated SMA compliance framework, beneficiaries and lessees are left to navigate complex processes without adequate support. Building on the Hawai'i County MOA, new MOUs could:

- Clarify procedural steps for both agencies.
- Standardize expectations and regulate project-level discourse, such as determining whether project regulations or reviews fall under DHHL or County responsibility.
- Improve service to beneficiaries by reducing delays and confusion.
- Establish protocols for communication and dispute resolution.
- Define DHHL's role as applicant versus consenting landowner.
- Specify how SMA review is initiated for different types of land dispositions such as licenses or leases.
- Provide continuity in interagency interaction during leadership transitions.

Challenges

Several obstacles for creating MOUs between DHHL and the counties should be considered:

- **DHHL Capacity:** Staffing shortages, particularly of personnel trained in CZM planning, raise concerns about DHHL's ability to conceptualize, implement, and review SMA compliance. This challenge is compounded by DHHL's existing backlog of internal reviews and approvals, which already cause delays for beneficiaries and lessees.
- **County Variation:** Developing a single standardized MOU may be difficult given each county's unique needs and character. Separate MOUs tailored to each county could be created, but risks replicating the current fragmented and inconsistent SMA process across different counties or islands.

Integration of DHHL Staff in County Planning Departments

Overview

The greatest burden of overlapping CZM jurisdictions ultimately falls on DHHL beneficiaries. Mitigating beneficiary burdens and supporting applicants in navigating SMA compliance requires stronger and clearer coordination between DHHL and county CZM staff. Currently, DHHL applicants must work directly with county staff, without dedicated DHHL representation or support to lead the processes that intersect with DHHL's fiduciary responsibilities under the HHCA. This gap contributes to delays, confusion, and inconsistent outcomes for beneficiaries. Integrating a DHHL staff member into County planning departments responsible for CZM compliance would create a direct technical and cultural liaison role, ensuring DHHL applicants receive clear support while strengthening timely interagency collaboration.

Embedding DHHL staff within county CZM programs would strengthen DHHL's ability to support applicants, uphold its fiduciary duty, and align with county processes. By reducing confusion, clarifying jurisdiction, and improving communication, this strategy would create a more consistent and efficient system that better serves beneficiaries while encouraging stronger interagency collaboration.

There are precedents for this recommendation. Similar interagency integration exists in other contexts, where state agencies embed staff within local offices to streamline processes and improve service delivery.

These models demonstrate that embedded staff can reduce confusion, improve compliance, and strengthen collaboration. For example, multiple county and state agencies work with Hawai'i Sea Grant extension agents to bring science to planning and permitting by providing technical guidance, consultations, public outreach, and site visits related to coastal hazards. Additionally, Maui County recently created the Department of 'Ōiwi Resources which is charged with protecting and preserving Native Hawaiian cultural resources throughout the County of Maui. For DHHL, embedding staff would provide technical DHHL planning process support as well as a cultural lens and consideration to resolve jurisdictional confusion and service DHHL beneficiaries in culturally responsive ways.

This recommendation assumes DHHL continues to coordinate with the counties for implementation of HRS Ch. 205A.

Implementation

Under this strategy, the following process is proposed:

1. DHHL Hires Four (4) New Planners
    a. DHHL would hire a minimum of four (4) planners (one for each county) to act as a liaison between DHHL and each County Planning Department.
2. DHHL Provides Formal Training
    b. DHHL would develop training materials to support the newly hired staff to understand the unique elements of DHHL's planning framework and process, as well as CZM planning on HHL.
3. DHHL Staff Integration into County Planning Departments
    a. Each DHHL employed extension planner would be formally assigned to a county planning department office, creating a defined role inside of county government while being a DHHL employee. This assignment can be considered through an interagency agreement or MOU, recognizing the DHHL employee as a liaison and defining their role within the county planning department.
    b. Employment would remain with DHHL while the counties would provide day-to-day work integration (meetings, project assignments). The DHHL staff would work with beneficiaries who interface with County Planning Departments for CZM issues and other planning issues such as requesting building permits.

Opportunities

Integrating DHHL staff into County Planning Departments provides a number of opportunities:

- **Improved Applicant Support:** Beneficiaries would receive direct guidance, reducing delays and confusion.
- **Clearer Jurisdictional Boundaries:** Embedded staff could clarify when DHHL authority applies versus when regulation is routed to the county.
- **Enhanced Communication:** Regular coordination between DHHL and county staff would foster collaboration and reduce misunderstandings. It would also serve as an opportunity for more county level education and training on DHHL processes.
- **Standardizing Processes:** Over time, embedded staff could help standardize processes and expectations statewide.

- **Consistency Across Leadership Changes:** Embedded positions would provide stability during transitions in DHHL or county leadership.
- **Supported Statewide Consistency:** These DHHL staff could be included in the Ocean Resources Management Program Coordinated Working Group meetings as hosted by OPSD and attended by county CZM staff.

Challenges

Implementing this strategy requires careful consideration of potential obstacles:

- **Staffing Capacity:** DHHL's limited staffing resources may constrain its ability to assign a minimum of four (4) additional personnel, one for each county. Funding and administrative support would also need to be secured to sustain embedded positions across counties.
- **Training Needs:** Embedded staff must be adequately trained in both DHHL's planning framework and county procedures to be effective. Staff would also need to manage workload while balancing between the two entities.
- **County Variation:** Each county has unique planning processes, requiring DHHL staff to adapt to different systems and expectations and prohibiting a single clear process for DHHL lands.
- **Collaboration:** County willingness to work with embedded DHHL staff effectively is another potential strategy roadblock.

Increase CZM Staffing Capacity at DHHL District Offices

Overview

DHHL maintains six offices across the State of Hawai'i that function as district offices to manage homestead areas and projects, resolve problems and complaints relating to homestead areas and Hawaiian Home Lands, provide information and assistance to homesteaders and applicants for homesteads, and provide assistance to other DHHL divisions and offices. There are offices on Kaua'i, O'ahu, Moloka'i, Maui, and East and West Hawai'i. In discussions with beneficiaries, many identified the district offices as places they go to get information. Many also noted that they would prefer to interact solely with the DHHL district offices for services such as building permits, SMA permits, subdivisions, and other administrative services. Increasing staff capacity at each district office would enable beneficiaries to better coordinate with DHHL for their needs. This would have benefits across the Department and, for CZM specifically, it would ensure that beneficiaries would have a clear location to go for accurate information about the CZM process. This recommendation differs from the previous recommendation in that the DHHL support would be housed within DHHL district offices, rather than within county planning offices.

There is precedent for this recommendation. Historically the district offices provided more services than their current remit prior to the consolidation of functions at the DHHL headquarters on O'ahu.

This recommendation assumes DHHL continues to coordinate with the counties for implementation of HRS Ch. 205A. Additionally, this recommendation is focused on the DHHL district offices on Kaua'i, Moloka'i, Maui, and Hawai'i. The district office on O'ahu is part of the main DHHL branch and therefore has higher levels of staffing and expertise.

Implementation

To implement this recommendation, DHHL could increase staffing at its neighbor island district offices. Specific to CZM, the following process is proposed:

1. DHHL Hires Five (5) New District Office Staff
    a. DHHL would hire a minimum of five (5) new staff members – one for each district office.
2. DHHL Provides Training on HRS Ch. 205A
    b. DHHL would provide training for the new staff members on the SMA permitting process so that it is clear what steps should be followed by beneficiaries with lots located in the SMA.
3. District Office Staff provide support to Beneficiaries
    c. New staff members would provide direct support to DHHL applicants navigating SMA permitting and planning processes on trust lands.
    d. Staff members would also ensure that DHHL's fiduciary obligations are upheld.

Opportunities

This recommendation would have a number of opportunities to streamline internal DHHL communications. Potential opportunities and benefits are summarized below:

- Clarity for beneficiaries – a full service district office would present a single point of contact for DHHL beneficiaries, licensees, and lessees attempting to navigate the SMA process.
- Provide knowledgeable, local staff who can support beneficiaries, licensees, and lessees, provide resources, respond to common questions, and troubleshoot concerns.
- Reduce jurisdictional ambiguity and facilitate timely communication across DHHL organizations.
- Provide an additional face for the Department in neighbor island communities.
- Encourage inter-office communication within DHHL to break down silos and reduce back and forth with County Planning Departments.

Challenges

While simple in theory, there are some challenges to this recommendation:

- DHHL's limited budget may constrain its ability to hire a minimum of five (5) additional personnel. Additionally, to fully service all district offices, it is anticipated that at least 15-20 additional personnel would be required. This is a difficult ask amid budget constraints. Adequate and stable funding along with administrative support would be needed to ensure the success of this recommendation. Communication through the district offices may lead to additional siloing of information, a lack of oversight, and may lead to inconsistent responses to beneficiary needs depending on the district office to which they are assigned.
- New staff must be adequately trained in DHHL's planning framework as well as some county procedures in order to be effective.
- There is no district office on Lāna'i currently, leaving one island underserved.

Clarify Coastal Zone Management Authorities of the Department of Hawaiian Home Lands

Overview

DHHL may consider clarifying and asserting its authority over CZM on HHL. This strategy would involve amending HRS Ch.205A to clearly define the authority that DHHL already holds to implement CZM on HHL. Under this strategy, two amendments are proposed to HRS Ch. 205A. The first would amend HRS § 205A-1 to clarify that DHHL can expressly exercise CZM authority by adding DHHL to the definition of "authority". The second amendment would amend HRS § 205A-4 to clarify that DHHL may fulfill its obligations under HRS Ch.205A by aligning its procedures and rules to fulfill the objectives and policies that law. This strategy would allow DHHL to move towards a consistency based evaluation process modeled on federal consistency reviews. This would provide departmental flexibility to ensure that any actions that may impact DHHL's coastal lands are consistent with the objectives and policies set forth in HRS Ch.205A, but would remove the onerous and costly permitting process and provide greater control over actions that take place on HHL.

Under a consistency based framework, the HHC would have the authority to review actions for consistency, or could delegate that responsibility to the Chairperson and the DHHL Planning Office. After a decision is made, DHHL would notify the counties that proposed activities on HHL had been reviewed for consistency with HRS Ch. 205A and whether a positive or negative determination was made. As part of this strategy, DHHL could revise the existing lease templates to require SMA and shoreline setback compliance where applicable while designating DHHL as the sole authority on trust lands. This would reduce ambiguity and distribute legal responsibility more clearly than current conditions. In setting up operating procedures to implement this process, DHHL would be able to identify elements of CZM that it would choose to outsource to the counties, if desired, through memoranda of understanding.

Implementation

Under this strategy, the following implementation strategy is proposed:

1. Amendments to HRS Ch. 205A
    a. Pass one or both of the core amendments to HRS Ch. 205A proposed in the Roadmap document to clarify authority and alignment. Develop internal processes to align DHHL procedures with HRS Ch. 205A.
2. Application Submission and Initial Review
    a. Applications for proposed development within SMA boundaries located on DHHL lands would be submitted to DHHL as the lead agency.
    b. DHHL would review the application for consistency with the objectives and policies of HRS Ch. 205A and HRS Ch. 343.
3. Public and Agency Consultation
    a. DHHL would coordinate with any applicable state and county agencies to gather input on the proposed development. For example, if the project is on DHHL land but in proximity to public and/or privately-held lands not under DHHL jurisdiction, DHHL could choose to consult with agencies such as DLNR, DOH, and local planning departments on any concerns they may have. This is also the step whereby DHHL would be able to outsource some part of review to the counties, if so desired.

   b. Public involvement would occur through meetings or notices as required.
4. Decision and Determination
   a. DHHL would make the determination as to whether the proposed activity was consistent with HRS Ch. 205A. Authority for this review would sit with the HHC and the HHC could choose to delegate to the Chairperson and the DHHL Planning Office.

Opportunities

This method would streamline regulatory review and clarify legal uncertainties that often lead to confusion of lessees and agency staff alike. The potential opportunities and benefits are summarized below:

- Clarifying DHHL's CZM authority would streamline the process to review proposed development in shoreline areas while reducing jurisdictional confusion. Likewise, it would support DHHL in exercising its fiduciary duty while empowering the Department to ensure compliance with the objectives and policies of HRS Ch. 205A on its lands.
- Providing a consistency review would be less onerous and costly for beneficiaries and lessees.
- This process would help to standardize procedures for all counties. This would allow DHHL to more efficiently review and approve proposed projects as being in compliance with relevant environmental regulations. The capacity burden on DHHL would be significantly reduced.
- While operationalizing this approach would be strengthened by amendments to the HRS and HAR, it would not require major changes or overhauls to the overall CZM framework. See for example proposed amendments in the Legal Assessment to HRS Ch. 205A to expressly recognize DHHL's authority to conduct SMA review on HHL.[6]
- This strategy would be supportive of a broader shift to a regional approach to shoreline mangagement and planning on HHL that could more effectively incorporate mauka-makai connections. Such an approach would be consistent with statewide efforts to adopt to an integrated regional shoreline management model that better incorporates Native Hawaiian ecological knowledge and practices.
- There is strong beneficiary and commissioner support for this method based on interviews conducted early on in this project.

Challenges

While straightforward in many respects, this method may also encounter some challenges as summarized below:

- It would require DHHL to hire at least one or two dedicated CZM planners which may be a challenge for an agency with documented funding and capacity constraints. Adding additional duties to current staff may provide hurdles to the implementation of this recommendation, which if not addressed may lead to further frustration and confusion of lessees interacting with this system.

[6] Solutions Pacific. Hawai'i Coastal Zone Management and Hawaiian Homes Commission Act Legal Analysis (internal report, OPSD CZM, 2025), pp. 18-19.

- While the method is relatively straightforward legally for lessees, there is more legal uncertainty surrounding licensees[7]. For this reason, this method may not be applicable in that circumstance, and may require an alternate process, such as an MOU with County agencies, to resolve issues that may arise for licensees located in the SMA.
- Despite the strength of existing laws in supporting this method, there is the potential need to amend HRS Ch. 205A to resolve some legal ambiguity, such as proposed language in the Roadmap. Amending HRS Ch. 205A, while feasible, faces additional political and practical barriers due to the necessary legislative process to do so.

Design a New Coastal Zone Management Program Within DHHL

Overview

A final strategy under consideration is the creation of a new CZM program within DHHL. Unlike the current county-led CZM process, this program would be designed specifically for DHHL's needs. By establishing its own CZM program, DHHL could directly regulate and monitor activities within the SMA on trust lands, ensuring that both beneficiary priorities and cultural values are considered and integrated into the program. Under this strategy, DHHL could design a CZM program that reflects values of Hawaiian stewardship and ensures that beneficiary priorities are considered while remaining compliant with the federal CZMA.

For example, under this strategy, DHHL could choose to delineate new SMA boundaries to implement special controls on development in accordance with HRS Ch. 205A, mirroring how each county is responsible for setting its SMA boundaries. DHHL could seek concurrence from OPSD on the new boundaries, if desired.

Creating a CZM program within DHHL would allow DHHL to exercise its statutory authority, embed Hawaiian values into CZM, and ultimately better support DHHL beneficiaries. Project outreach revealed opportunities to compare this strategy to models of sovereignty and coastal resource management for Federally recognized Indian Tribes on the U.S. Mainland, reinforcing the ability for DHHL to create its own CZM program while demonstrating compliance with federal law. Federally recognized Tribes are still required to meet federal environmental laws and therefore have clearly written requirements that are similar to or stronger than their state counterparts' laws. Those requirements support the federal environmental requirements, while also underlining and reinforcing indigenous values.

Implementation

Under this strategy, the following DHHL-specific CZM program process is proposed:

1. Draft and Adopt Legislation and/or Rules
    a. Draft and adopt legislation and/or rules to establish DHHL as the sole authority reviewing and approving proposed development and other activities in coastal areas on DHHL lands.
2. Draft and Adopt Administrative Rules

[7] Solutions Pacific. Hawai'i Coastal Zone Management and Hawaiian Homes Commission Act Legal Analysis (internal report, OPSD CZM, 2025).

   a. Draft and adopt administrative rules of practice and procedure that clearly convey roles and process for implementation, including enforcement and appeals.
3. Create a DHHL CZM program
   a. DHHL would create a program for their CZM own workflow and regulatory pathway that reduces delays, costs, and duplicative efforts.
   b. The DHHL CZM program would align with the federal CZMA while reflecting the unique features of DHHL trust lands.
4. Establish a DHHL CZM Division
   a. DHHL would create a CZM division within their planning office and assign a division manager who will oversee DHHL's CZM Program and CZM staff on each island. It is expected that DHHL would have to hire five (5) staff members, at minimum, to establish a functional CZM division.
5. Train DHHL Staff for Capacity Building
   a. DHHL would train their planning staff on shoreline management, standardize CZM processes, and build internal program capacity.
6. Amend SMA Boundaries
   a. DHHL would amend their SMA boundaries to reflect ecological and cultural realities, integrate Hawaiian values, and ensure federal CZM compliance.

Opportunities

- DHHL could draft program rules and policies that reflect unique beneficiary needs identified during site visits, while also protecting traditional, cultural, and natural resources within the SMA.
- The unique DHHL program could incorporate Hawaiian values, practices of land stewardship, and other traditional ecological knowledge (TEK) by aligning management decisions with a Hawaiian worldview. Examples could include creating a DHHL coastal resource management framework to protect coastal habitats and uphold traditional and customary access rights. In addition, it could support consideration of larger scale mauka (landward) to makai (seaward) land management models similar to the ahupua'a system.
- DHHL could look to delineate its own coastal zone boundaries, rather than relying on county-drawn SMA lines. The current statewide SMA boundaries were drawn in the 1970s and often fail to reflect actual coastal hazards. For example, in Nānākuli, SMA boundaries extend mauka of the highway despite reefs and coastal features holding the shoreline fixed therefore not at risk of shoreline erosion or impact in the same way as nearby sandy shorelines. Currently, each county may amend its SMA boundaries as necessary to further CZM objectives and policies. The contraction of county SMA boundaries is currently subject to lead agency review and determination, which is OPSD. Under this strategy, DHHL could instead be the lead agency to oversee SMA boundary amendments on trust lands. This would enable DHHL to amend a SMA delineation that is responsive to land and beneficiary needs, while removing the bureaucratic barriers preventing the Department's from fulfilling its duty of supporting and housing its beneficiaries.
- DHHL could clearly articulate how its program meets federal CZM law requirements, similar to how tribes in Washington and other states have demonstrated federal compliance while exercising sovereignty.

- By embedding shoreline hazard analysis into its three-tier planning process, DHHL could proactively address issues such as shoreline retreat, flooding, and sea level rise, ensuring beneficiaries are informed and protected. Federally recognized tribes in the continent often work with land trusts, counties, nonprofits, and community-led groups to strengthen shoreline resilience. DHHL could adopt and support similar partnerships in its unique context and authority here in Hawai‘i.

Challenges

Despite its promise, creating a new CZM program specific to DHHL presents significant challenges:

- Building a DHHL specific CZM program from scratch requires staffing, training, and technical expertise that is not currently present within DHHL and would require a large staffing lift.
- Extensive engagement and consultation with beneficiaries would be necessary to ensure the program reflects community priorities and trust obligations.
- Developing new shoreline setback policies, permitting workflows, and compliance checklists would require extensive amounts of time and resources.
- Counties have bundled SMA permitting with other land use requirements unrelated to coastal hazards. Separating DHHL’s authority from these processes would require careful negotiation to avoid duplication or conflict.

RECOMMENDED STRATEGY

Based on the information provided in the two foundational assessments, interviews and site visits conducted as part of this project, and the analysis of each strategy provided in this report, the recommendation is that DHHL pursues the strategy "**Clarify CZM Authorities of the DHHL on HHL**." Clarifying DHHL's CZM authority is recommended to streamline permitting, reduce confusion and delays for beneficiaries, clarify jurisdiction, and better align CZM with DHHL's fiduciary duties and stewardship role over its coastal lands. This approach would align with the goal of reconciling DHHL's land use autonomy with the CZM objectives and policies outlined in HRS Ch. 205A.

The recommendation of this strategy to achieve overarching project goals is due to several key factors:

1. **Current Challenges:** Existing CZM jurisdiction, permitting and enforcement on DHHL lands are unclear and inconsistent, leading to delays, confusion, and higher costs for beneficiaries trying to navigate county-led CZM processes. This procedural ambiguity frustrates beneficiaries and impacts their ability to make timely improvements while exposing DHHL to greater fiduciary risk.
2. **DHHL's Unique Role and Authority:** DHHL holds sovereign land use authority over HHL which overlaps with county CZM jurisdiction. Delegating CZM authority to DHHL would clarify jurisdictional confusion and assert DHHL's constitutional land use powers more clearly, reducing legal uncertainty.
3. **Improved Beneficiary Support:** By avoiding replication of the SMA permitting oriented processes employed by the counties, DHHL could streamline the process for beneficiaries and lessees to have projects reviewed and approved. This would allow for basic infrastructure improvements that have been prevented or discouraged under the current system, improving safety and environmental quality for beneficiaries, lessees, and the general public alike.
4. **Operational Efficiency:** Clarifying DHHL's authority would allow the Department to integrate HRS Ch. 205A review with its internal lease and land use processes. This consolidation would avoid duplication, reduce confusion, and minimize delays while ensuring consistent application of the policies and objectives in HRS Ch. 205A.
5. **Capacity and Implementation:** Although taking on responsibility for implementing CZM on HHL lands would require building capacity in DHHL (such as hiring CZM planners and training staff), this report sees this as feasible. Delegation is a practical path to improved coastal management that balances DHHL's fiduciary responsibilities with federal and state CZM objectives.

Concurrently with this recommendation, developing internal processes would be critical. This was found in both foundational assessments and is reiterated in the Roadmap. Strengthening the consistency and process of project review would have both operational and legal benefits. This could include training to support staff review, completing the modernization project that would allow integration of GIS-based software that could flag coastal properties at the beginning of a review process, and having standard language to discuss and respond to inquiries. These operational procedures, in addition to creating efficiencies and reducing confusion, could also mitigate against potential future claims that DHHL has waived the HHC's authority in favor of the counties.

The Roadmap developed for this project provides a detailed description of the activities and strategy needed to implement the recommended strategy of clarifying CZM authority of the DHHL on HHL.

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HAWAIIAN
HOME LANDS

INTEGRATING COASTAL ZONE MANAGEMENT IN HAWAIIAN HOME LANDS

Roadmap to Implementation:

Clarifying Coastal Zone Management Authorities of the Department of Hawaiian Home Lands

MARCH 2026



Prepared by

KAHĀLĀWAI CONSULTING LLC

MANAGING ENVIRONMENTAL CONFLICT

ITEM G-3
EXHIBIT C

EXECUTIVE SUMMARY

This report outlines a strategy to clarify and strengthen the Department of Hawaiian Home Lands' (DHHL) role in Coastal Zone Management (CZM) on Hawaiian Home Lands (HHL). Currently, federal, state, and county CZM frameworks do not clearly define DHHL's authority, particularly in Special Management Areas (SMA) governed by Hawai'i Revised Statutes (HRS) Chapter 205A. This ambiguity has created regulatory uncertainty for beneficiaries, homestead communities, and state and county agencies, and has complicated coastal resource management and land use on HHL.

This roadmap builds on prior project deliverables, including legal analysis, internal practice assessments, and case studies of coastal homestead communities, to identify a preferred path forward. While several strategies were evaluated, the primary recommendation is to clarify DHHL's CZM authority through targeted amendments to HRS Chapter 205A. These amendments would formally recognize the Hawaiian Homes Commission as an "authority" for CZM on Hawaiian Home Lands and allow DHHL to fulfill coastal management responsibilities by aligning its internal policies and procedures with the objectives and policies of the state's CZM program.

Two core statutory amendments are proposed. The first ("Authority Amendment") would explicitly recognize DHHL's prerogative to act as a CZM authority under HRS Chapter 205A and make related technical amendments to ensure consistency with DHHL's trust responsibilities to beneficiaries. The second ("Alignment Amendment") would allow DHHL to meet CZM obligations by aligning its internal rules and procedures with the policy objectives of the state CZM law rather than replicating county-style permitting systems. Together, these amendments would clarify jurisdiction, reduce regulatory conflicts with county processes, and provide DHHL flexibility to implement a consistency-based review approach tailored to the needs of Hawaiian Home Lands.

The report also recommends complementary administrative and operational steps, including establishing one or two CZM planner positions within the DHHL Planning Office, developing internal consistency review procedures modeled in part on the federal CZM consistency process, and improving workflows so coastal considerations are addressed early in planning and land disposition processes. Additional opportunities include updating DHHL planning documents to incorporate CZM principles, improving coordination with counties through memoranda of understanding, strengthening staff training, and modernizing internal systems to identify parcels located within SMAs or shoreline setback areas.

Collectively, these actions provide a practical roadmap for improving coastal governance on Hawaiian Home Lands by clarifying DHHL's authority, strengthening internal coordination, and supporting protection of coastal resources while enabling responsible homestead development.

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INTRODUCTION

Federal, state, and local Coastal Zone Management (CZM) laws are largely silent regarding the jurisdiction of the Department of Hawaiian Home Lands (DHHL) and its governing Hawaiian Homes Commission (HHC) over CZM on Hawaiian Home Lands (HHL). This has been particularly true within the Special Management Area (SMA), areas along the shoreline that under Hawai'i Revised Statutes (HRS) Chapter 205A are delineated by the counties and have special controls on development. Notably, there is no available information that counties designated SMA boundaries on HHL in consultation with DHHL or the HHC. These HHL in the SMA include existing homestead lots, lands used for beneficiary projects, and important biocultural resources. The resulting uncertainty has created obstacles to DHHL carrying out its Congressional mandate to administer a program for native Hawaiian homesteading, has diminished beneficiaries', lessees', and licensees' ability to utilize HHL, and has been an obstacle to more integrated management of the coastal zone by responsible agencies.

The project "Integrating Coastal Zone Management in Hawaiian Home Lands" was conceived as a response to these dilemmas. This report ("Roadmap to Implementation: Clarifying Coastal Zone Management Authorities of the Department of Hawaiian Home Lands") is one of five related products of the overall project, and grows out of the analyses in these deliverables. These other deliverables were:

- An assessment of the current CZM practices within DHHL;[1]
- An assessment of the CZM legal framework under which the Counties and DHHL operate; [2]
- A series of case studies conducted at existing coastal homestead communities across the pae 'āina (archipelago) that have encountered challenges in navigating existing CZM processes;[3] and
- A Strategy and Recommendations Report.

This report presents a roadmap for implementing some of the findings of the Strategy and Recommendations Report. The strategies reviewed in that report are:

1) Status Quo (continuing ad hoc addressing of CZM issues as they arise)
2) Internal DHHL Recommendations (improving some DHHL processes)
3) Memoranda of Understanding (drafting agreements with each county on jurisdiction and processes)
4) Integration of DHHL Staff in the county planning departments

[1] Kahālāwai Consulting. *Assessment of Current DHHL Practices* (internal report, OPSD CZM, 2025).
[2] Solutions Pacific. *Hawai'i Coastal Zone Management and Hawaiian Homes Commission Act Legal Analysis* (internal report, OPSD CZM, 2025).
[3] SSFM International. *Case Study Analysis Report* (internal report, OPSD CZM, 2025).

5) Development of Full Service CZM staff at DHHL District Offices
6) Delegation of Coastal Zone Management to DHHL (clarifying DHHL jurisdiction through amendments to state law)
7) Design of a new Coastal Zone Management Program for DHHL (development of a full-fledged CZM program in DHHL comparable to existing county programs).

The primary recommended strategy, as indicated in this Report title, is to clarify DHHL CZM authorities, by amending state law. That noted, aside from maintaining the status quo – which the project team does not recommend – the analyzed strategies are not all mutually exclusive. Any of the other strategies would benefit from the drafting and adoption of Memoranda of Understanding with each county clarifying jurisdiction and processes. Similarly, improvement of DHHL internal processes is a flexible action that is recommended and would increase the efficacy of other strategic actions.

The advantages and challenges with each of the strategies and their variants are discussed more fully in the Strategies and Recommendations report. Here, we focus on describing a roadmap for the primary recommended path forward – clarify DHHL CZM authorities, by amending state law, in order to develop a program within DHHL to review projects on HHL for their consistency with HRS Ch. 205A.

This report provides a roadmap for **Amending HRS Ch.205A** to clarify DHHL's prerogative to act as an authority under HRS Ch. 205A, and DHHL's specific power to align its policies and procedures to meet the policies and objectives of that law, and to review projects with a policy-based consistency model. In addition, Gaps and Opportunities identified in the earlier Assessment report serve as a starting point for **developing internal DHHL processes** to align DHHL policies and procedures to address the dilemmas that have arisen regarding CZM on HHL.

DHHL has deep capacity and experience in working on passing legislation, updating DHHL planning documents, and adopting administrative rules to implement these changes. Due to this expertise in the Department, these necessary steps are not addressed in this Roadmap.

Although certain actions should occur in sequence—such as statutory amendments preceding administrative rule adoption—the overall implementation effort does not need to proceed in a strictly linear manner. Many activities can be undertaken concurrently depending on DHHL's capacity. For example, DHHL may choose to prioritize amending its planning documents prior to creating the legal framework and to inform the legal framework.

The Strategy and Recommendations Report, as well as the other products created through the project, would support implementation of the Roadmap, and are useful measures if employed in the development of a DHHL Program Plan for CZM.

The DHHL Planning System, Program Plans, and this Project and Roadmap

The Department of Hawaiian Home Lands Planning Office is one of a number of offices and divisions in the Department. It is responsible for implementation of the DHHL Planning system, which is laid out in the DHHL General Plan and is guided by Hawai`i Administrative Rules (HAR) Title 10, Chapter 4, Subchapter 4 Planning System (HAR § 10-4-4). The Planning System provides a long-term and comprehensive perspective that supports the HHC, the DHHL and its beneficiaries in realizing the mission, goals, and objectives of the Hawaiian Homes Commission Act (HHCA).

The Planning System has three tiers:

> **Tier 1**: The General Plan, which identifies long-term goals, articulates a vision, and organizes priorities for DHHL and the HHC.
>
> **Tier 2**: Strategic Program Plans and Island Plans, which focus on statewide programs and policies as well as island-specific land use projections.
>
> **Tier 3**: Regional Plans and Area Development Plans, which identify and address issues and opportunities relative to existing homestead communities and their future development.

Adoption of the actions described in this Roadmap Report could collectively be considered to be the establishment of a Tier 2, Strategic Program Plan. The relevant HAR describe the process steps that would be needed to adopt a DHHL CZM Program Plan. Program Plan initiation is guided by HAR § 10-4-56 (b):

> Program plans. Program plans are statewide plans that inform or carry out general plan policies and priorities for specific functional areas, such as but not limited to affordable housing, native Hawaiian development, energy, disaster preparedness, community resiliency, agriculture, and water resources. Program plans may be specified in the general plan or initiated by the chairman. To initiate a program plan, the chairman shall propose the subject matter of the plan to the commission, and upon a majority vote in favor, proceed with the preparation of the plan.

Beneficiary consultation – guided by the Beneficiary Consultation Policy – is required for adoption of any Program Plan, prior to approval of the plan by a majority of the HHC, as described in HAR § 10-4-54 (a):

> Adoption. All plans in each of the three tiers shall be adopted by a majority vote of the commission. Any comprehensive update or interim amendment requires a majority vote of the commission to be effective. Beneficiary consultation shall be required as part of any comprehensive update or interim amendment.

As noted earlier, this roadmap report, the Strategy and Recommendations Report, and the work products that support these two documents, could serve as resources that will inform DHHL initiation of individual recommendations, or over the longer term adoption of a Coastal Zone Management Program Plan.

AMENDING HRS Ch. 205A TO CLARIFY DHHL CZM AUTHORITIES

As described in the Strategy and Recommendations Report, clarifying DHHL's authority over Coastal Zone Management is the recommended overall direction that resulted from this study. In particular, based in significant part on case studies and interviews with DHHL staff, beneficiaries, and HHC members, DHHL should clarify and assert its authority over CZM on HHL, but avoid replicating the permit-oriented processes employed by the counties. This recommendation could be implemented in conjunction with pursuing two core amendments to HRS Ch. 205A along with some other associated modifications to the law.

Core Amendment One – The "Authority" Amendment

First, the definition of "Authority" in HRS §205A-1 should be amended to clarify that DHHL has the authority to implement CZM on HHL. While there are well justified interpretations of the HHCA that conclude this authority already exists, this would clarify that DHHL could expressly exercise CZM authority under HRS §205A and provide additional assurance and clarity for state and county agencies.

HRS §205A-1 currently empowers "authorities" to implement much of the state's CZM program and defines them as follows:

> "Authority" means the county planning commission, except in counties where the county planning commission is advisory only, in which case "authority" means the county council or such body as the council may by ordinance designate. The authority may, as appropriate, delegate the responsibility for administering this chapter.

With the proposed amendment, the definition would read (new language underlined and bolded):

> "Authority" means the county planning commission, except in counties where the county planning commission is advisory only, in which case "authority" means the county council or such body as the council may by ordinance designate. **On Hawaiian Home Lands, the Hawaiian Homes Commission may act as an authority**. The authority may, as appropriate, delegate the responsibility for administering this chapter.

Additionally, the following provisions should be amended as follows to 1) address areas where "authority" obligations may conflict with beneficiary interest; and / or 2) for legal consistency:

Provision	What It Is	Amendment
HRS §205A-22	Definitions Section (pertaining to Part II Special Management Area)	Amend definition of "Department" to include DHHL
HRS §205A-26(1)(b)	Special management area guidelines requiring "Adequate and properly located public recreation areas and wildlife preserves are reserved;"	Amend to exempt DHHL from providing public recreation areas on trust lands
HRS §205A-26(2)(c)	Special management area guidelines requiring "(C) That the development is consistent with the county general plan, community plan, and zoning; provided that a finding of consistency shall not preclude concurrent processing where a general plan, community plan, or zoning amendment may also be required."	Amend to exempt development on HHL from consistency with the county general plan, community plan, and zoning
HRS §205A-29	Special management area use permit procedures requiring that the "authority in each county, upon consultation with the central coordinating agency, shall adopt rules under chapter 91 setting the special management area use permit application procedures…."	Amend to include language clarifying that DHHL shall adopt rules for permit or project review procedures that are applicable to all lands under its jurisdiction and not on a county-by-county basis
HRS §205A-30	Emergency and minor permits requiring that "Each county authority shall provide specific procedures consistent with this part. . . . "	Amend to strike the word "county" to make the provision applicable to DHHL
HRS §205A-41	Definitions (pertaining to Part II Shoreline Setbacks)	Amend definition of "Department" to include DHHL
HRS §205A-45	Shoreline setback lines established by county enabling the "the several counties through rules adopted pursuant to chapter 91" to require shoreline setbacks greater than those required in the HI CZMA and to expand the designated shoreline area	Amend to include DHHL

As DHHL conducts further legal review and consultation with beneficiaries, possibly through the Policy Program Plan adoption process and / or other activities, additional amendments may be

identified to operationalize the inclusion of the HHC and or DHHL as a defined "authority" while meeting DHHL's obligations to its beneficiaries.

This is the first of two core amendments recommended. Acting as an authority without further clarification could theoretically require DHHL to fulfill the responsibilities of an "authority". Such responsibilities include establishing and implementing a Special Management Area (SMA), a related permitting or project review system, along with shoreline setbacks. Notably, the ability to redraw the SMA on its own would make significant sense for some areas where HHL has naturally hardened shorelines like the uplifted reefs on its lands in Nānākuli, Oʻahu. However, it is important to note and it is clarified further below that the redrawing of SMA lines in conjunction with existing county processes could be accomplished via a process outlined in Memoranda of Understanding.

Indeed, because of the strong desire from interviewees and real capacity constraints within the DHHL, the recommended strategy is at this time not to pursue a permit centric CZM program akin to existing county programs, but move towards a consistency based evaluation process that can be informed by federal consistency reviews in Hawaiʻi, the CZM consistency review for Kalawao County (Kalaupapa), and tribal processes elsewhere in the US. To best accomplish this, a second amendment is recommended.

Core Amendment Two – The "Alignment" Amendment

In conjunction with amending the definition of "authority" and related provisions described immediately above, a provision should be added either to HRS §205A-4 or in a new section clarifying that DHHL may fulfill its obligations under this chapter by aligning its procedures and rules to fulfill the objectives and policies set forth in HRS §205A-2.

This "alignment" amendment clarifies that instead of acting as an authority in the manner currently exercised by the counties through a permit-centric process, DHHL may choose instead to align its internal CZM procedures and rules in a manner that is consistent with the objectives and policies under HRS § 205A-2. Thus, to ensure flexibility, it is recommended that DHHL concurrently seek to amend HRS Ch.205A to include a provision that states:

> The Department of Hawaiian Home Lands may fulfill its obligations under this chapter by aligning its procedures and rules with the objectives and policies set forth in HRS § 205A-2.

This language could be inserted into HRS § 205A-4, which would read as follows after such amendment (newly added language underlined and boldfaced).

> HRS § 205A-4 Implementation of objectives, policies, and guidelines

(a) In implementing the objectives of the coastal zone management program, the agencies shall give full consideration to ecological, cultural, historic, esthetic, recreational, scenic, and open space values, and coastal hazards, as well as to needs for economic development.

(b) The objectives and policies of this chapter and any guidelines enacted by the legislature shall be binding upon actions within the coastal zone management area by all agencies, within the scope of their authority.

(c) The Department of Hawaiian Home Lands may fulfill its obligations under part II and part III of this chapter by aligning its procedures and rules with the objectives and policies set forth in HRS § 205A-2.

How the Core Amendments Work Together

These amendments may be pursued jointly or separately, however, pursuing both amendments at once clarifies DHHL's exclusive jurisdiction over land use on HHL and DHHL's discretion in how it fulfills its obligations under HRS Ch. 205A. Enacting both amendments concurrently would also assure DHHL's flexibility to pursue a consistency review process, to act as a traditional "authority" under HRS Ch.205A if it so chooses, or to devise an entirely new CZM process that aligns with HRS Ch. 205A. Memoranda of Understanding between DHHL and each county, in conjunction with the ability of "authorities" to delegate responsibilities, can also be used to aid in any transitions over time.

DHHL Capacity

Through discussions with DHHL staff and beneficiaries, this report acknowledges the capacity constraints at DHHL. Therefore, as part of the implementation of this strategy, it is recommended that DHHL hires one or two full-time Coastal Zone Management (CZM) planners, to be housed in the DHHL Planning Office. Initially, the planners would help set up and develop the consistency processes by which projects on HHL will be evaluated for alignment with HRS Ch. 205A. Once processes are established, the planners would evaluate actions within the Special Management Area for consistency with HRS Ch.205A and make a determination of concurrence, add conditions for the applicant to meet the goals of HRS Ch. 205A, or find the action inconsistent with HRS Ch. 205A. Planners would also support applicants by providing guidance and education on the purposes of coastal zone management, and could develop and implement other initiatives designed to advance best practices in CZM, support implementation of the state's Ocean Resources Management Plan, work with beneficiaries on designing and implementing coastal restoration projects, etc.

A Potential Model: Federal Consistency Review

One potential model for DHHL to use as a basis for its own consistency review process is the Federal Consistency Review process which currently exists for federal agencies in Hawai‘i. In the Federal Consistency Review process, authority lies with the State Office of Planning and Sustainable Development (OPSD), as described below. Under the proposed DHHL model, the HHC would have the authority to review actions for consistency with HRS Ch.205A and could delegate that responsibility to the DHHL Planning Office in the same way that county planning commissions tend to delegate their authority to county planning departments.

Federal consistency provides a clear model of an existing review process in Hawai‘i which ensures that actions are consistent with the objectives and policies set forth in HRS Ch.205A. DHHL could use the existing federal consistency checklist, as well as the process followed by the Department of Health for administering CZM in Kalawao County, as a starting point to develop its own internal processes.

What is Federal Consistency Review?

Under Federal Consistency Review, when a federal agency proposes an action that may affect Hawai‘i’s coastal zone—such as federal construction, issuance of a federal permit or license, or approval of federal funding—the federal agency must prepare and submit a consistency determination or certification to the Office of Planning and Sustainable Development (OPSD). This submission explains how the proposed action is consistent, or will be made consistent to the maximum extent practicable, with Hawai‘i’s enforceable coastal policies, which are primarily drawn from HRS § 205A-2.

OPSD reviews the proposed action by evaluating the coastal effects of the federal action and whether those effects align with Hawai‘i’s coastal objectives and policies. In a consistency review, OPSD may concur with the determination, concur with conditions, or object if it finds the action inconsistent with the State’s coastal policies.

DEVELOPING INTERNAL PROCESSES TO ALIGN DHHL PROCEDURES WITH HRS Ch.205A

As a preliminary effort, which can be taken prior to any adoption of legislative changes or administrative rule adoption, DHHL can begin to address some of the gaps and opportunities identified in the *Assessment of Current DHHL Practice*s (internal report, OPSD CZM, 2025) produced earlier in this project, reproduced here.

Gap	Opportunity
DHHL plans do not consistently incorporate coastal zone management principles.	Amend or update the DHHL Island and Regional Plans to incorporate coastal zone management principles (HI CZMA HRS § 205A-2) and to provide a consistent approach to managing lands located within the county designated SMA.
Inconsistent consideration of whether lands are located within the SMA during land dispositions.	Create a standardized workflow that discloses to lessees and licensees when subject properties are located within the SMA and provides notice of any additional obligations under the HI CZMA.
In part due to inconsistent communication between DHHL divisions, there is inconsistent consideration of SMA issues during land dispositions and other activities on DHHL lands.	Create a standardized workflow that triggers review by the DHHL Planning Office early in the planning process any time a parcel located in the SMA or along the shoreline is implicated. This should also include providing disclosure and notice to lessees and licensees that the subject properties are located within the SMA and additional considerations and obligations may exist.
Consultants for DHHL are providing inconsistent positions in environmental documents and correspondence regarding DHHL's obligations under the HI CZMA.	Prepare and distribute a memorandum to all planning and permitting consultants working on behalf of DHHL outlining DHHL's position regarding the applicability of county SMA permitting requirements to projects on DHHL lands within the SMA. Develop letter templates with standardized language regarding DHHL's CZM rights and responsibilities.
Inconsistent interpretation of county jurisdiction over activities located on Hawaiian Home Lands within the SMA.	Establish memoranda of agreement with the counties clarifying whether activities on DHHL lands located within the county designated SMA and/ or shoreline setback area must undergo county SMA permitting and comply with shoreline setbacks. The memorandum with Hawai`i County is a possible model.

Gap	Opportunity
DHHL beneficiaries may receive different directions depending on the DHHL or county staff person they communicate with.	Develop HI CZM and SMA training for both DHHL staff and county Planners. Provide letter templates with standardized language regarding DHHL's CZM rights and responsibilities.
Inability to identify and view whether a parcel is within the SMA.	Modernization of DHHL's internal systems to include a client/customer relation platform management tool and GIS system to flag lots within the SMA will enable DHHL to share information effectively across its internal divisions and to identify potential SMA or shoreline issues related to a parcel's location.
Shoreline hardening projects along sandy beaches are no longer permissible under Act 16, SLH 2020, unless through due process to seek a Variance and Approval from county planning commissions.	Incorporate into standardized workflow the consultation between the DLNR-OCCL, County Planning Department and DHHL on these matters and encourage ongoing collaboration to address such issues that arise.

CONCLUSION

The strategy to clarify the Coastal Zone Management Authorities of the Department of Hawaiian Home Lands offers a clear and actionable path toward improving coastal resource management on Hawaiian Home Lands while strengthening DHHL's ability to fulfill its trust responsibilities. By clarifying DHHL's authority set forth in the HRS Ch.205A, DHHL will make it feasible to align CZM on HHL with its mission, provide clarity to beneficiaries, and reduce longstanding jurisdictional confusion that has hindered homestead development and maintenance.

This roadmap outlines two core amendments to HRS Ch. 205A to clarify that DHHL has the legal authority to implement CZM on HHL, and ensure the flexibility to pursue a consistency-based approach to implementation, while providing flexibility to evolve into a permitting approach in the future.

STATE OF HAWAIʻI
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

To: Chairman and Members, Hawaiian Homes Commission

From: Lillie Makaila, Acting Planning Program Manager

Subject: For Information Only – Status Update on Plan Implementation in the Koʻolaupoko Moku, Waimānalo Regional Plan and Oʻahu Island Plan

Recommended Action

None; for information only.

Background

By request of the Chairman, the Planning Office provides the HHC with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For August 2025, the Planning Office will be providing an update on DHHL plans related to the Koʻolaupoko Moku, Waimānalo Regional Plan and Oʻahu Island Plan.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

Oʻahu Island Plan Policies Related to the Koʻolaupoko Moku:

The purpose of each DHHL Island Plan is to:

(1) Provide a comprehensive resource for planning and land management purposes;

(2) Establish Land Use Designations(LUD)for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and

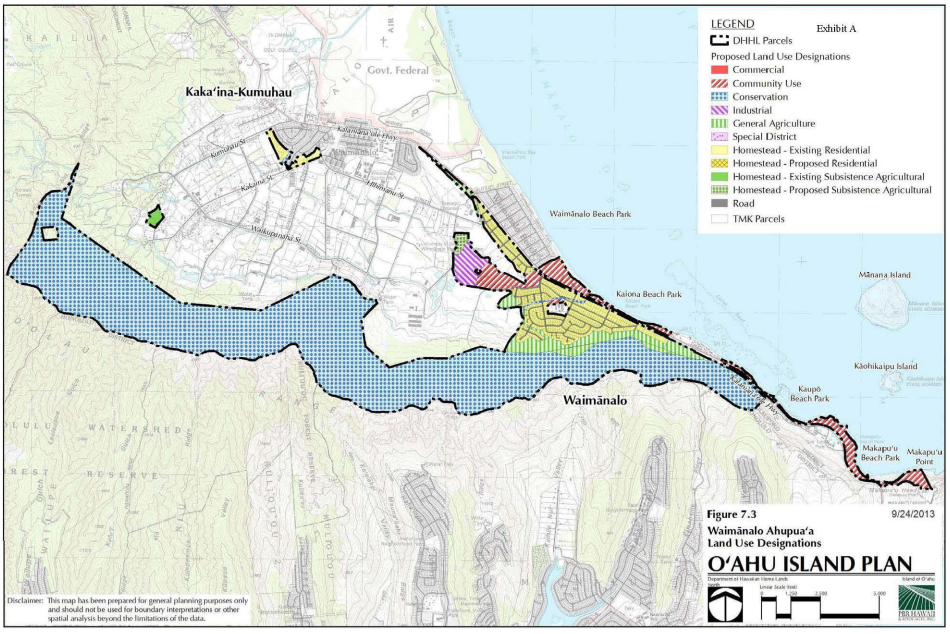
(3) Identify island-wide needs, opportunities, and priorities.

The O‘ahu Island Plan (OIP) was adopted by the HHC in 2014. The Island Plan delineated four planning regions, or moku, for the island of O‘ahu: Wai‘anae, ‘Ewa, Kona, and Ko‘olaupoko. The OIP identifies seven land use designations (LUD)in the Ko‘olaupoko Moku. In Table 1, columns two and three (colored green) report the amount of LUD acres in the Ko‘olaupoko Moku and the percentage that these acres represent for the region. Column three (colored yellow) provides a comparison of Ko‘olaupoko Moku LUD acres to the amount of LUDs acres on O‘ahu for each category. Maps 1, 2 and 3 show the location of the LUDS in the region.

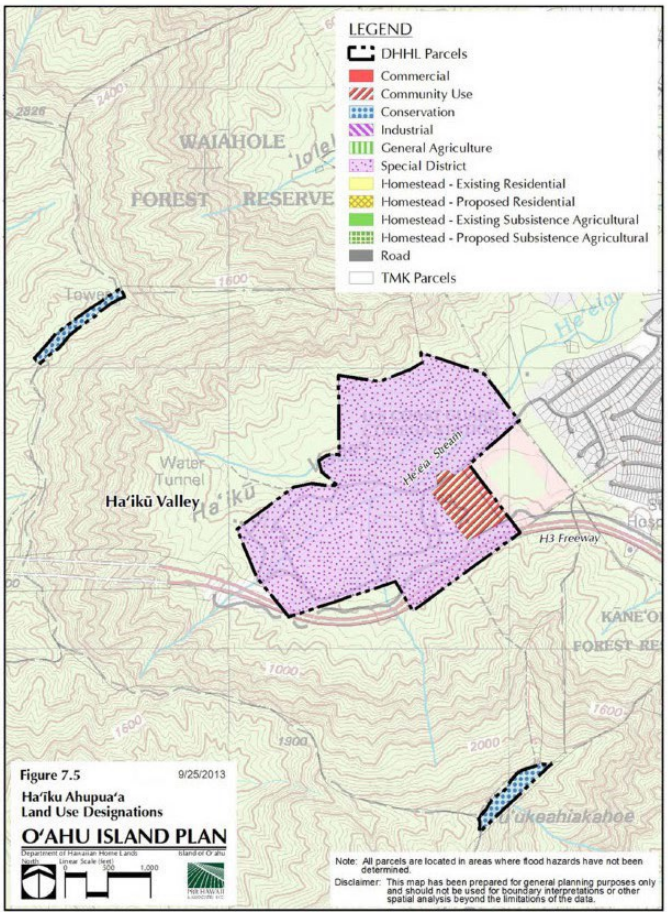
Table 1: Ko‘olaupoko Moku LUD Acres

2014 O‘ahu Island Plan Land Use Designation (LUD)	Ko‘olaupoko Moku Acres	Percent of LUD in Ko‘olaupoko Moku	Percent of LUD on O‘ahu
Residential	210	10%	13%
Subsistence Agriculture	30	1%	14%
Industrial	35	2%	5%
General Agriculture	105	5%	11%
Community Use	130	6%	41%
Special District	130	6%	52%
Conservation	1,435	70%	55%
TOTAL	2,075	100%	29%

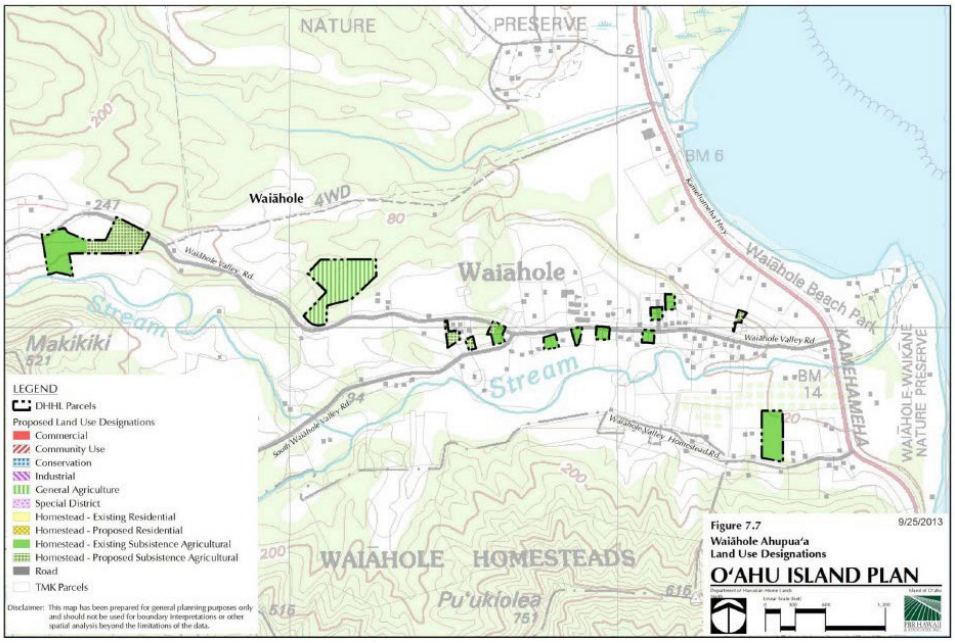
Map 1: Waimānalo LUD Map



Map 2: Haʻikū LUD Map



Map 3: Waiāhole LUD Map



Oʻahu Island Plan Implementation Status

Since its adoption in July 2014, no suggested land use amendments or updates to the Koʻolaupoko Moku are being considered at this time in the OIP. In 2018, DHHL completed the process to acquire a 50-acre parcel commonly known as "Wong Farm" from the Department of Land and Natural Resources. DHHL has contracted a consultant to conduct the planning and design to develop additional homestead opportunities for O`ahu Island waitlist applicants.

The consultant is completing technical studies to be used for compliance with Chapter 343, HRS and Chapter 6E, HRS as well as Ka Paʻakai Framework Analysis. As the technical studies for due diligence are completed, the consultant will be reaching out to relevant agencies and stakeholders with early consultation letters. Early consultation letters are an opportunity for stakeholders to share any specific information or studies that they believe should be included in the preparation of the environmental disclosure document. It is also an opportunity for stakeholders to engage in the preparation of the documents. The project team will reach out to the homestead association in the region, and will be providing a briefing to the Waimānalo Neighborhood board #32 at their regular meeting in April 2026 to provide a status update on the proposed development, and to solicit input during the early consultation process.

This project is sited on 52 acres, and will be designed to produce both residential and agricultural homestead awards. Residential lots will be located on approximately 60% of the total acreage, and subsistence agricultural lots will be approximately 40% of the total acreage. This is responsive to the need to address both the Waimānalo Area Waitlist, currently with over 500 applicants, and the Regional priority project which asks the Department to create more agricultural homestead awards in the region.

In the coming months, the projected total homestead lots will be finalized, and project lease awards will be able to be awarded to applicants on both the residential and agricultural waitlists.

Waimānalo Regional Plan

The Waimānalo Regional Plan Update was adopted in September 2024. Outreach with Waimānalo beneficiaries through the planning process identified the following Priority Projects:

(1) Create More DHHL Agricultural Homesteads in Waimānalo

(2) Kauhale Waimānalo

(3) Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need to build, make improvements, do renovations, and have assessments of their lots within three (3) years

(4) Waimānalo Business Park

(5) Allow extensions in perpetuity for homestead lots

Waimānalo Regional Plan Implementation Status

Table 2 Priority Projects identifies the "project champion" as well as summarizes the status of each regional plan Priority Project.

Table 2: Priority Projects

PRIORITY PROJECTS	PROJECT CHAMPION	STATUS
Create More DHHL Agricultural Homesteads in Waimānalo	DHHL	• Currently two (2) sub. ag lessees. • Continue development of the "Wong's Farm" parcel and include agricultural homestead lots in this development. • Identify additional lands in Waimānalo that may be suitable for agricultural homesteading.
Kauhale Waimānalo	Waimānalo Hawaiian Homestead Association (WHHA)	• Identify a site and acquire site control (Potential to be sited along with the Waimānalo Business Park). • Funding for the project. • Due diligence, planning, design, permitting and construction. • HHC approvals throughout.
Provide grants from DHHL Trust Funds to current Waimānalo Lessees in need, to build, make improvements, do renovations, and have assessments of their lots within 3 years	DHHL	• Create a program for the administration of the grants including identifying a funding source, application process and grant management for the program. • HHC approvals for the grant program.

Waimānalo Business Park	Waimānalo Hawaiian Homestead Association (WHHA)	• WHHA completed construction of its Community Technology, Education and Employment Center (CTEEC) which is Phase IV of the WHHA Ka Hoʻoilina Na Kūhiō Community Center. • Grant land disposition to WHHA for business park. • Funding for the project. • Due diligence, planning design, permitting and construction. • HHC approvals throughout.
Allow extensions in perpetuity for homestead lots	DHHL	• Research the current term limits for homestead leases and identify potential pathways to address the existing term limits and extend the leases in perpetuity. • Conduct Statewide beneficiary consultation to gather input on potential options for extending term limits.

Recommendation

None; for information only.

Hawaiian Homes Commission Meeting

Packet March 16 & 17, 2026
Hale Pono‘ī, Kapolei, Oahu

H ITEMS

State of Hawai'i
DEPARTMENT OF HAWAIIAN HOME LANDS

March 16-17, 2026

TO: Chair Watson and Commissioners, Hawaiian Homes Commission

THROUGH: Katie Lambert, Deputy to the Chair KL

FROM: Phillip Nguyen, Administrative Services Officer PN

SUBJECT: Transfer of Hawaiian Home Receipts Fund Balance – End of 3rd Quarter, FY26

RECOMMENDED MOTION/ACTION:

Commission approval to transfer the receipts deposited in the Hawaiian Home Receipts Fund as of March 31, 2026, to the Hawaiian Home General Loan Fund.

DISCUSSION:

Section 213 (g) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part as follows:

> "(3) Hawaiian home receipts fund. All interest moneys from loans or investments received by the department from any fund except as provided for in each respective fund, shall be deposited into this fund. At the end of each quarter, all moneys in this fund may be transferred to the Hawaiian home operating fund, the Hawaiian home administration account, the Hawaiian home trust fund, and any loan fund in accordance with rules adopted by the department."

Section 10-3-52(b) of the Title 10, DHHL Administrative rules, provides that:

> "If the Commission fails to approve a plan for transfer, all moneys in the Hawaiian home receipts fund shall be transferred at the end of that respective quarter as follows:
>
> (1) Nine per cent to the operating fund; and,
> (2) Ninety-one per cent to the general loan fund."

The projected balance in the Hawaiian Home Receipt Fund on March 31, 2026, will be approximately $1,100,000. Based on the ongoing loan requirements for the fiscal year 2026, it is recommended that cash receipts in the Hawaiian Home Receipt Fund for the quarter ending March 31, 2026, be transferred to the Hawaiian Home General Loan Fund.

Hawaiian Homes Commission Meeting Packet
March 16 & 17, 2026
Hale Pono‘ī, Kapolei, Oahu

J ITEMS

HAWAIIAN HOMES COMMISSION MEETING
Hale Ponoʻī, 91-5420 Kapolei Parkway
Tuesday, March 17, 2026, at 9:30 a.m.

Requests to Address the Commission

J-1 Jan Makepa – Waianae Valley Homestead Association
J-2 Kalaniakea Wilson – Koa Kia'i
J-3 Garen Mousser, Garry Mousser Jr. – Various Concerns
J-4 Brandon Ching, Noelani Couch, Blaise Couch
J-5 Sheen Butler, Anthony Akiona – Various Concerns
J-6 Jay Lusano, Daniel Chung – Various Concerns
J-7 Nalani Kaneakua – Hosea Lovell Foundation
J-8 Leiana Keliikoa – Paukukalo Hall
J-9 Patty Kahanamoku Teruya – Various Concerns
J-10 Ruth Solomon – Nanakuli Concerns
J-11 De Mont Manaole – Various Concerns
J-12 Kekoa Enomoto – Pa'upena Community Development Corporation

J-1

From: WVHCA BOD
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] March J Agenda
Date: Wednesday, February 18, 2026 11:01:16 AM

Aloha Leah,

May I be added to the March J Agenda please. Unsure if it's too early but I might forget with all the other things going on.

Mahalo,
Jan Makepa
Waiʻanae Valley Homestead Community Association, Inc.

From: Kalaniakea Wilson
To: Burrows-Nuuanu, Leatrice W; Nuesca, Ruby Lyn D
Subject: [EXTERNAL] Aina Mauna Legacy
Date: Wednesday, February 25, 2026 9:27:14 AM

J-2

Aloha,

We the Koa Kiai would like to be placed on the J Agenda for the next DHHL meeting coming up in March?

Print the same documents as the February meeting.

Mahalo,

Kalaniakea

J-3 to J-6

From: Garren Mousser
To: Burrows-Nuuanu, Leatrice W; Nuesca, Ruby Lyn D
Cc:
Subject: [EXTERNAL] Re: J Agenda Confirmation - March 17, 2026 (separately listed)
Date: Thursday, February 26, 2026 11:16:49 AM
Attachments:

Aloha,

I appreciate the help. I would also like to add employees of mine that would like to speak during this meeting. Names are listed below.

Brandon Ching
Sheen Butler
Anthony Akiona
Jay Lusano
Daniel Chung
Garry Mousser Jr
Noelani Couch
Blaise Couch

These are the current ohana of my business that can currently attend. I may have more in thr near future that may want to attend.

J-7

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit J-Agenda Testimony (March 2026)
Date: Monday, March 2, 2026 3:51:07 PM

Name

Nalani Kaneakua

Email

lank@hawaii.edu

Message

Project update for Hosea Lovell Foundation.

J-8

From: dhhl.icro1@hawaii.gov
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit J-Agenda Testimony (March 2026)
Date: Tuesday, March 3, 2026 9:39:54 AM

Name
Leianaikaroselaniomaui Sing Keliikoa
Email
lsk9hkk@gmail.com
Message
Maui Paukukalo use of our Hall 1 year and 11 months over due

J-9

From: Patty
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL]
Date: Wednesday, February 25, 2026 1:58:15 PM

Aloha Leah:

Please add me to the March 17, 2026 - J Agenda (Various Concerns)

Mahalo ~ Patty Kahanamoku-Teruya

Mahalo Ke Akua * Patty Kahanamoku-Teruya
Wai'anae Coast Community Foundation, President Director

Neighborhood Security Watch Council, Administrator
Phone: 808 723-9161
Email: pattyteruya@gmail.com

In Hawaii we greet friends, loved ones and strangers With Aloha, which means with love. Aloha is the key word to the universal spirit of real hospitality, which makes Hawaii renowned as the world's center of understanding and fellowship. Try meeting or leaving people with aloha. You'll be surprised by their reaction. I believe in it and it is my creed.
"Aloha to you." Uncle Duke Paoa Kahanamoku



J-10

From: Ruth Solomon
To: Burrows-Nuuanu, Leatrice W
Cc:
Subject: [EXTERNAL] Re: J agenda meeting
Date: Monday, March 2, 2026 6:51:16 PM

On Mon, Mar 2, 2026 at 6:48 PM Ruth Solomon <lani7879@gmail.com> wrote:

> Here is the ones that is going to the meeting.
> Clifford Kekawa
> Abrianna Kekawa (Anna Kekawa)
> Brelye Kekawa -Fred
> Carla Kawailima

J-11

From: Aiko Manaole
To: Burrows-Nuuanu, Leatrice W
Subject: [EXTERNAL] J Agenda March
Date: Saturday, February 28, 2026 7:32:55 AM

Aloha Leah, could you put De MONT down for March J Agenda. Also it is Oahu again correct?

J-12

J Agenda — March 17, 2026

Aloha nō e nā Hawaiian Homes Commissioners,

‘O Kekoa Enomoto kēia mai ka mokupuni a‘o Pi‘ilani — This is Kekoa Enomoto from the island of Maui. On behalf of the nonprofit Pā‘upena Community Development Inc., or CDC, I will elaborate on three items (1) a long-term disposition sought for 4,780 Upcountry Maui homelands acres, (2) the CDC’s 6.5-year stewardship of 127 Upcountry homelands acres, and (3) the nonprofit’s archaeology-training program for ‘ōpio, or young people.

Concerning a long-term disposition sought for 4,780 Upcountry acres, Pā‘upena CDC originally had submitted 12/26/2016 to DHHL Land Management Division a land-use request for the subject parcel. In pursuit of this goal, the nonprofit incorporated last week the Waiohuli Makai Homelands Advocacy Group, or WMHAG. The entity’s four incorporating officers are beneficiaries, as follows:

. President Guy Kī‘aha Jr., a Waiohuli residential lessee.

. Vice President Noe Asuega-Stark, a Pu‘uhona residential lessee.

. Secretary Kiana Kekoa, a successor beneficiary and first-year University of Hawai‘i law student, who has agreed to represent WMHAG before the Hawaiian Homes Commission on O‘ahu when her schedule allows.

. Treasurer Lianne Kele-Ponce, a Maui residential/agricultural waitlister.

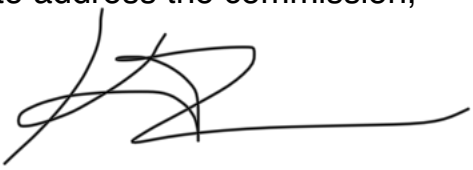
Regarding 6.5 years of stewarding 127 acres, Pā‘upena CDC had received a license to this acreage in lieu of the 4,780-acre parcel, because DHHL Planning officials indicated they wanted to evaluate Pā‘upena’s land-stewardship performance before awarding the larger tract. Reflecting its stewardship performance, the CDC has submitted a $592,000 DHHL grant application to install three water meters on the “127” acreage. And the nonprofit has deployed more than $348,000 in grant funding to (1) install and repair fencing, (2) build a 30,000-gallon water-catchment system, and (3) execute a County of Maui Enironmental Protection and Sustainability Division grant.

With respect to the latter grant program, Pā‘upena successfully implemented Project ‘UKO HOU archaeology-training program for ‘ōpio. Further demonstrating the CDC’s stewardship, I would like to present a six-minute “Archaeology Maui Homelands 1/22/26” video* on the project.

In conclusion, Pā‘upena Community Development Corporation respectfully seeks a long-term disposition for the 4,780-acre Waiohuli Makai homelands tract to

launch, in cooperation and collaboration with DHHL, a beneficiary-driven homestead development to benefit a projected 1,200 waitlist beneficiaries.

Mahalo a nui for this opportunity to address the commission,



-‘Anakē Kekoa Enomoto
Co-founding director
Pā‘upena Community Development Inc.

*https://www.youtube.com/watch?v=tRRRDc9huTc