

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HIGHWAY, SUITE 200
(VIRTUAL MEETING - VIA ZOOM WEBINAR)

Due to COVID-19, the OHA Board of Trustees and its standing committees will hold virtual meetings until further notice. The virtual meeting can be viewed and observed via livestream on OHA's website at www.oha.org/livestream or listened by phone: (213) 338-8477.

**Minutes of the
O'AHU ISLAND COMMUNITY MEETING - PAPA KŌLEA
MINUTES
September 28, 2023
6:00 p.m.**

ATTENDANCE:

Chairperson Carmen Hulu Lindsey
Trustee Kaleihikina Akaka
Trustee Dan Ahuna
Trustee Keli'i Akina
Trustee Luana Alapa
Trustee Brickwood Galuteria
Trustee Keoni Souza
Trustee Mililani Trask

ADMINISTRATION:

Colin Kippen, Interim CEO
Casey Brown, COO
Capsun Poe, Community Engagement Director &
Interim Chief Advocate
Chantelle Belay, Community Engagement Manager
Jason Lees, Multi-media Designer
Dave Kozuki, IT
Kaimo Muhlestein, BSA

BOT STAFF:

Amber Kalua, Trustee Aide
Kanani Iaea, Trustee Aide
Lehua Itokazu, Board Secretary
Pohai Ryan, Trustee Aide
Summer Soares, Trustee Aide
Nathan Takeuchi, Trustee Aide
Mark Watanabe, Trustee Aide
Lei-Ann Durant, Trustee Aide
Richelle Kim, Trustee Aide
Ruben Sierra, Trustee Aide
Darlene Evalani Canto, Trustee Aide
Anuheia Diamond, Trustee Aide
Kahelelani Keawekane, Trustee Aide

GUEST:

Kalani Fronda
Patti Tancayo
Lilia Kapuniai
Richard Chan Jr.
Kimokea Barrus
Puni Kekaouha
Kahealani Keahi

Call to Order

Chair Hulu Lindsey Calls the Board of Trustees Meeting to order for Thursday, September 28, 2023, at 6:04 p.m. Board Secretary, please do a roll call.

MEMBERS			Present	TIME ARRIVED
TRUSTEE	DAN	AHUNA	X	
TRUSTEE	KALEI	AKAKA	X	
TRUSTEE	KELI'I	AKINA	X	
TRUSTEE	LUANA	ALAPA	X	
TRUSTEE	BRICKWOOD	GALUTERIA	X	
TRUSTEE	KEONI	SOUZA	X	
TRUSTEE	MILILANI	TRASK	X	
TRUSTEE	JOHN	WAIHE'E	Excused	
CHAIRPERSON	CARMEN HULU	LINDSEY	X	
			8	

At the Call to Order, **eight (8)** Trustees are PRESENT, there is quorum at the start of the community meeting.

Introductions

Trustee Alapa Aloha, good evening, everyone and mahalo for coming out tonight to our Papakōlea Community Meeting. My name is Luana Alapa, and I am the Moloka'i/Lāna'i Trustee and I have two of my staff members here, Pohai Ryan and Sommer Soares. Thank you so much for being here this evening.

Trustee Souza Aloha mai kākou, I'm Keoni Souza, Trustee At-Large. It's a pleasure to be here. I want to introduce my staff, Richelle Kim. I look forward to hearing your concerns and see how we can work together and move in a positive direction.

Trustee Galuteria Aloha everybody, I'm Brickwood Galuteria, Trustee At-Large, and we have Lei-Ann who is my staff. So good to see some friends here. Mahalo for coming.

Trustee Trask Aloha, I'm Mililani Trask, I'm the Trustee for the Big Island of Hawai'i, and I am here with my staff, Kahelelani Keawekane, sitting with her husband, DJ.

Trustee Akina Aloha everyone, I'm Keli'i Akina, Trustee At-Large, and I want to introduce my aides, Ruben Sierra and Darlene Evalani Canto. I'm just delighted to be here with all of you. This place is special to us, our family has lived many years in the area. We've had children here at Kawānanakoa, we know of the Kawānanakoa family, and this is a very special place and thank you for taking the time to come today. We want to hear your mana'o, we need to hear what you have to share and look forward to that, aloha.

Trustee Ahuna Welina mai me ke aloha. 'O Dan Ahuna ko'u inoa. No Kapa'a mai au. I am born and raised in Papakōlea and I just want to say hi and welcome everyone. I want to thank our BAE Chair for taking us on some great visits today. With me today is my Aide Anuheha Diamond, mahalo.

Chair Hulu Lindsey Aloha mai kākou, I'm Trustee Hulu Lindsey, the Maui Trustee. I am also the Chair of the Board and I'm so happy to be here with you this evening. Mahalo for coming and sharing your evening with us.

We're here to answer your concerns or address them, and with me tonight are my staff members: the Board Secretary, Lehua Itokazu, and my aide, Amber Kalua. At this time, I'd like to introduce you to your Trustee, the Trustee for the Island of O'ahu, Trustee Kalei Akaka.

Trustee Akaka Aloha pumehana, I'm Kalei Akaka and I'm honored to serve as your OHA O'ahu Trustee, as well as the Chair of OHA's Committee on Beneficiary Advocacy & Empowerment, a lot of it is legislative. Joining me this evening is Nathan Takeuchi and Mark Watanabe, they are a part of my Akaka Team at OHA. They, as well as our IT staff, the Chair's staff and those in Administration made this meeting possible so I also want to mahalo them for this. Also joining me, another part of my team is my 'ohana, my husband, Tyler, and our baby. I also want to mahalo Chair for supporting me in this endeavor and having these Island Community Meetings. When I started at OHA, I had specifically asked for these meetings seeing that we're having the neighbor island meetings where we're able to go into the different communities throughout the islands to stay on the pulse and to hear the needs and concerns of our people, hearing what has been working, what we can improve on, and how we can best collaborate. I wanted to target our homestead areas so tonight is Papakōlea. We had one in Wai'anae, we're having one in Kapolei and we're also having one in Waimānalo. So mahalo nui for joining us. I also wanted to acknowledge Colin, he has been serving us as our Interim CEO and he's been really working hard to make all of this happen so mahalo, Colin. Also, I want to note that we do have refreshments over there so please do enjoy that tonight. I would like to introduce Casey Brown who will introduce the OHA staff here, mahalo.

Casey Brown, COO Mahalo, Trustee. Here from Administration tonight is our Community Engagement Director and Interim Chief Advocate - Capsun Poe, Community Engagement Manager - Chantelle Belay, Beneficiary Services Agent - Kaimo Muhlestein, Systems Engineer - Dave Kozuki, and our Multi-media Designer - Jason Lees. Mahalo, Chair.

Status of OHA Activities: Ka Pouhana Kūikawā/Interim CEO's O'ahu Island Community Report and Update on OHA's activities.

Colin Kippen Aloha mai kākou, I'm Colin Kippen, I'm the Interim CEO at the office and what I'd like to tell you about that has just hit the news is the data about the diaspora which is all those Hawaiians. There are more Hawaiians who live on the continent than live in Hawai'i and that has incredibly huge implications for us as a people. And so, I wanted to say that to you because OHA has, as part of their strategy, been building housing for Hawaiian people and so that is absolutely crucial. As those of us who have children and grandchildren who no longer live here, and I'm one of them, it is just tragic to me and so I just wanted to let you folks know I actually have the data here. I'm going to go put it right over there on that table and if you want to pick up a copy of it, you can, but the data is just overwhelming. In 2010, 55% of Hawaiians lived in Hawai'i. 45% lived on the continent. In 2020, 47% of Native Hawaiians lived in Hawai'i while 53% lived on the continent. This is not acceptable, and these Trustees understand that and they're working to fix that. So, I just want you folks to know it's something to talk about, it's something to think about because this is our piko. We can't be anywhere else; this is our homeland. So, if you want to see the data, it's there. Please stay tuned to the Office of Hawaiian Affairs and what we're going to be doing to help address this problem, thanks.

Chair Hulu Lindsey I've been asked to just briefly share with you what's happening in Maui and what OHA has done to contribute to the kōkua of our people. It's still a sad day in Maui and it's two months later. However, our people are resilient people and we're all pulling together to help one another, and I'd like to just share that OSA has been boots on the ground from day one. We did start from partnering with a global nonprofit named Global Empowerment Mission which calls themselves GEM. This particular nonprofit came to Maui the day

after the fires and wanted to speak with someone. I was blessed that they found my name and I had a conversation with them, and they told me that their mission was to help people in devastations and specifically housing. So, I was really interested, and I thought, hey, our Hawaiians can use that kind of help. So, he said let's do a pilot program tomorrow, two days after the fire. I texted all the Hawaiian organizations in Maui, and we had 135 families come to our office at the Office of Hawaiian Affairs in Maui and sign up. You know, it was such a blessing because as soon as they signed up, they got in their hands a \$7000 voucher, no questions asked, just ID's. The ID that matches the addresses that were burned, and they were able to get an Airbnb that night to sleep with their families, so that was a really, really wonderful blessing for us and it happened by chance. But you know what, akua is watching us.

We also were able to have our Board, who created a PIG. I don't know if you realize what a PIG Committee is, but it's a Permitted Interaction Group where we can meet without having to agendize four Trustees at a time. So, we met, we got together to discuss what can OHA do for the fires, for the people that are suffering in Maui. The PIG recommended to the Board and the Board approved an allocation of \$5,000,000 to help our people there. We have not given out the money yet because we met with the people, the leaders in Maui and I also met with the Mayor in Maui and wanted to ask them how we can best deploy the money and they told us wait. Let's see what the federal is going to do for the people, what the state is going to do and what the county is going to do and then you folks can pick up the slack. So, we're waiting, but I'm in Lahaina every week just following up on what's happening to them. They have seemed to have some sort of closure because they finally were allowed to go in and look at their burned down properties this week. So, our aloha is with the displaced people and also with the families that have lost their loved ones.

We are doing so much more. People have volunteered like salmon from Alaska came into OHA for me to deliver to the cooks at the University of Hawai'i, Maui campus. We've assisted concerts that have raised money for the displaced people by allowing them the use of a venue that was donated to OHA. So, we are watching very carefully because we want our people to be resilient as they are and be able to continue taking care of their families and keeping roofs over their heads, we have gotten this promise from the Governor and the Mayor. But we are watching because we know that they must be nervous about the situation that they're in. So, I just want to leave this report with you. We also volunteered and offered our warehouse at Hakuone where we were able to collect donations from Honolulu to be shipped to Maui. Within the first week, 14 pallets of baby diapers, water and all the necessities that they need right away that was shipped to Maui. So, we've had the cooperation of so many people. So much Aloha have come out of our reaching out. So, we mahalo all the people that have helped us, that have been so generous, we cannot thank you enough. That's my report on Maui. Also, I'd like to turn the time over to Trustee Kalei Akaka to oversee the rest of tonight's meeting.

Trustee Akaka Now before we move on to our next agenda item, I just wanted to share what Trustee Ahuna had mentioned earlier in his introductions that we had done site visits earlier and the first site visit was at Fitted Hawai'i. This is a business by somebody that is the recipient of an OHA Malama loan. So we are very happy to see the successes of this great story that OHA has been a part of, and then after that we went to Hale Makana O Mō'ili'ili which is kūpuna housing and these have been wonderful opportunities for our Trustees and staff to see the good work that is being done and seeing how we can best collaborate going forward.

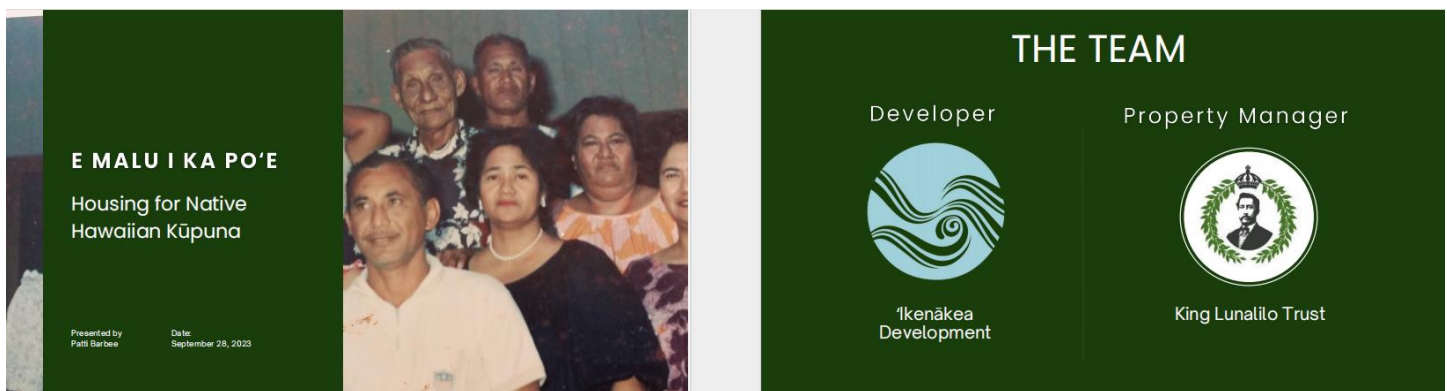
Community Presentations (no actions are taken)

1. Hawaiian Community Development Board (HCDB) - Patti Tancayo, President and CEO

Pattie Tancayo Good evening, Chairwoman Lindsey and members of the Board. My name is Patty Tancayo. I am so excited to be here and nervous and beside me, I'd like to introduce Keola.

Keolamaikalani Dean Aloha, Keolamaikalani Dean, CEO of the King Lunalilo Trust, mahalo, Trustees.

Pattie Tancayo So I'd just like to clarify that I actually stepped down from HCDB last month and I did that so I could specifically pursue this project that I'm talking about. Because there was a lot of perceived conflict of interest because of my long-standing work relationship with Kali Watson and now that he's over there, I just wanted to make it very clear that this project is my project. Kali was, I mean, he's probably talking about it, but it initiated from me and not from him. So currently I'm representing and I'm a general partner of 'Ikenākea Development. 'Ikenākea Development is an affordable housing company.



This picture that I show over here is actually of my grandma, her sisters and her father on the top. Her father is James Poaha, and he was the original lessee of the homestead that I grew up on Moloka'i in Ho'olehua, he was one of the first homesteaders. They didn't have nothing over there, they had to carry their five-gallon bucket to eat and to drink and do everything. But today if you go to Moloka'i right by the airport, that's my tutus homestead that I was so fortunate to grow up on. How do I do it? Actually, the down one.

I have a team of 'Ikenākea Development and Lunalilo Trust. We're the developer and Lunalilo Trust is going to be the owner and operator of these projects that we are going to build, and I hope that I'm going to see OHA up there as one of our partners.



'Ikenākea Development, we do affordable housing. My focus is on the Native Hawaiian communities, we do new construction, reuse, rehab, commercial centers. We have an industrial base yard, and we are developing a

hotel. These are the projects that we've completed. This is our Hale Makana O Nānākuli, Mā'ili and Mō'ili'ili.

Projects Completed



HALE MAKANA O NĀNĀKULI
48 Rental Units for Families
60% AMI and below



HALE MAKANA O MĀ'ILI
52 Rental Units for Families
60% AMI and below



HALE MAKANA O MŌ'ILI'ILI
105 Rental Units for Kūpuna
60% AMI and below



Nānākuli Village Center

Today, you guys visited Hale Makana O Mō'ili'ili and Hale Makana O Mō'ili'ili was the recipient of this year's Kukulu Hale Award by NAIOP, and a really quick story is that my architect called me and said hey we got a table can you come? And I said, well, you think you're going to win or what? He said well, yeah, just come anyway. So, our competition was Stanford Carr. It was all the big companies and we won. These are other projects that we've completed, Halawa View Apartments. That's the one by the airport. We have a project in Kapolei and one out here on the by the freeway. If you see the one with that picture over there, that's our project.

And this is the Nānākuli Village Center. It was a lease that the Nānākuli Homestead Association got, and we acted as the developer.

Projects in Progress

Hale O Pī'ikea I, II, III

187 units for families and kūpuna 60% AMI and below



Halawa II

121 units for families 60% AMI and below



Uahi Ridge Phase I & II

96 units for families 60% AMI and below



New Projects



And these are the projects that I mentioned today that we are approved for financing, we're just closing. Actually, the one in the middle we closed last month and that's 121 units. The one on the left is our three phases on Maui, the one on the right is the two phases in Lihue.

And these are the new projects that are in predevelopment. We are working on two projects in Punahou, that's a hotel the one on the right and a project in Pearl City.



Ka Lawelawe Lokomaika'i

130+ Years of Service

Established by High Chief William Charles Lunalilo

Mission:

- Accommodation of Less Fortunate and Infirm Native Hawaiians
- Preference for Kūpuna

In partnership with 'Ikenākea Development, King Lunalilo Trust continues its legacy of caring for the Native Hawaiian community with a shared commitment to affordable housing and cultural values.



SERVICES:



LUNILLO HOME (on O'ahu since 1883)

- Adult residential care home
- 24-hour support plus room & board



ADULT DAY CENTER (expanding)

- Safe social space during the day
- Hot kūpuna-tailored meals



MEAL DELIVERY (expanding)

- Hot or frozen kūpuna-tailored meals
- Delivered to kūpuna at their homes



HOME CARE AGENCY (planning phase)

- In-home help to kūpuna with activities of daily living (household chores, personal care)



KŪPUNA HOUSING (planning phase)

- Affordable rental homes
- Supportive services on-site



EXPANSION OF SERVICES:

- Serving Kūpuna of All Ethnicities
- Grounded in Native Hawaiian Culture



Keolamaikalani Dean So King Lunalilo Trust, you all know us as Lunalilo Home. We've been around for 140 years. Our will and therefore our directive from King Lunalilo is to erect one or more buildings for the use and accommodation of poor, destitute and infirmed Native Hawaiians giving preference to kūpuna, to old people. And when I read that language, I was really shocked because it's much more than the nursing home. This will be meant to be the Ali'i trust to take care of housing and shelter just the way that Kamehameha is there for schooling and education, and Lili'uokalani Trust is there for, you know, children and orphans. And so that's what we're driving toward is to reestablish our role as the Ali'i Trust for taking care of housing and in this crisis that we're in I cannot think of a more important project. So, we are in partnership with 'Ikenākea Development and we are very much looking forward to sharing with you about our ten projects.

So, a little more, our services, you know we started with Lunalilo home. It was actually in Makiki, right by Roosevelt High School And then in the late 20s, the Trustees moved us out to Hawaii Kai, even before Hawaii Kai existed. In addition to the home though we offer the adult daycare program and that is also at in Hawaii Kai, and we are looking to expand that across the island of O'ahu and also on the other islands. Some of you came out last month to the site visit to our Mā'ili Kitchen and so we are offering meals to go in Mā'ili as well as out in East Honolulu and we are in the process of planning for the establishment of a new home care agency. This is what's going to bring CNA's and homemakers into kūpuna's homes to help with daily chores, to help them with their personal hygiene when they cannot do those chores themselves. Home care agency services are not available equally across the state. They are only available in certain areas more than others and I was very surprised to hear from multiple colleagues that there are no home care agency services really on the west side of O'ahu and that is something that we are wanting to fix. And then, of course, kūpuna housing and one thing I wanted to just talk about in terms of the trust role in affordable housing, you know, we have been providing long term care services and that's been our kuleana for 140 years. But what we also have done is provided the services that bring the community to Lunalilo Home, so many people and communities come to Lunalilo Home and have come to Lunalilo Home for decades. You know where kids remember, as adults the songs that they performed for the kūpuna at Lunalilo Home. That is part of bringing the community to the home that is critical for having kūpuna really thrive. Because kūpuna need more than you know, yes, they need housing, yes, they need food, yes, they need supportive services. But they also need to feel like they are part of the community and at the heart of a community that loves them. That's what makes kūpuna thrive. We know that at Lunalilo Home and that is really the special sauce that we are bringing to the table to make this an innovative project.

E MALU I KA PO'E HAWAI'I

To Shelter and Protect the Hawaiian People

This initiative is part of a strategic plan to construct ten (10) culturally grounded kūpuna housing communities across Native Hawaiian homestead communities statewide. Each project within this plan requires a funding commitment of \$1 million from OHA for the pilot phase, which includes the first three projects. These kūpuna housing communities will serve as more than just physical structures; they will provide a culturally enriching environment aligned with Native Hawaiian traditions and values.



OBJECTIVES

- Urgently Address Affordable, Quality, and Culturally-Grounded Kūpuna Housing.
- Create Cultural Connection Points (Pewa) for Tradition Transfer.
- Provide On-Site Comprehensive Support Services.
- Honor Specific Community Needs and Cultural Practices.
- Deliver a Holistic Environment Nurturing Kūpuna Well-being and Cultural Integrity.

So our proposal to you is for you to join us on in our strategic plan. In the next five years we are going to build 10 kūpuna projects throughout the state and we'll like each Trustee in their respective island to assist us in identifying the sites so that it's a relevant site, you know the community, the community can see you and it's tangible. So, for each site we need \$1,000,000 and that leverages your money 1 to 29 because like I explained today, the estimated cost for a project is \$30 million.

So, the objective of our strategic plan is to address the affordable housing crisis to create cultural connection points, pewa so that we can transfer our traditions to the next generation. To provide onsite comprehensive support services. To honor our specific community needs and cultural practices and to deliver holistic environmental nurturing of the kūpuna's well-being and cultural integrity.

OHA'S MISSION AND PROPOSAL ALIGNMENT

OHA's Mission:

- Empower Native Hawaiians
- Focus on Affordable Housing
- Enhance Resource Management

Strategic Plan (Strategy 5 and 6):

- Increase Rental Housing
- Strengthen Safety and Culture
- Support for Hawaiian Homes Commission Act:
- Expand Housing on Hawaiian Home Lands



SAMPLE BUDGET PER PROJECT

SOURCES	
PERMANENT DEBT	2,575,000
TAX CREDIT EQUITY	14,425,000
NAHASDA	3,000,000
OFFICE OF HAWAIIAN AFFAIRS	3,000,000
RENTAL HOUSING REVOLVING FUNDS	7,000,000
TOTAL SOURCES	30,000,000
USES	
CONSTRUCTION	24,463,034
SOFT COSTS	2,857,000
INTEREST	1,580,569
FINANCING & FEES	2,947,946
RESERVES	151,451
TOTAL USES	30,000,000



Right off of your website I looked at the mission and the strategic plan. Our project is in perfect alignment with your mission. It empowers Native Hawaiians; it focuses on affordable housing, and it enhances the resource management of our communities. In strategic plan strategy five and six, it increases rental housing, it strengthens safety and culture, it supports the Hawaiian Homelands Act, and it expands housing on Hawaiian homelands, perfect alignment.

As I explained today, a project would cost \$30 million. How we calculate the permanent debt? The first line is we calculate the revenue minus the operating cost, you have your net income. Based on your net income, we can calculate how much permanent debt we have. So based on a 45-unit project, we can qualify for approximately \$2.5 million. The second thing we do is we calculate how much tax equity we can get from an investor. So based on a \$30 million project and based on the eligible tax basis of the project I project we can get \$14.4 million of tax equity. For NAHASDA, I'm going to go back to Kali and ask him for \$3,000,000 per project and that's your guy's \$1 million, so the balance of \$10 million, I'm going to get from the rental housing

revolving funds. So, with your commitment and with Kali's commitment, I can apply for financing in February. I can get it financed with your guys participation and that's because of the leveraging of what we're bringing in. Plus, we can also get rental vouchers from DHHL.

SAMPLE RENTS WITH NAHASDA RENTAL SUBSIDIES

Honolulu City & County
AMI 60% and below - Income cannot exceed
\$55,020

Rent for a One-Bedroom: \$1,475 max rent

- Monthly Income: \$2,500
- 30% of Monthly Income: $30\% \times \$2,500 = \750 (typical contribution)
- Monthly Income: \$1,555 (Average Social Security Income)
- 30% of Monthly Income: $30\% \times \$1,555 = \466.50 (typical contribution)





10 Projects

Over 5 years

So, this is a sample of how the NAHASDA rental subsidies would work. So, in this project the maximum AMI is 60%. So, 60% for one person is \$55,020.00, so the rent, the maximum amount for a one bedroom would be 1,475. So, if you look at the second one, the average Social Security income is \$1500. Now I actually go into the trenches. That's what our people are making. They're making like \$1500 on the neighbor islands or less and the beauty of this is that they only have to pay 30% of their income. So that means that their rent would be \$466.

So, here's the 10 projects statewide. Three on the Big Island, two on Maui, one on Moloka'i, three on O'ahu and one on Kaua'i. So I'm going to give you a sample of the work that we do and how quickly this can happen. This can be a reality.



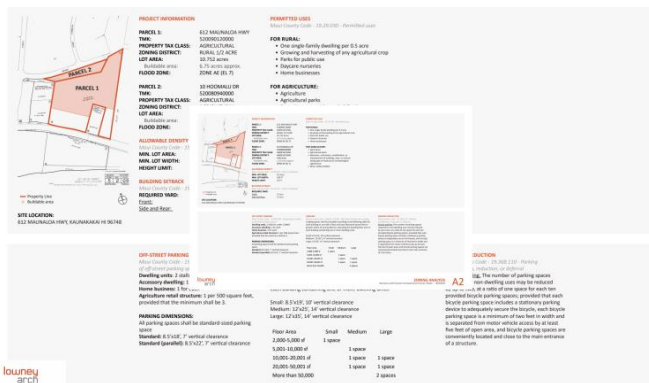
Molokai-Kalamaula
Hawaiian Homestead Kupuna
Housing

**KALAMAULA LUNALILO
HAWAIIAN HOMESTEAD
KUPUNA HOUSING -
MOLOKAI**

612 MAUNALOHA HWY, KALUNAKAKAI, HI
08/28/2023





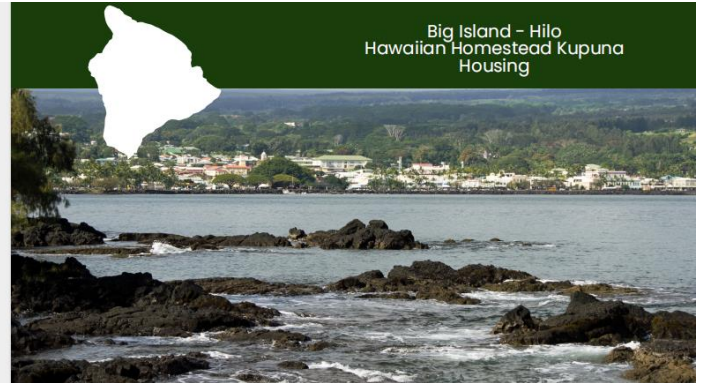


So, for the island of Moloka'i, we went there first because that's my island and we identified a site, and the Kalama'ula Homestead Association helped us identify a site and it's right in the back of Kulana 'Oiwī. So, what we do is we analyze the site. You know, we look at everything about it and I think I can't remember if I included in your packet, but this is just a sample what we're going to do for each site. We look around, what's available? Is it near the hospital? Is it near a clinic? Can they walk to the grocery store? Is the property near utilities? All those things that we take into consideration. This project would score very well.



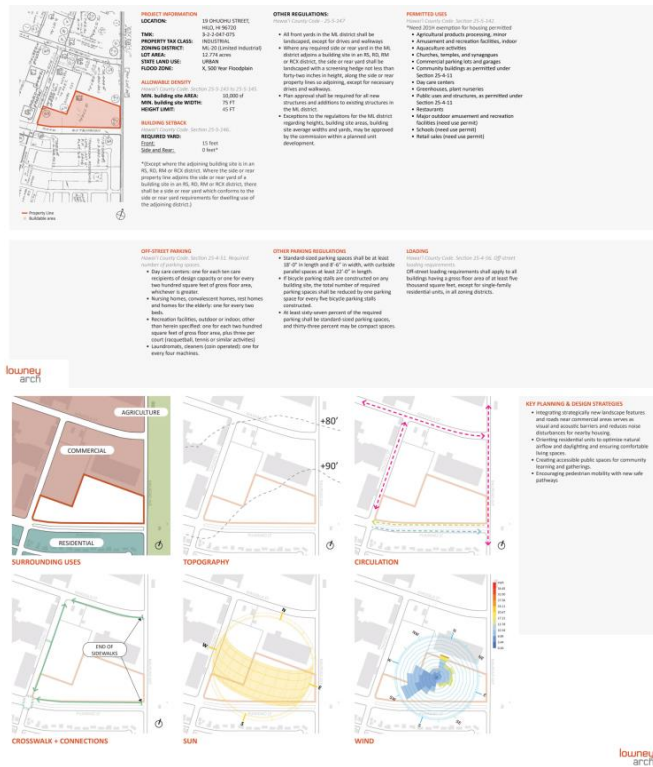
So, this is just a conceptual plan to kind of, what we have to do is do a layout. Look at where the trade winds are coming, look at the egress and ingress, do a foot path. So, on Moloka'i, there's a lot of social services over there. So, we are not going to have those things because we're not going to duplicate any services. But the emphasis on this project is going to be the pewa that we talked about. So, if you look around, there's going to be areas for storytelling mo'olelo, there's going to be a lauhala making area. There's going to be hula dancing areas, so all those areas where the transfer of our culture can be done, which is very important.

EXCERPT FROM LUNALILO COMMUNITIES DEVELOPMENT PLAN

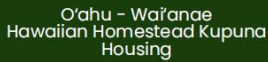


Okay, all you guys went into the studio, right. We're not having studios anymore. It's going to be 1 bedroom. Okay so, how we came up with this layout is that Lunalilo Homes has a community development plan. Where the plan looks at it in a way that would best suit kūpuna. So, everything, like the threshold of the bathroom, all those things that would make it a place where the kūpuna could age in place. We are going to use their plan as our guide.

Okay, so Big Island. Now this one is just a sample now. So, if you guys, we can meet with you, we will look at sites and this is what we're going to do for each site.



Look at the site, do an analysis. Look at what's around, make sure everything is accessible and then do a layout for the site. Now this one would have all the bells and whistles potentially. This one is going to have the piko, it's going to have the big daycare area. It's going to have all the things that Keola needs to do all of his services and unlike with Moloka'i didn't, right. So, each area would be different.



A6

Minutes for 9/28/2023

11 BENEFITS TO OHA FOR \$1 MILLION INVESTMENT PER PROJECT

- 1.Strategic Alignment
- 2.Leveraged Impact
- 3.Community Involvement
- 4.Cultural Preservation
- 5.Holistic Support
- 6.Safe Investment
- 7.Tangible Returns
- 8.Legacy Creation
- 9.Economic Stimulus
- 10.Cultural Healing
- 11.No at-risk money



So, I came up with 11 benefits for OHA to invest per project. The first one is perfect strategic alignment. The second one is leveraged impact. \$1.00 we bring in \$29.00. Three, community involvement. Each trustee will work closely with the community and we're going to build projects that is relevant to that community that you're in. It's not going to be like the same, it's all going to be different. Cultural preservation, we're going to have the pewa concept in there. Five, holistic support. We're going to have the daycare, the home care, everything to make that a thriving elderly project. Six, this is a very safe investment for OHA. Like I said today, our permanent lender is going to be Bank of Hawai'i, First Hawaiian Bank, American Savings. They underwrite us, our project, they look at all of our performance. It's a very safe investment. It's not like it's not going to happen. It is going to happen. Seven, tangible returns. Our community is waiting for us to do something. This is urgent. They want us to do something. Every time I go out there to the community or like come build something over here for us. Come build something. So, this is a response to that, and I hope you guys will join me with this. Eight, the legacy creation. Each project will be a monument. I think this might be the first project that Lunalilo Trust potentially you guys, DHHL and Bishop Estate built something together. We're building a new community. Nine, economic stimulus. It's going to provide approximately \$300 million of impact. Ten, social and cultural healing. When the people see these projects, it's going to cause some healing. Eleven, again you guys have no at-risk money. 'Ikenākea Development is going to pay for all the predevelopment costs. We typically spend \$1,000,000 per project to get it and we will take the risk and Lunalilo Home will take the risk to do it. That's it, thank you very much.

Trustee Akaka Mahalo nui for that presentation. Members, are there any questions or comments that we may have for these presenters here?

Trustee Trask Patty, I was trying to take notes. You had indicated you're starting with three projects now.

Pattie Tancayo Well, the first one, we have a site we're looking for two more. What I did was when I was looking, I told our architect I want to show you guys what we can do.

Trustee Trask The ask from OHA is \$1,000,000 per project. The project estimated total cost is at 30 million. I missed when you said that you needed the first down payment. Was it by January or February?

Pattie Tancayo What I would need is just your commitment to say it's contingent, contingent upon us getting

the rest of the financing and then we wouldn't need it until we close.

Trustee Trask Was it January or February?

Pattie Tancayo We would need just a letter in February.

Trustee Trask And that would be with regards to \$3,000,000, one for each project and the total of units?

Pattie Tancayo Correct, about 120 to 150.

Trustee Trask Thank you

Trustee Akina Good to see you again Patty and Keola. Great presentation and for everyone else, I'm Keali'i Akina, Trustee At-Large. Just a couple of quick questions and one of them kind of overlaps Trustee Trask's question. In total for the 10 buildings, how many units will you be producing?

Pattie Tancayo 4 to 500 homes.

Trustee Akina And what is the profile of residents who would be qualified to apply and move in in terms of their income and ethnicity?

Pattie Tancayo For 2023, when I looked, it was for one person they cannot exceed the income of more than \$55,000.

Trustee Akina And are you targeting the elderly in particular?

Pattie Tancayo Yes, you have to be 55. Years and older.

Trustee Akina What about ethnicity?

Pattie Tancayo Because it's on Hawaiian Homelands, we are going to have a priority list. So first we're going to take people off of the wait list. Then beneficiaries at large and then to the wider Native Hawaiian community and then the general public.

Trustee Akina These are all built on DHHL lands, okay.

Pattie Tancayo We're targeting Hawaiian Homelands because the land is free.

Trustee Akina I understand. Okay well, thank you very much. What I understand, as was shared earlier is that our Administration has received a proposal, is that right and they're doing the due diligence on that. So here at this meeting, of course we can't give you any official response and so forth. But I can just tell you I'm very enthusiastic about the directions you have been pointing us in and congratulate you on the work you've brought together.

Pattie Tancayo Thank you

Trustee Ahuna Patty, I just wanted to thank you. It's so important that we accommodate these types of services for our kūpuna because I mean, we have all ages ranging in our Hawaiian communities, especially

our homestead communities, you know Papakōlea is another perfect example. One of the hardest things for my mom going home was climbing those steps, going up, you know, if they have a facility where they can just access in and out that would be great. So, I just commend you and thank you so much for offering this to OHA, mahalo.

Trustee Alapa Aloha, nice to see you again. I just want to say how excited I am for the first build out of our kūpuna housing program on the island of Moloka'i and any idea when that's going to start?

Pattie Tancayo Okay, so what I have to do is put together the financial package, so I would need a commitment from you guys, but I don't need it until February, so I would work with you and we could go over the conceptual plans, and once you're okay with it, I start running to put the application together in February. So, if we put the application in February. We find out if we win in July or August of 2024. Then we close as quickly as we can get the building permit. So, if it takes six months or nine months, we close because that's what basically the last element that we need is a building permit, but because it's probably going to take, we're probably going to close 2025. yeah construction. We're going to construct.

Trustee Alapa So that's we get to do the break the ground and all that. That's what I'm talking. All right, thank you so much, mahalo.

Trustee Akaka Mahalo nui, I just want to also mention just what a top notch quality, beautiful build up you folks have done there and I'm very honored to have visited the site there for the second time now today and for our Trustees and Board and staff to have witnessed it as well, mahalo nui.

Pattie Tancayo Thank you

Trustee Trask You know, Patty, when you and I first thought about this many years ago. Actually, it was about 35 years ago when you were at OHA we had hoped that there would be a partnership. At the time, there was actually a housing division at OHA. There is none and has not been any for years. So I just want to say for the record that I as the current Vice Chair will volunteer to work with you directly and I don't think that residing on the Big Island is any cause for hesitation in that you will be coming our way shortly, but I'm very happy to work with you. Call me anytime and I'll be back in town next week. Let's go for it. Letter by February, I think we can do it Trustees. We'll bring it to the Board, mahalo.

Pattie Tancayo Thank you very much.

2. Department of Hawaiian Homelands (DHHL) – Kalani Fronda, OCH

Kalani Fronda Aloha, Chair Lindsey, O'ahu Island Trustee Akaka, Board of Trustees, Ka Pouhana, Leadership Team, staff and the community. Once again, my name is Kalani Fronda with the Office of the Chairman for the Department of Hawaiian Homelands. When Chair Watson was confirmed by the Senate, he committed to accelerating the development process to address the waiting list. His first strategy was to assemble a team seasoned in development and partnering up with the Development Division to find various ways and methods to strategize and implement development of single-family houses, mixed-use development, ADU's, etc. I'm here for information purposes and the program that I'll share with you tonight provides solutions to move the process to award more lots to the waiting lists, as we will see there are many scattered lots across the pae 'āina in residential and agricultural communities.

AGENDA

(OHA Community Meeting – Sept 28)

INTRODUCTION	FINANCIAL QUALIFICATIONS & LOAN ASSISTANCE	CONSTRUCTION	IMPACT	CONCLUSION
• Mission • Background	• Financial Qualifications • Loan Assistance • 184A • 203B • NAHASDA • DHHL Direct Loans	• PreApproved Plans • Kanaka Developers / Contractors • Pre-Construction Funding	• Undivided Interest • Waitlist	• 6-Month Map

9/25/2023 2



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

I. INTRODUCTION

September 28, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS

Over the next 10 minutes I will briefly summarize the mission of the DHHL, back story of why we're pursuing this as a strategy. The department strategy to the Financial Assistance Program, construction of homes and the impact that this program will provide.

DEPARTMENT'S MISSION:

- To manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.



WAITLIST:

- There is 29,000+ Native Hawaiian that are on the waitlist.



LOT INVENTORY & SCATTERED PARCELS:

- Parcels vacant for decades.
- Department's strategy:
 - Develop turn-key houses based on what the awardee can afford on "award-ready" vacant parcels.





HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

II. FINANCIAL QUALIFICATIONS & LOAN ASSISTANCE

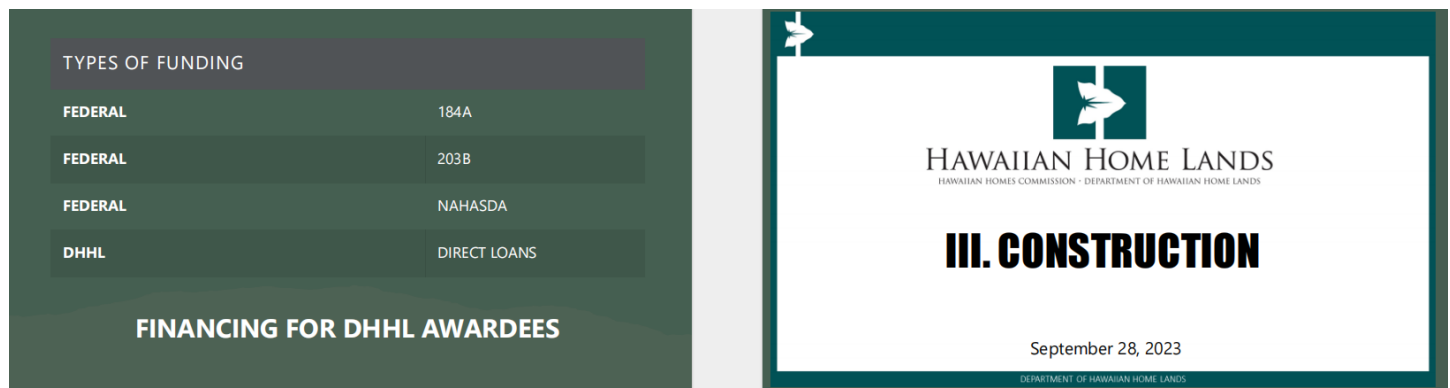
September 28, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS

As we all know the department is tasked with this kuleana, so I don't want to divert or dilute the purity of this statement I'll read it verbatim. The department's mission is to manage the trust lands effectively and to develop and to deliver lands to Native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities and that's what you heard earlier with Patty and Keola.

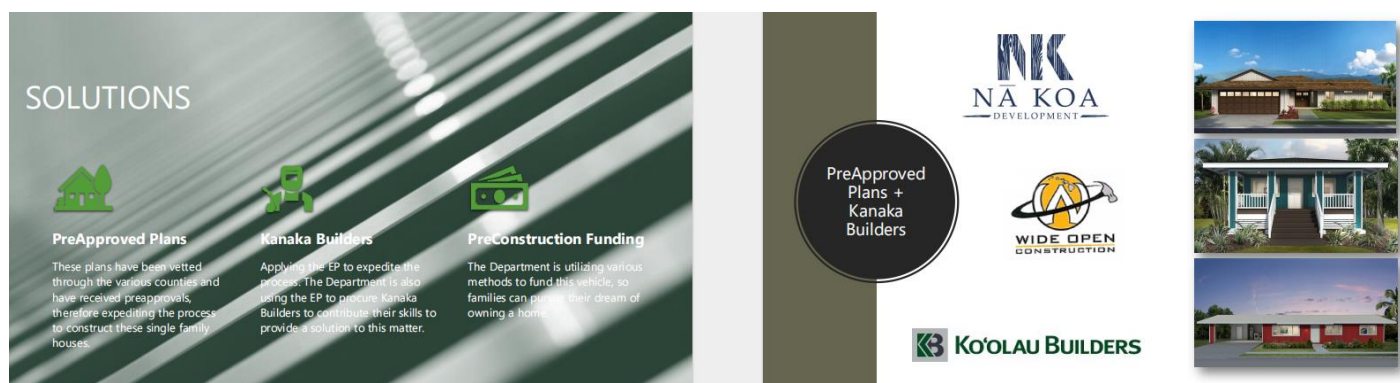
We have a waiting list of 29,000 Native Hawaiians. For decades, the department has had an inventory of vacant parcels. Through this program, the strategy will be to develop on award ready vacant parcels, turnkey houses that are based on that which the awardee can afford.

We've identified a few hurdles that awardees are facing when receiving an award for vacant parcels that are scattered throughout the pae 'āina. Financing was part of it, coming up with preconstruction monies, sometimes at the rate of 20% down is very difficult for awardees to come up with. Next is the type of financing that fits their financial capacity. We've identified numerous federal sources that offer everything from market rate to as low as 1%. Some programs even provide subsidies to help the awardees cover the gap cost. The department also provides access to other types of financing when the awardee is denied by external parties. This is typically at a favorable rate of 4% per the Commission.



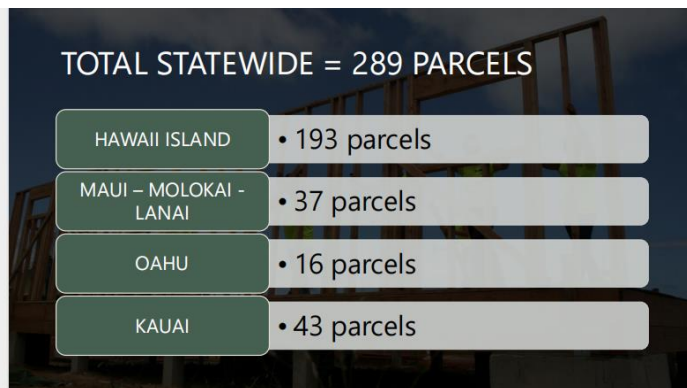
As I mentioned that we're committing to working with external resources that will help the waiting list assist their financial capacities and offer programs that will help repair their credit so that when they are called upon, they can quickly move through the process of financing.

The other hurdle is that awardees that have been awarded a lot sometimes face the onerous task of navigating development of their house as an owner builder.

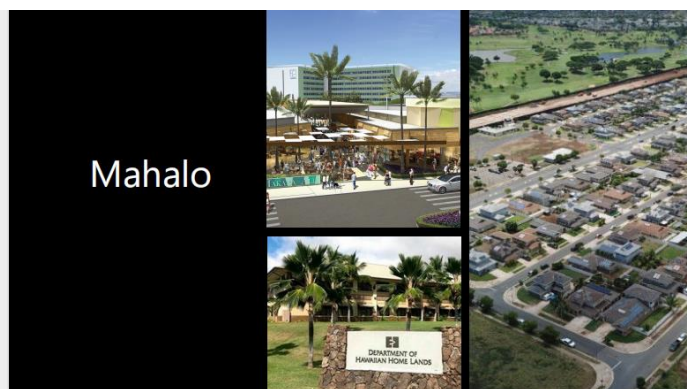
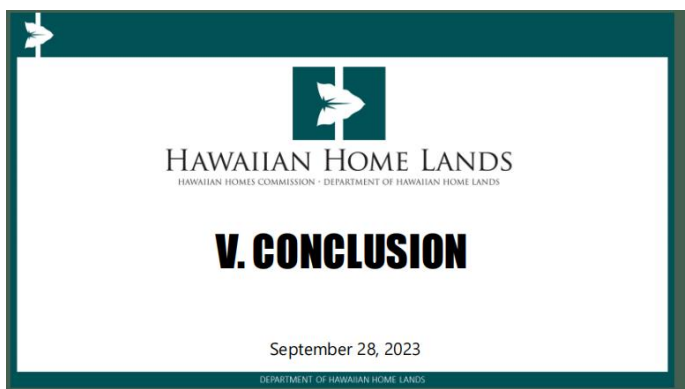


This turnkey program provides a solution by connecting kanaka builders by using the emergency proclamation to work with awardees. By utilizing pre-approved plans, providing a cost analysis and wherein when needed finding preconstruction monies to bridge the financing until a permanent loan can be established.

In most cases with this program, the awardee will choose their lot. They will then choose from a list of selected models to build based upon their financial capacity.



What kind of impact has it made and what kind of impact will it make? We have about 289 parcels right now that are award ready throughout the pae 'āina and as you see it's scattered throughout the different islands. Most of it is on Hawai'i Island with about 193 spanning from west to east down to Maui, Moloka'i, Lāna'i not as much right now that are award ready, but with that particular county we have about 37 parcels. O'ahu, most of it is in West O'ahu and well actually all of it is in West Oahu and Kaua'i we have 43 parcels and most of it is at PMKK and Anahola.



You know, so when you take a look at 289 parcels, right, we just had a groundbreaking recently in Kapolei and that was for about 127 lots. 289 is going to be like 2.5 times that village. So, it's going to make, it's a dent and it's going to help the process. It's not much, but we're taking parcels that are available right now and building on it.

One of the exciting things is utilizing the emergency proclamation. We've been able to address a couple of things and one is working with kanaka builders. They don't really have kind of the threshold to be able to compete in the RFQ and RFP process with SPO. But with the emergency proclamation, we're able to engage them and much of these kanaka builders are lessees and talking about touching to see them giving back in a place that gave to them. The other one was using the emergency proclamation for the fire in Maui. We had couple of families that got impacted at Leiali'i and so we're working on a house in Paukūkalo to be able to house them and one of the guys that are there, the general contractor is a lessee that had his family's house burnt down and so on but he's giving back. So, it's really exciting to see these testimonies of being able to work with kanaka builders.

You know the most amazing outcome I think for me, since I've been here in this past several months is actually seeing families come together and get lots awarded to them and how exciting it will be to see them receive the key to enter a house that they've been waiting for so long. What a rewarding feeling of success, we celebrate

with them, and we go right back, and we repeat this process. I want to close with just a quick mapping of what it will look like in this next six months. So, there's a bunch of renovations that are going to take place spanning across from Paukūkalo, Lālāmilo, Pana'ewa, Kapolei and then new construction that's going to take place in La'i 'Ōpua, Lāna'i, West O'ahu and Pi'ilani Mai Ke Kai. With that, I thank you, mahalo, Trustees.

Trustee Akaka Mahalo and before I open the questions and comments to the Trustees here, just wanted to check if you have any other updates regarding Papakōlea.

Kalani Fronda Nothing right now and what I think what we're going to do is we're working with our housing division. There's a couple of houses that we're working on to be able to address the issue that's happening. It's vacant and we actually need to renovate it at Kalāwahine. That's about it for now, thank you.

Chair Hulu Lindsey Kalani, how many names on the list that you folks go through to make one award?

Kalani Fronda That's a good question. So, some of them are waiting for their preferred lot even though they are on a list for. So, for example, we have agriculture and say something popped up in Pana'ewa, but they didn't want to have Pana'ewa, they wanted someplace else. So, they'll wait for it. We had a lot selection for Discovery Harbor in Ka'ū. We went through the list three times and 50 people showed up and eight people actually got awarded lots. So it really depends. So, we're trying to find what these hurdles are. We're hoping that with this program we can actually help them navigate, being able to go through the construction and be able to find the necessary financing. So sometimes it's really quick, we can identify awardees fairly quickly and sometimes we need to go through a process.

Trustee Alapa Good evening, Kalani, so nice to see you. I would like to know if Hawaiian Homes would consider or have they ever considered purchasing land?

Kalani Fronda We are in the process with Act 279 in doing that and we went out with an RFP. We had roughly about 17 to 20 proposals that came in. Our team has gone through and taking a look at it and it spans from Hilo, Honoka'a all the way to Kaua'i and there's some that are in Kaua'i and everything in between.

Trustee Ahuna Hello, Kalani and it's great seeing you again. In your presentation you mentioned emergency proclamation. Here at OHA, we've been struggling with entitlements to build residential. How does an emergency proclamation allow you to build or to develop your residential?

Kalani Fronda So in there, there's a couple of things that stand out for us and one is the being able to work through the process because of affordable housing, 103D so the SPO process which gets onerous sometimes because we really need to make sure we stay on track. So, we're still doing that. It's just certain things we don't have to go through a RFQ or RFP process. The second thing that we continue to work through is prevailing wages and so we're honoring that as well and so we're working through that to be able to engage the type of labor and construction that we're working on. So, the emergency proclamation and there's two that we're utilizing. One is the one for affordable housing and there's a second iteration of that that we're utilizing. The second is the Maui wildfires and so that I believe is on its seventh iteration and we're using that for those that are impacted on the island of Maui.

Trustee Trask Aloha Kalani, the Big Island is going to move the Board to commence a project working with Patty Tancayo and Keola on the Big Island. I'm looking for five acres with accessibility to electric and water. I need to present this to the Commissioners and to Chair Kali, please take that message to him and give me a call back at the office. I fly in almost every week from the Big Island, but I'm keen to meet with him now because

we need to move it to our Board. We need to have monies committed at 1,000,000 per project, but I'm very keen to commence now on the Big Island, five acres is what we will need and as you well know, the off sites can go into the millions. So I'm looking for something that has accessibility, water and electricity and I'm requesting to meet with the Chair of the DHHL Kali, tell him Mililani is asking and also with the Commission, thank you.

Kalani Fronda Thank you, will do.

Trustee Ahuna One more thing, the lands below Punchbowl where it connects to Lincoln School. Those are all Hawaiian lands. Could those be possible sites for kūpuna housing too over there?

Kalani Fronda So I know there's some master planning that's going on. I'm not familiar with that, but I can take that back and be able to respond to you in writing.

Trustee Souza Aloha Kalani, one question. My goal is to get to the root of the problem right and figure out solutions from there. So how do you in the process, when people apply, and they're not qualified. What do you see just off the top of your head and don't need the exact percentage of the people that you guys contact houses are available. What is the percentage of people who don't qualify and we potentially have to bypass or they go back to the bottom of the list or whatever it may be because I know one of the reasons you mentioned pointed out that it's not necessarily a parcel that they actually want, right. So, they'll agree to go back on the list until their parcel comes up and then I understand because sometimes there's like a single-story house and the husband and wife and three kids and they're going to bypass it. But I'm curious as to the percentage of Hawaiians that we have to bypass because they're not qualified. What do you see in that?

Kalani Fronda So we are addressing that with working with external resources to be able to go through the credit repair because we want to be able to work with them, get them ready. So, when time comes up and their name gets called and we're taking a preemptive approach on that and being proactive. So, you're going to see a program that comes out to be able to address that very shortly.

Trustee Akina Kalani, just so glad to see you back on the island, welcome home.

3. Papakōlea Development Corporation – Lilia Kapuniai, Executive Director

Lilia Kapuniai Aloha mai kākou, welcome to our area, I apologize for not being able to host you up at the park. I know that was the original request, but I must tell you the park is kind of pumping, and the parking is a scene. Okay, this is much easier for you to park right here, and you all can walk in and out and you have some place to park and no one's blocking you in and all of that because we just have too much going on. So, I thank you, Chair Lindsey, I thank you Board for being flexible and I hope that this has been accommodating to you.

There are a number of you on the Board that I worked with many moons ago and it's so good to see you all here and in a different position. I also want to acknowledge and welcome our community, who's been waiting for this meeting, Kahea, Punohu, we have a young leader in the making that comes with her mother and I think that's very inspirational for some of us who have been doing this for many, many years. I used to get drug around to meetings with my mother, Kanani Kapuniai and I know that sometimes it's kind of, you know, you're like what, why, again. But the thing is, after being dragged around to meetings for 20 years or so I know the issues, I know them in my heart because they were discussions at the dinner table, the breakfast table. They

were discussions in the car. I mean, it would not stop and so somehow you don't get away with it. But what we didn't know was that was our kūpuna shedding light and educating us on what was ahead and of course we didn't know that right back then we're too young, but now I'm older. I'm almost 50 and I think I understand just a little bit more, not so much, but just a little.

Any who, I we got Puni here from Kula. We have a number of representatives here who have been very active Uncle in the corner. We have a lot of people from Papakōlea who came out to support you and share their mana'o with you and I thank you for allowing us to be here. I thank you for inviting me to be on the agenda. I'm not going to do a PowerPoint. I can get crazy with the PowerPoints and all of that, but I decided I'd make it simple. So, I just gave you folks all a handout and I have a couple messages. I could have prepared asks for all of you, cause boy, I got some asks. I have a number of asks and they're all culturally aligned. They're all strategically aligned. They all have been initiatives that our people of Papakōlea have been holding the torch and marching and supporting. Kahea, number one in support of our Native Hawaiian Education and Culture Center. She and her 'ohana have been supporting this endeavor since 2009. Park improvements, infrastructure improvements. I mean, how blessed are we that we have this beautiful park that we manage and control, but it isn't cheap. You know, no one gives us operating dollars to serve our Hawaiian people, our community. We have to raise the money within, we have to get it from facility use fees and we have to create programs and we have to charge rent. But all of that is manini, that's just pennies. You know, there's a lot to keep a park going and to keep the keep the facility safe for our children.

And so, any who, it takes a community, and I came tonight to just really quick. We're very, very appreciative that OHA awarded PCDC approximately \$120,000 in 2021. One was the COVID support project, and you know we did, you know, it was hard because by that time we got the money and I'm not saying, there's no pilikia here. I'm just saying by the time we got the money, and everything started ramping up the COVID procedures, the strict COVID procedures were ramping down. So the stuff that we had proposed was no longer needed cause it was like a year or two years later and so we used the money to create training materials and brief participants that came to our activities and we were able to make some enhancements at the park, which included a brand new AC system which was very expensive in all of our offices and in our library and so that was kind of, we appreciated it and I gave some of the money back because of the fact that we couldn't fulfill the things with, we fulfilled our outcomes that we proposed, but it didn't make sense anymore to do the things that we had proposed because the requirements were lessening. So, I just said okay, mahalo but we're going to give it back.

The second project, which was really important for the community, was the replacement of the playground. So, the Office of Hawaiian Affairs awarded PCDC I want to say it was something around \$75,000 to replace the existing playground and that was major. It really was major. We leverage about what was it 190 something from the feds because the total cost of the playground was about \$286,000 and so we had to go elsewhere to get the money and praise the lord we were able to get it from the feds. We were able to replace the playground and build a whole new structure in a better place than what we had originally planned. Now the playground resides on the open basketball court. Dan, I know you're very familiar with the community and so it's now in that open court because it really wasn't being used and so we were able to make a larger playground and kind of expand the footprint and the community wanted their swings back and they wanted adult workout features and so we were able to add those items in and you know, we were very, very, very thankful. The stats are in the handout. At the end of the day, I can talk numbers all day long, but when I lookout now and I can hear the children laugh and I see kūpuna and their little ones walking around and swinging and going down the slide, that to me, we can do numbers all day long. When I see that after seeing nothing during COVID. Prior to COVID, through COVID. That was a lot. So, we finally were able to construct the new playground and I thank you and the community of Papakōlea thanks you as well. So mahalo nui for that, for helping us get over the hump on that.

And then I kind of, Kalani, there you are brother. I wanted to address you appropriately. Anyways, so the other part of my presentation. It's not really a presentation, but in your handout, page two. I briefly touched on it, PCDC in 2019 approved the strategic plan and for the items on the strategic plan one being the replacement of the basketball court complex, because that basketball court, everybody knows it in town knows you drive up Tantalus Drive there it is, boom. It looks so majestic. Everybody in the community convenes there. That's their pu'uhonua, but it's made out of steel. And we all know what happens to steel in Hawai'i that was built 30-40 years ago. it rusts and so it's rusting, and it needs to be replaced. It's starting to become a safety hazard and we do have estimates to replace it. All the planning work I've gone out, got the estimates to do all the work and we will start fundraising for that in 2024. I figured 2024, I'm going to bang them out. Okay, but I want to set my intentions in 2024 to fundraise to replace that basketball court. That's number one.

Number two, where I'm getting at is Pūowaina, that 14-acre segment you refer to on the slopes of Punchbowl or Pūowaina, that parcel of land was set aside by the Department of Hawaiian Homelands for community based economic development. In the 2009 regional plan and which was later updated in 2020, the community and the two nonprofits that have been serving the community hand in hand, Kula no nā Po'e Hawai'i and Papakōlea Community Development Corporation has been working on building or planning to build the two priorities that community asked for. The one priority is the Native Hawaiian education and culture center. So PCDC has taken that as our priority and that's what we are looking to fundraise for and build. We kicked off our environmental assessment in August and we are going to, you know, nobody's out there going can I pay for your EA because, you know, all funders are like are you going to do it Hawaiian and it's like, yeah, Hawaiian, I get them. We going to do them, but it's hard nowadays in EA. I think when I built something in Kaua'i, I don't know was it 5-6 years ago, the EA costed 75,000. My estimate from Group 70 is 450,000. That's kind of out of reach. So, the only way we're able to do it is any little thing I raise and I save, I put 25, 35, 45 so we can get there cause I'm tired of not doing anything because I'm waiting for the big bang, if you will. So, we're just going to do it and we're going to do it little by little, step by step, pebble by pebble and so we kicked that off. So that's what's going on in that parcel, Kalani, we're going to do the Native Hawaiian education and culture center and Kula no nā Po'e Hawai'i is dedicated to building the Kūpuna Assisted Living Center. It might have another name now, but that's what's in the regional plan and that's what Puni and Kula are working on and so we're the two entities that serve Papakōlea and we've decided best way to get these two priorities done is one, we split the baby in half. So, one entity takes one, the other entity takes the other. They have their partners that are focused on health and we have our partners that are focused in 'ike 'ōlelo and education.

And so, I feel like it's a nice fit. It's a great way for all of us to live together, work together and serve our community with. On page two of your handout, you can kind of see there, you see Punchbowl. It's this little parcel over there, this rendering if you will, that's the rendering that community voted on. That's not the final deal. There are a number of folks that have approached us and said, hey, why don't we build this or why don't we add that. I'm like that's cool. If we can talk more and we can talk about resources that you can bring to our project, I'm happy to explore it with my community and then if community says yay, then we're going to go right. So that's really quick. We stood up a beneficiary advocacy program, really a way for us to help our community navigate DHHL application processes within our office. I was very blessed to be able to have the retired Homestead Services Division Administrator join my team and so she works very close with Juan and she's able to assist our homesteaders. I felt like that was a need that she could fill. That's not something I could do, but she could do it and she's got a lot of aloha and she knows a lot of people, she's perfect. We have our Kupua'e Language Program, that's kind of been our flagship program for the last few years. We're very proud of it. Trying to educate and make normalize maybe 'ōlelo in the household. That's something I always wanted, and I feel like if we're going to be. If we are living in homestead and we are required to have koko. I feel like

we have to know our language because that's the other thing that ties us. We got the 'āina now, now we got to have the 'ōlelo tie us together with our kūpuna now. That's just how it works, I think.

I don't have any fancy words or stuff for that, but I think that's just how it goes. So, any who, I provided some photos of the blessing with the playground. The playground was dedicated to Tūtū Joseph Akana. I love this story, tūtū man donated the parcels that the park now resides on back to the department. His brothers didn't want the parcel, so he donated it back to the department and he said please build a park and they did designate the land for the park so our children are safe, and they have a pu'uhonua and we can take them off the roads. I love that story and I love that the community supported dedicating the playground to tūtū man. So, with that, I thank you for your time. I'm happy to go over proposals and make my formal asks here and there. So go ahead and call me. I put my number on here. Akua is guiding us, and I just feel like what happens, happens and so I'll be thankful for whatever. But we are doing the work, and I can give you the palapala, I just didn't think you all want to get in the weeds and then just one last thing. Where's Patty? So, I worked with her at OHA 10 million moons ago, but I think that's so cool to build those projects across the state, I just love it and she's so akamai with the numbers. You guys give one million, they're going to raise 29, hello, like I just love it. She's so akamai like that and that girl has always been akamai like that. So, I just, I love that, I love seeing fellow Hawaiians doing stuff for their lāhui and raising us all up at the same time. So, with that, unless you have any other questions.

Trustee Akaka Members, any questions, comments?

Trustee Ahuna Lilia, you mentioned the kūpuna project or kūpuna housing. Where did you guys have that planned for?

Lilia Kapuniai Well, right now the site that's going, Puni, if you'd like you can come join me. Puni Kekauoha, who is, I don't know her official title, but she's a big bull in Papakōlea and she's been handling the Homestead Community Association matters for many, many, many years. So, in our preliminary, I mean pretty much this is what the plan is. There's the parcel flanks Pūowaina from Prospect to Auwaiolimu. The Native Hawaiian education culture side would be on the Auwaiolimu side. The feedback from the community was they wanted that center to be closest to the community because that would be the facility that the community would be accessing and then because the other side of the property on Prospect St. has a larger footprint, I think it's like 3.5 acres out of 14, what our planners told us can be developed upon. So that is the side that Kula is planning to build, I want to call it health complex but or I don't know what to call it, but this exciting project that they're going to build for kūpuna health for our community is going to be on the Prospect side and then the culture and 'ike side going to be on the Auwaiolimu side closest to the community, yeah.

Puni Kekauoha Aloha Trustees, so just to answer the question. So, Kula no nā Po'e Hawai'i has submitted a pre application for the long-term lease of 7.25 acres of land on Pūowaina, we sent it in July, so it's brand new, the ink is still wet. The department has supported our efforts to build the Pūowaina Kūpuna Supportive Living Center. The application is in partnership with Queens Health Systems and the University of Hawai'i Department of Native Hawaiian Health, Papa Ola Lōkahi and Lunalilo Homes. So, when I was first, I was ED of PCDC back in the day and Peter Hanohano was working for OHA and Peter came and visited us and I said, Peter, I like to take you to this site and picture this kūpuna living center on the site. So, I took him, and I told him what we had in mind, and he turned around and he put his back towards Stevenson, and he looked up to the mauna and he said, you know what you guys doing? You're building an indigenous campus for kūpuna. So, what Papakōlea, what Kula no nā Po'e Hawai'i o Papakōlea, Kewalo, Kalāwahine, what this application is for is to develop an indigenous for kūpuna and health and in aging and for kūpuna and the families of Papakōlea. I need to go on record. This development has nothing to do with the 600 million. It has nothing to do with the

wait list. This project was a kāhea from our kūpuna in 2009 who was struggling to get from the street to the house. You're talking 30 to 50 steps up or down. This project is specifically for the kūpuna of Papakōlea, Kewalo, Kalāwahine. Okay, there's some misinformation in the general public about our project. We've not launched it a lot. We're just getting started. Community conversations will begin in October. So, Trustees, you know, I signed up for talk story about our org, but just to kind of set the record straight about our project, we're not asking for money right now. We will start the kūkākūkā with our community and then later on. It's going to take a while. Kali would like it done next year we said no. Too many restrictions, too many requirements, and we have to do it right. We are on the slopes of Pūowaina, that mauna has a lot of cultural significance and we're not going to play with trying to skirt requirements, especially environmental and cultural required surveys.

So, Kula would like to assure the Board that we're not fast tracking this baby, we're going to make sure we do it right. It's going to take a while and it will cost a lot of money, but we do have Doctor Naleen Andrade with us. Sheri Daniels is with us. Keawe Kaholokula is with us. Keola, who was here earlier, you know, they're supporting. So, we're really looking at an indigenous campus for kūpuna health and well-being for the kūpuna of Papakōlea and their families. So, it's going to be important. I have plenty of neighbors who's very concerned on prospect. So, we have to kūkākūkā and I'll be back because I don't want to cut in line. But mahalo nui, clarification on the Kūpuna project, mahalo.

Trustee Ahuna Mahalo, Puni, I have one more comment to make. Lilia, I just wanted to say thank you for the kūpuna during COVID, when you guys fed all the kūpuna. I saw your guys cones lining up for the meals and stuff that. You guys did a wonderful job, especially with delivering all those meals to the kūpuna and my mom waiting outside on her deck for her meals, and they look forward to all of that. So, I just wanted to say thank you because people have no idea how hard it is to just get home for some of them. So, thank you so much for doing a wonderful job.

Lilia Kapuniai You're welcome, on behalf of Kula no nā Po'e Hawai'i, staff, volunteers and PCDC volunteers who also coordinate some meal delivery, you're welcome, and you know, when I worked at CNHA and OHA, I never thought I wanted to work in community. I always felt like my role was in a larger, not larger, but in a macro level impact. That's where I always saw myself. But coming to Papakōlea and since building this pilina with my neighbors and people like Puni, Kahea, Puka, everyone who's here. I know every single one, I know where they live. I know if they get abandoned cars in front of their house because I get the complaints. I know who's doing things they're not supposed to do. I also know who's doing things they should be doing and wonderful things, but I love it and I love them, and I love this position and I feel like this is where I'm supposed to be. I am supposed to be on the ground. So anytime our community is going to step in and kōkua each other, I want to be there and help. I think it's my calling.

Trustee Ahuna And then one last thing before you go. Because it's getting bigger, Papakōlea, get Kalāwahine, Pūowaina, you know, upper Papakōlea, why not have one day have a shuttle so everybody can access the park, so everybody can access all the areas in Papakōlea and stay within the community. Because it's hard for the people down on the bottom to walk all the way to the park.

Lilia Kapuniai Brother Dan, we got to talk. You got my number.

Trustee Ahuna Right on. I'll see you.

Community Concerns and Celebrations

Richard Chan Jr. My name is Richard Chan and I'm a lessee in Papakōlea and I would also like to extend a heartfelt gratitude for you guys coming out here and listening to what we have to say from Papakōlea. I'm just a little saddened by the fact that a lot of our lessees didn't show up from the meeting that we had on Saturday. With that, I thank you, brother Dan too, Mililani for coming up and sharing what lovely thought you guys had. Thank you so much and making me feel comfortable.

So now I will go on and I want to inform you guys of my situation. A couple years ago I went down to the Department of Commerce and Consumer Affairs to find out just what was going on with the Papakōlea Community Association at that time. At that time, I also realized that that was the last time in 2021, that they had filed for their excise tax license and until now, they're in arrears. So generally, that would mean they're nonexistent which leaves the lessees in Papakōlea without representation. That was my dilemma two years ago and I talked with Puni from Kula, as well as Lilia from PCDC and both of them, I've got to give them my gratitude of and appreciation because they supported my willingness. In fact, they actually pushed me to try to form another association and for the last 10 months, you guys probably know what I'm going to talk about now. If you look at the attendance at these meetings. They're pretty scant at best. So I went through that for the last 10 months and then I endured that to the point where the five, I think no eight people that were in that meeting said Richard, why don't you just become the president and move on with this thing and it took me about five months to kind of finally realize that's the way we got to go in order to kick this thing off. So, at the beginning of September this month, I decided to elect myself as the President of the Community Association, the new one. We don't really have a name, but we're flying by the PC anyway for now.

So that's my predicament. We had our first meeting this past Saturday at the courts of the park, and we had 28 people show up. But I got to say one thing, these people were interested, they were concerned and willing to back and support this movement that we had so much so that one of our members here actually pushed us to have an election for officers at that time. And I was kind of hesitant because I really wanted to have more discussion and debate to present more people for these positions, for the board. But we threw up for vote and everybody told me let's go with what you decided so far. So, I am the President for now, I'd like to think of the interim. I have a Vice President, which is Francine Popoali'i. I have a secretary who volunteered, Elizabeth Garcia and then I have a brother who volunteered as well to become the Sergeant of Arms. Currently, I'm looking for a treasurer and we're not that far away from getting one. So that's the predicament or the situation that I'm in.

So after realizing that there were two meetings that were coming up this week, one was last night with our Councilmen and two State Representatives. I didn't have too much time to prepare, so I have to apologize to you because after talking to Ms. Mililani Trask, she informed me that you guys do have a lot of programs or grants that you can award my request, and this was going to be my request. I was going to ask if OHA does have support mechanisms as well as funding to help our fledgling organization out as Papakōlea Community Association is to help nurture, develop, and maybe even fund some of the office and clerical supplies that we might need, furniture, even one mobile office or something like that. But you know that's why I'm here. I'm requesting if there's any grant money or funding that can support this effort so that realistically, it might be two years that we were not in existence and never have a representation, but it if I look back and I've lived in the community since 1993. The last meeting I went to was in 2002 and it was a slugfest. It wasted my time. I don't want to have those kinds of meetings ever again. So, I plan to run these things with order and respect towards each other. But in order to do that, we need capital to just start it up. And like I said, we only had our first meeting on Saturday and we're already looking at probably talking about how we're going to fund this thing.

And I know with the dues that we can collect from Hawaiian. Homestead, I don't think we're going to accomplish that in any way soon. So anyway, that's my request. I thank you for hearing that. Do you have any questions or concerns?

Trustee Ahuna Richard, you're asking for money to put the board together, your board together. Is that what you're saying?

Richard Chan Jr. First of all, I'm asking support because this is not my field of expertise, but I'm cast in there simply because I'm concerned about the community not having representation to the state and federal level. I'm concerned about, in reciprocation, the information that's going to impact this community or has impacted us in the past, has never made it available to them. So, in order to use some of the technology we have, that's what I'm asking for if we can have funding to like, say, computers all we need is one. An office space, all we need is one and then clerical supplies like that and the means to transfer this information of our meetings and minutes of those, any concerns that are coming down the pipe from DHHL or the Federal Government that's going to impact the beneficiaries of the Act so that they can respond with a strong and well informed voice. I'm looking to provide that to the community. You know, and make it accessible, so if you know people can't come to the meeting but they can come to a website. You know, so that's my overall intent. In a small bucket that's what I'm talking about. Just get get support and if you don't have that program within the mission statement of OHA, I understand. I'll have to probably look elsewhere. So yeah, that's basically it.

Trustee Trask Aloha, Richard. You have a Papakōlea Hawaiian Homestead Association when you and I talked many years ago, it was Nona and Bob Freitas. They have passed for many years. They have passed. When you return to the DCCA, get a copy of what was filed but hasn't been updated for two to three years. That document will tell you who previously was using the name of Papakōlea Hawaiian Homestead Association. Contact them, are they still in existence? If they are not, you can go now and refile but before you do, look at their articles and bylaws, what you and your group may want to do may not be the same as them. But pretend you to go and you call them, and they say, hey, we're not make, we're just taking a break for COVID years, which has happened to a lot of groups. If that's the case, it shouldn't stop you from making your own, you can go ahead and do it. Put your board together and file your papers with the DCCA. The Office of Hawaiian Affairs has a website, on there is posted grants, grants that we've given, grants that we have open. There is a short period of time, but it happens every year. So once your corporate papers and your corporate identity is established then you look at the funding that we have and one of the things we're trying to do is create an agreement, a relationship to work with our sister agency, Department of Hawaiian Homelands.

But when you get to that point, you can look right now on your computer, go to the OHA website, see the grants that we have, what the criteria is and I know that the DHHL with Kali there will also be interested, but one of the things I'm keen to do is to establish a sister agency agreement. DHHL's obligation is with the small Ns under American law. DHHL only work with those Hawaiians of 50% blood or more who can prove it with the paper of the white man. OHA's obligation is not only to the small ns, but also the capital N's. So, if you are less than 50% blood or if you're a Hawaiian who had more but cannot show it because your grandmother was born at home. OHA can still help you. OHA is for the small ns of 50% blood and more or the capital N's and that's what America has done to us. But we have to get around that and that's why I'm saying first thing, find out if you can use a name if you can go for it, register the paper. I think it's under 100 bucks or 50 bucks. Then you can look at and apply. But if you go there and you call them up and they're still there so what, you can still proceed. But you cannot call yourself Papakōlea Hawaiian Homestead. That name would already be registered but take a look at our grants. There is only one Trustee for the Big Island. Only one for Maui, only one for Kaua'i because the way the election works is that there's a certain number of Trustees that run at large and what that means is that Hawai'i Island will never have more than one. Because all the voters, tens of thousands,

hundreds of thousands are on O‘ahu, are on O‘ahu. So, remember that you know what I'm saying when we go forward. But it shouldn't prevent you at all and if you need any help, just kāhea, Big Island is not so far away I will not hear you, aloha.

Kimo Keoveres Aloha kākou, speaking to you all tonight is a dream come true for me. I represent my ‘ohana on the mainland. I am one of the 53% mainland Hawaiians, but I'm one of the lucky ones who has made it home. I've lived here permanently since last February. I returned to serve the lāhui. I'm a special education teacher with the Department of Education. It's not easy, I have a lot to learn. But one thing I've learned so far is the current condition of Native Hawaiian people is much, much worse than I could have possibly imagined in the 35 years I lived on mainland. I know all of you by face, I've been following you for years. It's wonderful to actually see you all. I also review grants for OHA too in my spare time, when I'm not teaching.

So, I got family on the mainland. The other family is on Maui in Lahaina. My grandmother's house burnt down, so I get family in mainland, my only family here now, all of them are homeless. Double whammy for me. I was very concerned this morning when I saw this email and this quote from this interim CEO. I will quote him, let us find better ways to keep these Hawaiians connected to their families, their culture and their identity. Nothing was said about connecting Hawaiians to their land. I can tell you as a mainland Hawaiian, we want to come home. All my uncles, aunties, we want to be here. We don't want to do hula in Tennessee. We don't want papa ‘ōlelo Hawai‘i in New York City. No, we don't want immersion school in Vegas. We want to be home. We get 30,000 on the wait list. What was it 680,000 on mainland that want homes here. I live in Palolo. I see empty homes all around me in my neighborhood, sitting there empty. They're not for my family. They're for somebody else's family I don't empty homes. So, I heard earlier in the introductions from someone how OHA has been working since 1970s to build houses for Hawaiians. We need a lot of houses, don't we. Maybe instead of building houses, what can we do with all these empty houses? Why isn't OHA focusing strategies on how we can return Hawaiians home? We don't need resources there; we need resources here.

I have one more point to make. As I mentioned, my family is on Maui. I spent the last week in Lahaina. I came back from Lahaina yesterday visiting my cousins who are now homeless. I heard from someone tonight that the people of Maui are resilient. I do not doubt that, but my cousin and her one-year-old and her four other kids, they're scared. Everyone's going to put on a brave face, but they're scared. They're thinking of going mainland. We're going to have no family here, no connection. That's what I'm concerned about. I heard that we visited the Mayor, did we visit people? I heard someone say that the Maui, Lahaina people are getting closure right now that Lahaina is reopened. My cousin, not in her zone. I believe if you look at that map, there's like six streets that are open right now of the whole town. How many days they get, they get two days to go through their things from 9:00 to 4:00 during their working hours. Gotta take off work if you still get job to go look at your stuff for two days before you're locked out of your home. She hasn't seen her home in almost two months. And what are we worried about most? Our iwi kūpuna on the land. Everything's burnt, everything gone. What about the bones? What is OHA doing to protect iwi kūpuna? I can't imagine how many other Hawaiian families get iwi kūpuna in Lahaina. I haven't heard anything about what's being done considering that in the development. Thank you for your time.

Puni Kekauoha Aloha mai kākou. My name is Puni Kekauoha for the record. Born and raised Papakōlea. I am currently the Senior Vice President of Kula no nā Po‘e Hawai‘i. This organization is a nonprofit community-based organization. We are a beneficiary service organization, 30 years old, founded by the kūpuna of Papakōlea in 1992. Founded by Grandma Mariah Suganuma, Auntie Winona Wright, Malaka Lee and Auntie Leimomi Nahinu. So, these women founded this nonprofit in order to change the way our people were looking at the schools and to get our parents more involved with the education of our Keiki at Lincoln at Pauoa, mainly at the elementary schools. We were tired of looking at all those articles that point to Native Hawaiian children

in our district whenever there were low math scores, low reading scores, yeah. So, the kūpuna wanted to turn it around and bring parents into the school to engage more in a positive manner to uplift the Keiki of Papakōlea and to change it and they were successful in doing that. We together were successful in that. Today, I am proud to say we have just received our second grant, three years from the Native Hawaiian Education Program to conduct the Kūkalahale Learning Project. This project will serve 2700 children that attend Pauoa Elementary, Lincoln Elementary, Stevenson Middle School, and Roosevelt. How we will do this is we are providing resources to support teachers to Lincoln School they need more supplies. They need bikes for the new preschool. We got all of that. We're supporting the teachers at these schools, and we are also providing wrap around services. So, we have an after-school program just started two weeks ago. I got about 30 babies, K-12. They're at the park, there in Lamakū and the junior leader program and so we do homework time and then they get culture classes, and they get fun time. So, we are there at the park. Papakōlea park, like Lilia said is banging, there's no space for anything else. We are maxed out at the park, so we have that going on.

When the children are at school, we have the Kūpuna Community Care Network (KCCN). We are at the end of the second round of funding from A&A. Literally tomorrow, formally, but we will continue. KCCN is currently serving 350 kūpuna in Papakōlea and the surrounding areas and outside Pearl City. So, we got about 140 kūpuna that big number that live outside of Papakōlea. So, we have been providing kūpuna with health education, physical exercise, kanikapila and tai chi. So, we have this whole program that supports our kūpuna along with our caregivers. So, we do caregiver training, a lot of our kūpuna caregivers are burning out taking care of kūpuna that have memory loss. So, we are training kūpuna. We just completed a curriculum called 'auamo ke kuleana and it's a Native Hawaiian curriculum to help caregivers to better understand what is this disease of Alzheimer's that my mommy and my daddy going through and what do. I do.

So, we're providing education on importance of self-care and what are the resources out there to help everybody. We just got a grant from the Department of Hawaiian Homelands. In COVID, KULA answered the kāhea of people from Papakōlea who are homeless and living on the streets in Papakōlea and we were successful in working with state people, agencies and together we received a grant. We help to house people. So, we housed 30 people that were on the street, and they're all from Papakōlea and we know that there's a lot more people that are houseless living on the street. The Department of Hawaiian Homelands has provided KULA a grant called ho'okele. Navigate, so we are navigating our people into getting the services and housing that they need. What we know is that our people need more care in, you know, case management, we cannot just find them one house and then go, we have to be with them throughout. So, they don't lose the food stamps and the monetary and all the other things that they need in order to lift them up.

We are very busy. I have a staff of 20. We have 12 community health workers, certified. I have 5 social workers and I have four people that are taking their LCSW exam this month. So, KULA is extremely busy. We were on the ground during COVID. We did all the shots and all the food and everything that was going on during COVID. So, you know, it is our pleasure to serve the people of Papakōlea. 85% of our staff are from Papakōlea, Kewalo and Kalāwahine. We tried to hire from within and we're all in Papakōlea Community Center and it's very tight, so yeah, and my time is up. Thank you very much.

Trustee Ahuna Puni, I just wanted to say thank you. You know, growing up Papakōlea, it was much different than when you took over. You know, I remember when you first started and the changes that has become. So, thank you so much for everything you do. Everything seems much safer. Thank you so much.

Trustee Akaka And I also want to note into what was said earlier with the previous speaker is that we are actively working on housing and that's specifically on our Hakuone property in Kaka'ako Makai and we have

been in communication with those in Lahaina, our Hawaiian community members and also with Uncle Archie Kalepa and we will continue to do so.

Keahi Welina mai kākou, aloha. ‘O au ‘o Pūnohu le papa hia pili Keahi. No Kalāwahine mai au. Mahalo for having us today here. I am from Kalāwahine born and raised, one of many who were born and raised in Kalāwahine.

Kahealani Keahi Aloha, ‘o au ‘o Kahealani Keahi. No Kalāwahine mai au. Noho au ma ka ‘alanui ‘o kamala lehua. Aloha, mahalo for having us here and for listening to our communities. I put my name in last minute, mostly because I wanted to thank all of you for having these community meetings that I think is very, very important. While you were talking, I tried to be very respectful and look, but I had to put on my Instagram and Facebook and tell our homesteaders to hurry up and get down here and they answered with we're getting ready for the parade tomorrow. We're making lays and flowers. Okay, I'll give you updates then, so that's what they are doing. They're getting ready for tomorrow, so I have to give them the updates, but I wanted to thank Rick who was very courageous for stepping up and trying to get our community association back up. From the Kalāwahine standpoint we're very thankful and excited to participate in the community associations and in all the programs that they have, mostly because back then, I really was not supportive of our Community Association in Kalāwahine because we don't support. Many of us in Kalāwahine did not support the DCCNR's rules, so we don't have it anymore. I did have to take it all the way to court and Native Hawaiian Legal Corporation helped me with that against having those DCCNR's in place. So, we're very happy to be in one community with Papakōlea and Kewalo. So, it's Papakōlea, Kewalo and Kalāwahine who come together and support each other, so I'm very, very happy about that and they're very accepting and we learn from each other.

Just last night we were together at the community meeting that was called by our City Council. So, Dela Belatti was there and also our City Council who represents us, that we're so happy to have them come and listen to us, I also wanted to say that besides having the support of the community and our three communities as one. In 2009, our ‘ohana from Kalāwahine proposed the Native Hawaiian Education Center that is hopefully going to happen soon in Pūowaina. So, we're just in the garage talking about what we're going to do. Native Hawaiian Education Center, womb to tomb. So, we did that proposal very, very excited about it and we hope that it will start soon. We have some kūpuna now who have children, who's like already going to graduate soon was hoping that their children could have a Native Hawaiian School, Hawaiian Language School in our Papakōlea Community. So our thought was if we could have every Hawaiian homestead community have a Hawaiian language school in our community, I think that would be the connection of not just our language, but the whole culture and taking care of our ‘āina, not just in our community, our neighborhood, our street, but our whole watershed.

Which brings us to I asked the City Council to help me to do some research on our stream. We're talking about fire mitigation. We're talking about houses shifting. We're talking about the ‘āina. So, the only stream in our three communities is Kapo‘opo‘o, which turns into Kanaha that connects to Makiki Stream, man-made. It doesn't run anymore. So, we have mo‘olelo from community members here who used to swim in it, jump in it, dive in it, so we no longer have a running stream which is a pilikia. So, what I'm trying to do and hopefully maybe OHA can help is to find out why our stream does not flow anymore. We're also small time kalo farmers in Makiki Valley. We have lo‘i there that my ‘ohana takes care of. Little by little Moleka, Maunalaha and Kanealole that comes together to become Makiki stream and goes out to ocean. One by one the streams are drying up. So Maunalaha, which is right behind Halau Kumana, my daughter graduated from and right behind right next to Hawai‘i Nature Center dried up. The stream that feeds our lo‘i that we mālama and we got the kalo from Hawai‘i Island, Waipi‘o, I have family in Waipi‘o who gave us the kalo and we planted it there. So, it's very important that it stays there. It's starting to dry up. So no longer can the communities there and the school

that we provide kalo for, we can't even have the kids even come in to help and to connect the pēlina with the iwi kūpuna because the waters are drying up. So, all of that connection with the Ala Wai, we were in the Protect our Ala Wai watershed too, all of that with the flooding for us doesn't make sense because we don't have flooding. Our problem is lack of water. So, we really want to look into the watershed of our 'āina of Papakōlea, Kalāwahine and Kewalo. As the years went on living in Kalāwahine, I learned that Kalāwahine was really a person. During the 14th century, she was an ali'i, she was a kahuna lā'au lapa'au. She cared for the 'āina. She was a resource of water, and she is an inspiration to us today and still living. Since then, we found out all of the achievements that was made by her and the people at that time and we have found wahi pana in our 'āina that speaks to us today which helps guide us to where we need to go.

I also have family in Maui that are helping the people in Lahaina from Wailuku. So when we talk about the fires in Papakōlea, Kalāwahine and Kewalo, we do need to address those things because there is open space with a lot of brush, overgrowth and big trees that need to be taken down, that's also in our in our kahawai. So those are some of the big concerns that we have that we still need to address the Department of Hawaiian Homelands again with the new leadership, yeah. So that was just my short mana'o, mahalo.

Trustee Ahuna Mahalo, I just wanted to offer up some comments because I live right on Tantalus Drive right before Hawaiian home and you know, back in the day we used to jump in the stream, everything, the water is going down, you know, and we frequently went up on our skateboards all the way up and as you go up and up, you can notice that none of the houses have water systems, so they have all these catchment systems, but what they did is they built one big water tank. If you go up to the lookouts and you see it, ever since they built that everything dried up. But the reason why I want to share this with you is because I used to walk the streams all the way down to the beaches and stuff like that. One of the out falls where it ended up was Kahakau and Kukui which is one of our lots down in Kaka'ako. So that was on ahupua'a where Papakōleans would frequent. So, if you go down to Kewalo you see a lot of the people around there. The trail used to connect us there. That's where we were when we used to play in the water. But those streams are very important growing up. I know because I played in those streams and I remember going up past Kalāwahine, right by that park and playing down there in that stream. I don't know if the park is still there or what happened, but I remember the water flowing down and yeah, you're right it should continue to flow. Where did it go? You know, I heard rumors about an Ala Wai project, maybe the Halau Ku Mana students can share all of that with you guys.

Kahealani Keahi We were part of it. If you look me up, I'm going to be like this with a sign. So, we helped stop that project. We took them to court as well.

Trustee Ahuna So that's why I brought that up. So, I'm sure she knows about it.

Kahealani Keahi Yes, we're a big part of that project and we're still going to meetings today with USACE. So, they brought it back from the dead. So, we're still monitoring it. So, in Kalāwahine we are the only community with a detention basin, so the USACE project with the Stop Ala Wai project that we were in was Palolo and I work in Palolo also at Anuenue Hawaiian Emergence School. So, Palolo, Manoa, Makiki with Papakōlea with Kalāwahine. So we're the only one of those three ahupua'a that has a detention basin and we were trying to do stream restoration, so we kū'ē that thing as much as we could and we built an ahu right by that detention basin where the kahawai is and we held cultural events or pile ceremonies there and if you drive up Kalāwahine you can see the ahu that we built. So, what had happened was the detention basin, the 'āina spoke for itself. A tree grew out of it and went busted the whole thing open, so we no longer have a detention basin. Also, Board of Water Supply was going to build a two-million-gallon water tank there when our community has already lived there over 20 years right next to our house, we kū'ē that too for a long, long time. Finally, Board of Water Supply said okay, we're not going to build anymore, so mahalo ke akua. Now we're waiting for

the Board of Water Supply to give the land back to the Department of Hawaiian Homelands because they're still trying to connect the pipe so that they can build, probably when I'm dead. I don't know, because they did that, Auntie Leina'ala Kalama Heine was the first one of our kūpuna who went kū'ē that in Kalāwahine and ua hala, as soon as she passed away, they tried again. So, we want to make sure that it doesn't go any further and that land is given back to Hawaiian Homelands and when I spoke to Carol Fukunaga who was at City Council at that time, she's our Senator now. She came to our community in that kahawai, looked at it and called DHHL over to make sure that they mālama that place. So, what we have right now with the new leadership is to go back again. We've been doing this for how long for the new leadership to make sure that whole place gets maintained. So, what I heard from the last leadership, they're going to come every six months. So in between there, we've been going to the stream, my daughter and I and a couple of other mana wahine from Kalāwahine and 'ohana cleaning that stream and trying to keep the debris out. But the big one, the big work needs to be done by DHHL.

Trustee Ahuna Yeah and if you've been to Roosevelt High School and Stevenson between that there's that culvert that dried up before the bridge we used to climb.

Kahealani Keahi Yeah, we have homeless, a homeless problem, big homeless problem. So, a lot of them, we don't even know, they're strangers. There's some within our community that we had helped with the help of Puni and KULA. So, I was one of them. Jump in the car, drive them all the way to Mā'ili. Take them to their new place. So, you know, you got to do what you got to do for our people. But the homeless community is a problem.

Trustee Ahuna Thank you so much, both of you.

Announcements

Trustee Akaka I want to say mahalo nui to Kawananakoa Middle School for allowing us to have our meeting here this evening. I'm proud to say that I attended summer school sessions here as well. And I want to say mahalo to our Trustees, our staff, all in attendance and all who have been live streaming this evening.

Adjournment

Chair Hulu Lindsey Moves to adjourn the meeting.

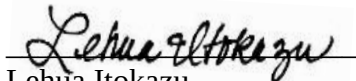
Trustee Ahuna Seconds the motion.

Adjournment							
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
DAN	AHUNA		X	X			
KALEI	AKAKA			X			
KELI'I	AKINA			X			
LUANA	ALAPA						Left mtg at 7:35pm
BRICKWOOD	GALUTERIA						Left mtg at 8:05pm
J. KEONI	SOUZA			X			
MILILANI	TRASK			X			

JOHN	WAIHE'E						X
CHAIR CARMEN HULU	LINDSEY	X		X			
TOTAL VOTE COUNT				6			3

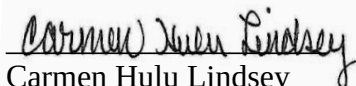
Trustee Akaka Adjourns the O'ahu Island Community meeting at 8:17 p.m.

Respectfully submitted,



Lehua Itokazu
Board Secretary

As approved by the Board of Trustees on May 23, 2024



Carmen Hulu Lindsey
Chairperson, Board of Trustees

Attachments:

1. Community sign-in sheet
2. Excused Memo – Trustee Waihe'e
3. Housing for Native Hawaiian Kupuna, PowerPoint – Patty Tancayo
4. Hawaiian Homelands, PowerPoint – Kalani Fronda

PHONE (808) 594-1888



FAX (808) 594-1868

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HIGHWAY, SUITE 200
HONOLULU, HAWAII 96817

MEMORANDUM

TO: Trustee Carmen Hulu Lindsey, Chair
Board of Trustees (BOT)

FROM: Trustee John Waihe'e, IV, Member / At-Large

A handwritten signature in dark ink, appearing to read "John Waihe'e", written over a horizontal line.

DATE: September 27, 2023

SUBJECT: ATTENDANCE FOR 9/28 SITE VISIT (2 of 2) AND BOARD OF
TRUSTEES O'AHU ISLAND COMMUNITY MEETING – PAKAKOLEA

I am unable to attend:

- 1) The Site visit (2 of 2) at the Hale Makana O Mo'ili'ili development at 2:30 p.m.; and
- 2) The Board of Trustees O'ahu Island Community Meeting – Papakōlea at 6:00 p.m. – both on September 28, 2023.

This memo serves as a request to be EXCUSED from the Site Visit and the Board of Trustees O'ahu Island Community Meeting - Papakōlea.

Please also extend my apologies to the rest of the Board of Trustees.

Mahalo.



OFFICE OF HAWAIIAN AFFAIRS

OFFICE OF HAWAIIAN AFFAIRS
COMMUNITY SIGN-IN SHEET

MEETING TYPE: ☐ BOARD ☐ COMMITTEE ☐ COMMUNITY

BOARD OF TRUSTEES MEETING

LOCATION: OHA Boardroom 560 N. Nimitz Hwy., Suite 200, Honolulu, HI 96817

NAME &/OR ORGANIZATION	STREET	ADDRESS	CITY	ZIP CODE	AREA CODE/PHONE#	EMAIL
Richard Chan						
Dennis Rose						
Heali Makela						
Kahelani Keahi						
Punahue Keahi						
John Sato						
Tammy Lu						
Kimoko Batts						
William K. L...						

OFFICE OF HAWAIIAN AFFAIRS
COMMUNITY SIGN-IN SHEET

MEETING TYPE: [] BOARD

[] COMMITTEE

[] COMMUNITY

BOARD OF TRUSTEES MEETING

LOCATION: OHA Boardroom 560 N. Nimitz Hwy., Suite 200, Honolulu, HI 96817

[illegible]

E MALU I KA PO'E

Housing for Native Hawaiian Kūpuna

Presented by:
Patti Tancayo
Keola Dean

Date:
September 28, 2023



THE TEAM



'Ikenākea
Development



King Lunalilo Trust



‘IKENĀKEA DEVELOPMENT

- Rooted in Affordable Housing
- Prioritizing Native Hawaiian Communities

Diverse Project Portfolio:

- New Construction
- Adaptive Re-use
- Extensive Rehabilitation
- Commercial Centers
- Industrial and Hospitality Projects

Mission:

Provide Affordable Housing for Low-Income and Workforce Communities





Projects Completed



HALE MAKANA O NĀNĀKULI

48 Rental Units for Families

60% AMI and below



HALE MAKANA O MA'ILI

52 Rental Units for Families

60% AMI and below



HALE MAKANA O MŌ'ILI'ILI

105 Rental Units for Kūpuna

60% AMI and below



SPECIAL PROMOTIONAL SECTION

2023

KUKULU HALE AWARDS

RECOGNIZING EXCELLENCE
IN HAWAII'S COMMERCIAL
REAL ESTATE INDUSTRY

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
HAWAII CHAPTER



Projects Completed



HALAWA VIEW APARTMENTS



KAULANA HALE PHASE II



KEWALO APARTMENTS

- Developed over 3,000 residential units
- Successful affordable housing projects funded through the Low-Income Housing TaxCredit Program
- Completed a mix of developments in excess of \$541.8 million and have another \$700 million in progress



Nānākuli Village Center



Projects in Progress

Hale O Pi'ikea I, II, III

187 units for families and
kūpuna 60% AMI and below



Halawa I & II

121 units for families 60%
AMI and below



Uahi Ridge Phase I & II

96 units for families 60% AMI
and below



New Projects





Ka Lawelawe Lokomaika'i

130+ Years of Service

Established by High Chief William Charles Lunalilo

Mission:

- Accommodation of Less Fortunate and Infirm Native Hawaiians
- Preference for Kūpuna

In partnership with 'Ikenakea Development, King Lunalilo Trust continues its legacy of caring for the Native Hawaiian community with a shared commitment to affordable housing and cultural values.



SERVICES:



LUNLILO HOME (on O'ahu since 1883)

- Adult residential care home
- 24-hour support plus room & board



HOME CARE AGENCY (planning phase)

- In-home help to kūpuna with activities of daily living (household chores, personal care)



ADULT DAY CENTER (expanding)

- Safe social space during the day
- Hot kūpuna-tailored meals



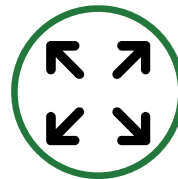
KŪPUNA HOUSING (planning phase)

- Affordable rental homes
- Supportive services on-site



MEAL DELIVERY (expanding)

- Hot or frozen kūpuna-tailored meals
- Delivered to kūpuna at their homes



EXPANSION OF SERVICES:

- Serving Kūpuna of All Ethnicities
- Grounded in Native Hawaiian Culture

E MALU I KA PO'E HAWAI'I

To Shelter and Protect the Hawaiian People

This initiative is part of a strategic plan to construct ten (10) culturally grounded kūpuna housing communities across Native Hawaiian homestead communities statewide. Each project within this plan requires a funding commitment of \$1 million from OHA for the pilot phase, which includes the first three projects. These kūpuna housing communities will serve as more than just physical structures; they will provide a culturally enriching environment aligned with Native Hawaiian traditions and values.





OBJECTIVES

- Urgently Address Affordable, Quality, and Culturally-Grounded Kūpuna Housing.
- Create Cultural Connection Points (Pewa) for Tradition Transfer.
- Provide On-Site Comprehensive Support Services.
- Honor Specific Community Needs and Cultural Practices.
- Deliver a Holistic Environment Nurturing Kūpuna Well-being and Cultural Integrity.

OHA'S MISSION AND PROPOSAL ALIGNMENT

OHA's Mission:

- Empower Native Hawaiians
- Focus on Affordable Housing
- Enhance Resource Management

Strategic Plan (Strategy 5 and 6):

- Increase Rental Housing
- Strengthen Safety and Culture
- Support for Hawaiian Homes Commission Act:
- Expand Housing on Hawaiian Home Lands



SAMPLE BUDGET PER PROJECT

SOURCES

PERMANENT DEBT	2,575,000
TAX CREDIT EQUITY	14,425,000
NAHASDA	3,000,000
OFFICE OF HAWAIIAN AFFAIRS	1,000,000
RENTAL HOUSING REVOLVING FUNDS	10,000,000
TOTAL SOURCES	30,000,000

USES

CONSTRUCTION	23,463,034
SOFT COSTS	2,857,000
INTEREST	580,569
FINANCING & FEES	2,947,946
RESERVES	151,451
TOTAL USES	30,000,000



Permanent Debt: The project intends to secure \$2,575,000 in permanent debt financing. This is often a critical source of funding for major construction projects.

Tax Credit Equity: The project aims to secure \$14,425,000 in equity financing through low-income housing tax credits, which offer significant incentives for private investment in affordable housing.

NAHASDA: A sum of \$2,000,000 is projected to come from NAHASDA funds, reflecting the project's alignment with federal efforts.

Office of Hawaiian Affairs: OHA's contribution of \$1,000,000 serves as an integral part of the financing mix, enhancing the project's competitiveness and financial feasibility.

Rental Housing Revolving Funds: The project also plans to secure \$10,000,000 from the Rental Housing Revolving Funds, further bolstering its funding structure.

Construction: The largest portion of the budget, \$23,463,034, will be invested directly into the construction of the affordable housing units.

Soft Costs: Project administration, legal, engineering, and architectural services, and other "soft costs" will consume about \$2,857,000.

Interest: An amount of \$580,569 is allocated for interest expenses related to the financing of the project.

Financing & Development Fees: \$2,947,946 will cover costs such as loan, bond, and investor origination fees, insurance costs, construction & project management fees, other related expenses.

Reserves: Lastly, \$151,451 will be set aside in a reserve fund to ensure the project's financial stability throughout its life.

This combination of diverse sources and strategic uses underscores the feasibility and thoughtfulness of the project financial plan.

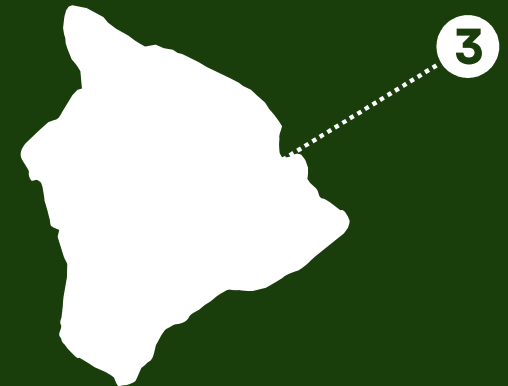
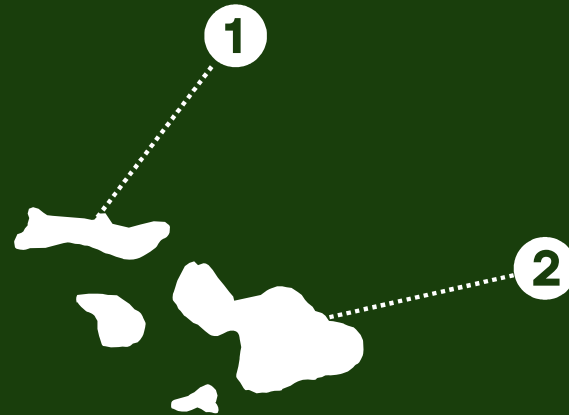
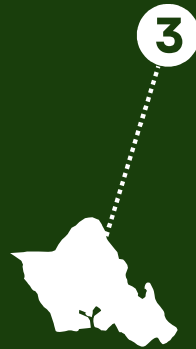
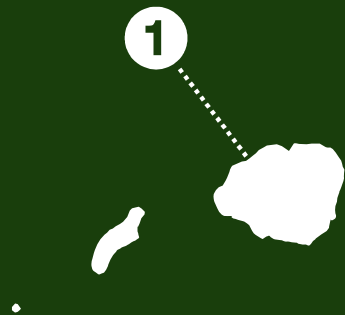
SAMPLE RENTS WITH NAHASDA RENTAL SUBSIDIES

Honolulu City & County
AMI 60% and below - Income cannot exceed
\$55,020

Rent for a One-Bedroom: \$1,475 max rent

- Monthly Income: \$2,500
- 30% of Monthly Income: $30\% \times \$2,500 = \900 (typical contribution)
- Monthly Income: \$1,555 (Average Social Security Income)
- 30% of Monthly Income: $30\% \times \$1,555 = \466.50 (typical contribution)





10 Projects

Over 5 years

Molokai-Kalamaula
Hawaiian Homestead Kupuna
Housing

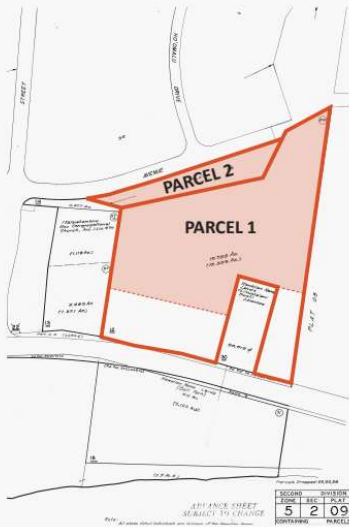


KALAMAULA LUNALILO HAWAIIAN HOMESTEAD KUPUNA HOUSING - MOLOKAI

612 MAUNALOA HWY, KAUNAKAKAI, HI

08/28/2023





SITE LOCATION:
612 MAUNALOA HWY, KAUNAKAKAI HI 96748

PROJECT INFORMATION

PARCEL 1:
TMK: 520090120000
PROPERTY TAX CLASS: AGRICULTURAL
ZONING DISTRICT: RURAL 1/2 ACRE
LOT AREA: 10.752 acres
Buildable area: 6.75 acres approx.
FLOOD ZONE: ZONE AE (EL 7)

PARCEL 2:
TMK: 10 HOOMALU DR
PROPERTY TAX CLASS: 520080940000
ZONING DISTRICT: AGRICULTURAL
LOT AREA: 4.66 acres
Buildable area: 1.18 acres approx.
FLOOD ZONE: ZONE AE (EL 7)

ALLOWABLE DENSITY
Maui County Code - 19
MIN. LOT AREA:
MIN. LOT WIDTH:
HEIGHT LIMIT:

BUILDING SETBACK
Maui County Code - 19
REQUIRED YARD:
Front:
Side and Rear:

PERMITTED USES

Maui County Code - 19.29.030 - Permitted uses

FOR RURAL:

- One single-family dwelling per 0.5 acre
- Growing and harvesting of any agricultural crop
- Parks for public use
- Daycare nurseries
- Home businesses

FOR AGRICULTURE:

- Agriculture
- Agricultural parks



OFF-STREET PARKING

Maui County Code - 19

of off-street parking sp

Dwelling units: 2 stalls

Accessory dwelling: 1

Home business: 1 for each

Agriculture retail structure: 1 per 500 square feet,

provided that the minimum shall be 3.

PARKING DIMENSIONS:

All parking spaces shall be standard-sized parking space

Standard: 8.5'x18', 7' vertical clearance

Standard (parallel): 8.5'x22', 7' vertical clearance

even building containing one or more dwelling units.

Small: 8.5'x19', 10' vertical clearance

Medium: 12'x25', 14' vertical clearance

Large: 12'x35', 14' vertical clearance

Floor Area	Small	Medium	Large
2,000-5,000 sf	1 space		
5,001-10,000 sf		1 space	
10,001-20,001 sf		1 space	1 space
20,001-50,001 sf		1 space	1 space
More than 50,000			2 spaces

ZONING ANALYSIS

Kalanianaʻolaha Lunalilo Homebased Kapuni Housing - MOHAKA - 08/28/2023

A2

REDUCTION

Maui County Code - 19.36B.110 - Parking

modification, reduction, or deferral

ing. The number of parking spaces

non-dwelling uses may be reduced

by up to two, at a ratio of one space for each ten

provided bicycle parking spaces; provided that each

bicycle parking space includes a stationary parking

device to adequately secure the bicycle, each bicycle

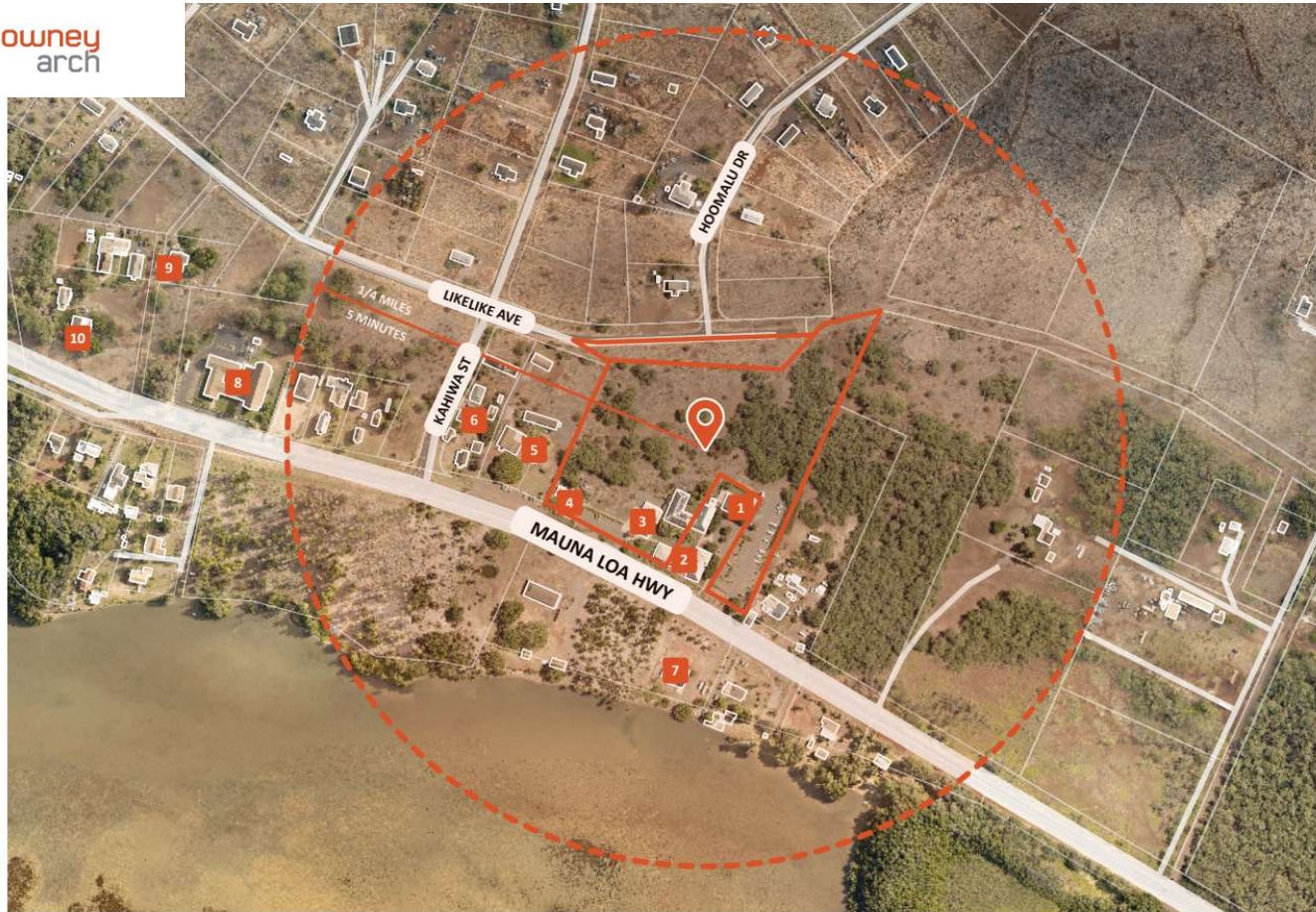
parking space is a minimum of two feet in width and

is separated from motor vehicle access by at least

five feet of open area, and bicycle parking spaces are

conveniently located and close to the main entrance

of a structure.



LEGEND

— WALKING RADIUS DISTANCE



- 1 KAMEHAMEHA SCHOOLS RESOURCE CENTER
- 2 DHHL, MOLOKA'I DISTRICT OFFICE
- 3 KULANA 'O'IWI
- 4 KAMEHAMEHA PRESCHOOL
- 5 KALAIKAMANU HOU CHURCH

- 6 MOLOKAI CHURCH OF GOD PARSONAGE
- 7 KALANIANA'OLE HALL
- 8 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
- 9 IERUSALEMA POMAIIKAI CHURCH
- 10 CHURCH OF THE NAZARENE



3 KULANA 'O'IWI



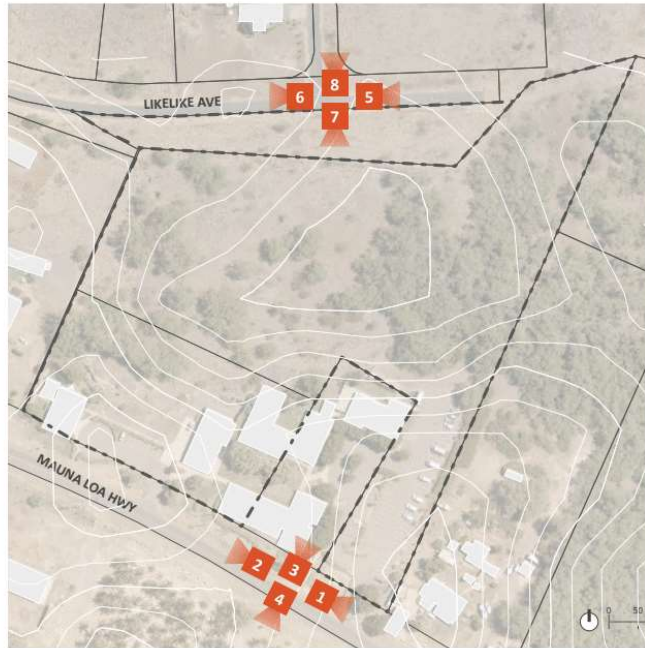
5 KALAIKAMANU HOU CHURCH



10 CHURCH OF THE NAZARENE



7 KALANIANA'OLE HALL



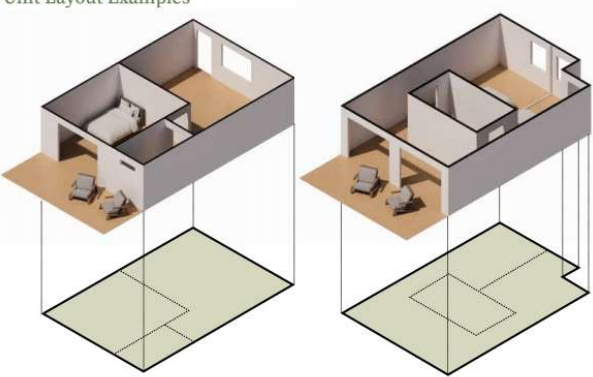
EXISTING CONTEXT KEY

The project site is located near Mauna Loa Highway and Likelike Avenue. Running south of the site, Mauna Loa Highway serves as the primary road, consisting of a one-lane double road. Across it, the ocean can be seen. On the other hand, Likelike Ave is positioned north of the site and also is a one-lane double road.

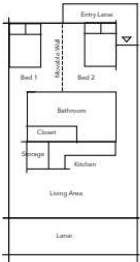


EXCERPT FROM
LUNALILO COMMUNITIES DEVELOPMENT PLAN

Unit Layout Examples

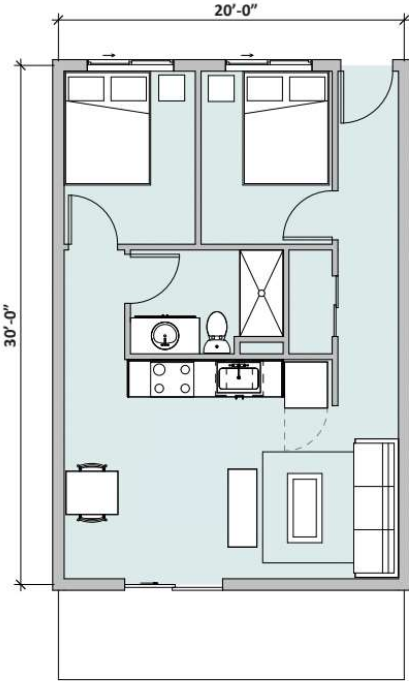
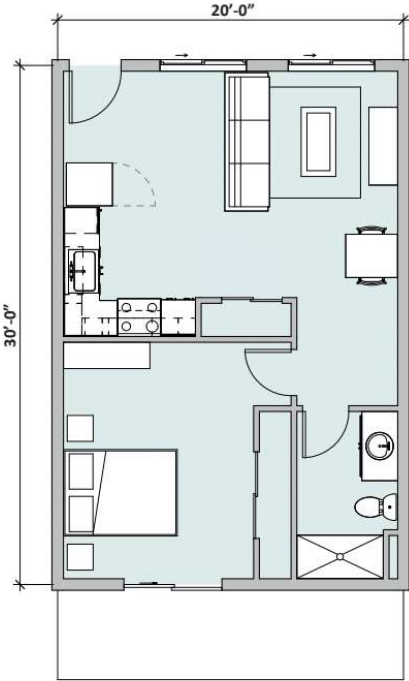


Example 1
1 Bedroom
600sqft



Example 2
1-2 Bedroom
600sqft

© 2023 I-ON GROUP LLC 42



A white silhouette of the Hawaiian Islands is positioned on the left side of a dark green horizontal banner.

Big Island – Hilo Hawaiian Homestead Kupuna Housing



DHHL KUPUNA HOUSING - HILO

19 OHUOHU ST, HILO, HI 96720

09/25/2023





PROJECT INFORMATION

LOCATION: 19 OHUOHU STREET,
HILO, HI 96720
TMK: 3-2-2-047-075
PROPERTY TAX CLASS: INDUSTRIAL
ZONING DISTRICT: ML-20 (Limited Industrial)
LOT AREA: 12.774 acres
STATE LAND USE: URBAN
FLOOD ZONE: X, 500 Year Floodplain

ALLOWABLE DENSITY

Hawai'i County Code, Section 25-5-143 to 25-5-145.

MIN. building site AREA: 10,000 sf
MIN. building site WIDTH: 75 FT
HEIGHT LIMIT: 45 FT

BUILDING SETBACK

Hawai'i County Code, Section 25-5-146..

REQUIRED YARD:

Front: 15 feet
Side and Rear: 0 feet*

*(Except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.)

OTHER REGULATIONS:

Hawai'i County Code - 25-5-147

- All front yards in the ML district shall be landscaped, except for drives and walkways
- Where any required side or rear yard in the ML district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, along the side or rear property lines so adjoining, except for necessary drives and walkways.
- Plan approval shall be required for all new structures and additions to existing structures in the ML district.
- Exceptions to the regulations for the ML district regarding heights, building site areas, building site average widths and yards, may be approved by the commission within a planned unit development.

PERMITTED USES

Hawai'i County Code, Section 25-5-142.

*Need 201H exemption for housing permitted

- Agricultural products processing, minor
- Amusement and recreation facilities, indoor
- Aquaculture activities
- Churches, temples, and synagogues
- Commercial parking lots and garages
- Community buildings as permitted under Section 25-4-11
- Day care centers
- Greenhouses, plant nurseries
- Public uses and structures, as permitted under Section 25-4-11
- Restaurants
- Major outdoor amusement and recreation facilities (need use permit)
- Schools (need use permit)
- Retail sales (need use permit)

OFF-STREET PARKING

Hawai'i County Code, Section 25-4-51. Required number of parking spaces.

- Day care centers: one for each ten care recipients of design capacity or one for every two hundred square feet of gross floor area, whichever is greater.
- Nursing homes, convalescent homes, rest homes and homes for the elderly: one for every two beds.
- Recreation facilities, outdoor or indoor, other than herein specified: one for each two hundred square feet of gross floor area, plus three per court (racquetball, tennis or similar activities)
- Laundromats, cleaners (coin operated): one for every four machines.

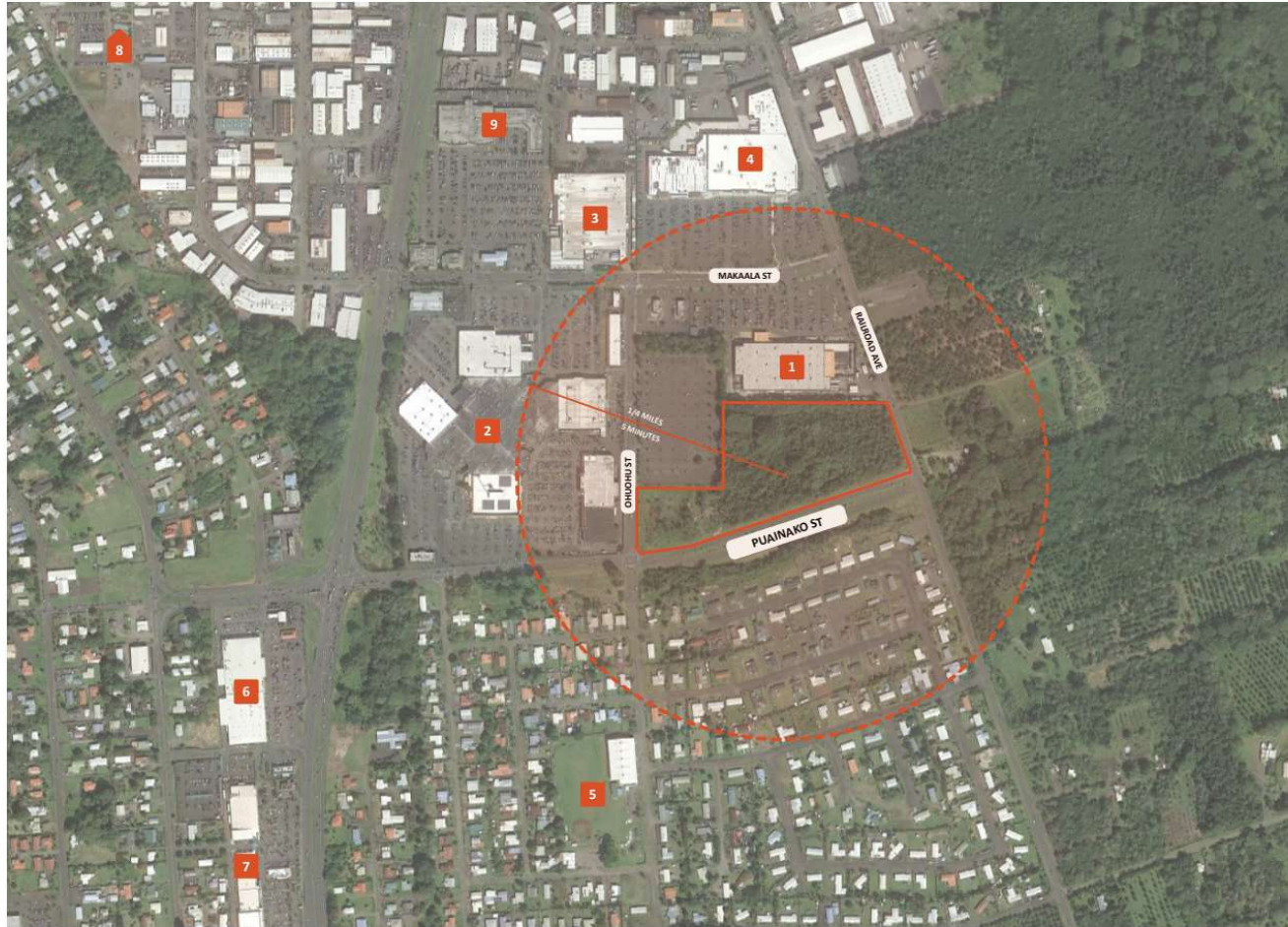
OTHER PARKING REGULATIONS

- Standard-sized parking spaces shall be at least 18'-0" in length and 8'-6" in width, with curbside parallel spaces at least 22'-0" in length.
- If bicycle parking stalls are constructed on any building site, the total number of required parking spaces shall be reduced by one parking space for every five bicycle parking stalls constructed.
- At least sixty-seven percent of the required parking shall be standard-sized parking spaces, and thirty-three percent may be compact spaces.

LOADING

Hawai'i County Code, Section 25-4-56. Off-street loading requirements.

Off-street loading requirements shall apply to all buildings having a gross floor area of at least five thousand square feet, except for single-family residential units, in all zoning districts.



LEGEND
 - - WALKING RADIUS DISTANCE



- | | |
|----------------------|----------------------------|
| 1 HOME DEPOT | 6 STORES |
| 2 PRINCE KUHIO PLAZA | 7 SACK N SAVE PUAINAKO |
| 3 WALMART | 8 HAWAII COMMUNITY COLLEGE |
| 4 TARGET/SAFEWAY | 9 OFFICE MAX |
| 5 PANA'EWA PARK | |



2 PRINCE KUHIO PLAZA



8 HAWAII COMMUNITY COLLEGE



6 STORES

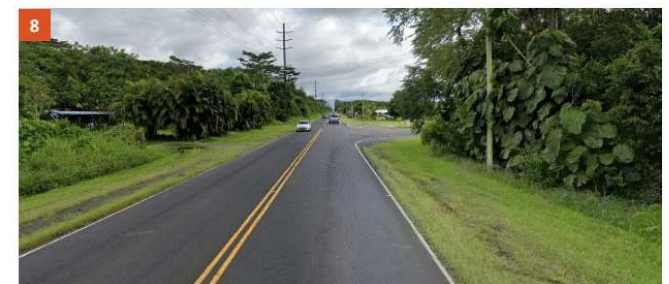


5 PANA'EWA PARK



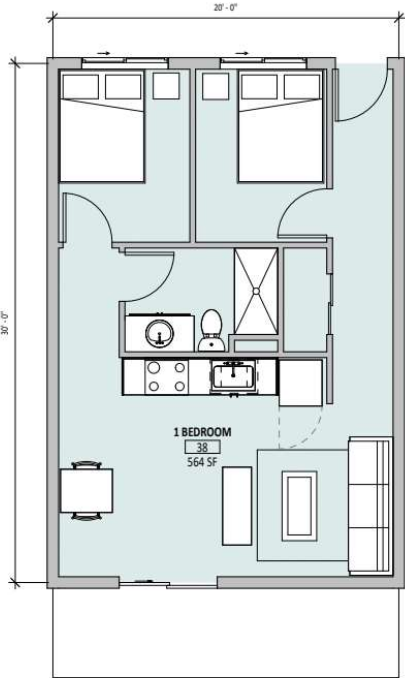
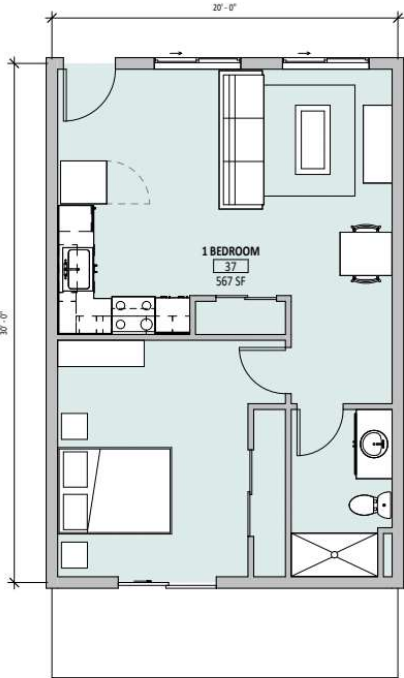
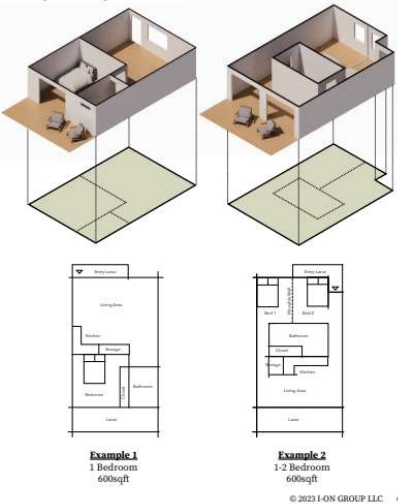
EXISTING CONTEXT KEY

- Home Depot is located just north of the site and requires a noise buffer between itself and the project site.
- To the west is an open parking lot that serves the Prince Kuhio Plaza mall.
- The southern road, Puainako Street, has two, dedicated, one-way streets that prevent fluid vehicle circulation from the southern portion of the site.



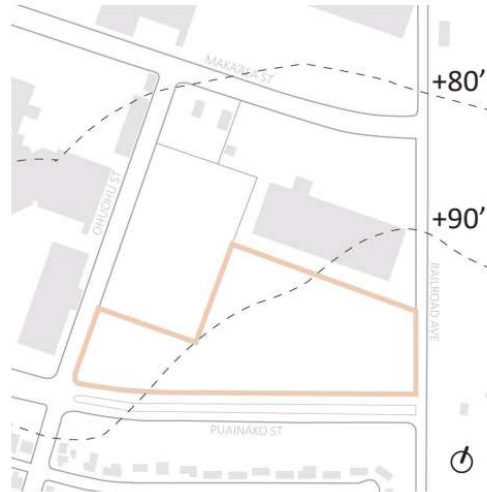
EXCERPT FROM
LUNALILO COMMUNITIES DEVELOPMENT PLAN

Unit Layout Examples

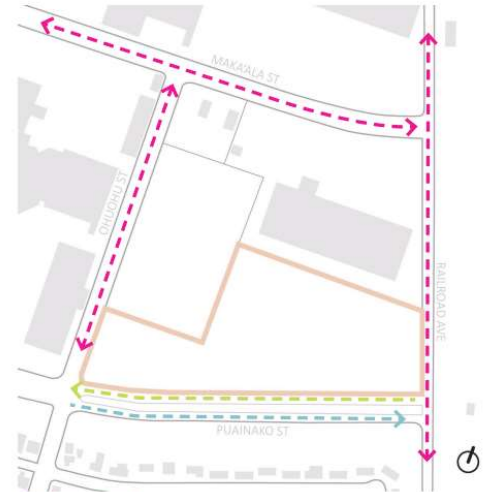




SURROUNDING USES



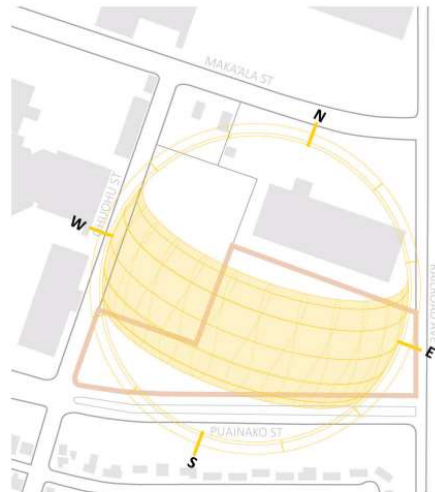
TOPOGRAPHY



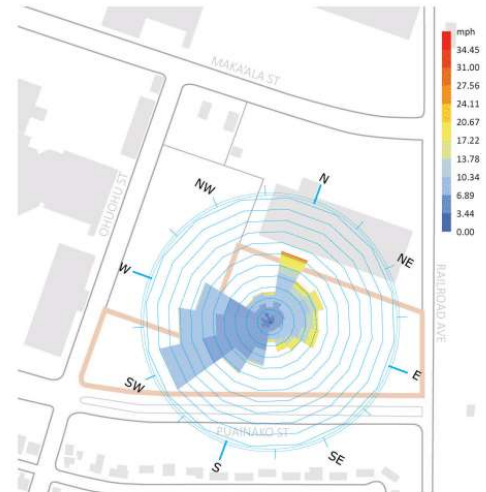
CIRCULATION



CROSSWALK + CONNECTIONS



SUN



WIND

KEY PLANNING & DESIGN STRATEGIES

- Integrating strategically new landscape features and roads near commercial areas serves as visual and acoustic barriers and reduces noise disturbances for nearby housing.
- Orienting residential units to optimize natural airflow and daylighting and ensuring comfortable living spaces.
- Creating accessible public spaces for community learning and gatherings.
- Encouraging pedestrian mobility with new safe pathways



O'ahu – Wai'anae
Hawaiian Homestead Kupuna
Housing





PROJECT INFORMATION

Site Location:
86-220 Farrington Hwy, Waianae, HI 96792

TMK: 8-6-001-022

LOT AREA:
Parcel Area: 116,305 sf (2.67 acres)

SMA: YES
TOD Neighborhood: NO

STATE LAND USE: Urban District

ZONING DISTRICT:
I-2 Industrial Density
PROPERTY TAX CLASS: Industrial

FLOOD ZONES:
AE / D
100 Year Flood, Base Flood Elevation Determined /
Undetermined Flood Hazard

TSUNAMI EVACUATION ZONE: YES



DEVELOPMENT STANDARDS

LUO Table 21-3.5 Industrial and Industrial Mixed Use Districts Development Standards

Maximum FAR: 2.5
Height Limit: per zoning map; 40'
Maximum Building Area:
80% of the zoning lot = 93,044 sf
Allowable Floor Area:
Lot size x FAR = 116,305 x 2.5 = 20,762.5 sf

Required Yards:
Front: 5'
Side & Rear: 0'
See Section 21-4.70-1 for landscaping and buffering requirements.

Height Setbacks: per Sec. 21-3.130-1(c)
Street Setbacks. In the I-2 and I-3 districts, on zoning lots adjacent to a street, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of the street (see Figure 21-3.7)

Max Height Along Street: 116' 4"

PERMITTED USES

LUO Master Use Table 21-3

For the Industrial I-2 Zoning District:

Convenience store:	Permitted use subject to standards in Article 5
Eating establishments:	Permitted
Retail, accessory:	Special accessory use subject to standards in Article 5
Retail establishment:	Not Permitted*
Dwellings, multifamily:	Not Permitted*

*Assumes exemption for permitted use through 201H



MINIMUM OFF-STREET PARKING

LUO Section 21-6.20 (Ordinance 20-71): No off-street parking is required in the Primary Urban Center Development Plan Area.

LUO Table 21-6.1

PARKING	
Residential Dwellings	1 stall per 1,000 sf
Commercial	1 stall per 500 sf (min 18' x 8'-3" standard, 22' parallel, 16' x 7'-6" compact up to 50%)

LUO Table 21-6.5

LOADING	
Multifamily Dwellings	1 loading space (20-150 units) 2 loading space (151-300 units)
Retail	1 space (2,000-10,000 sf floor area) 2 space (10,001-20,000 sf floor area) (min. 19' x 8'-6")

BICYCLE PARKING

LUO Table 21-6.3

RESIDENTIAL	
Short term:	1 space for every 10 dwelling units
Long term:	1 space for every 2 dwelling units

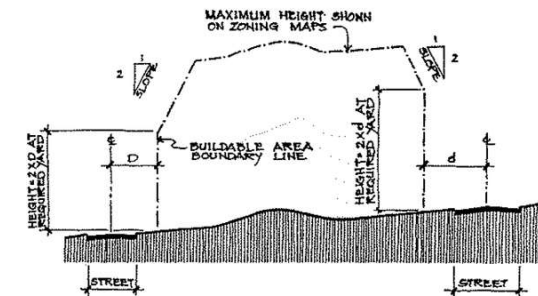
COMMERICAL

Short term:	1 space for every 2,000 sf or 1 space per 10 vehicle space*
Long term:	1 space for every 12,000 sf or 1 space per 30 vehicle space*

*whichever is greater

Figure 21-3.7

Ref: § 21-3.110-11(c); § 21-3.120-21(c); § 21-3.130-11(c)

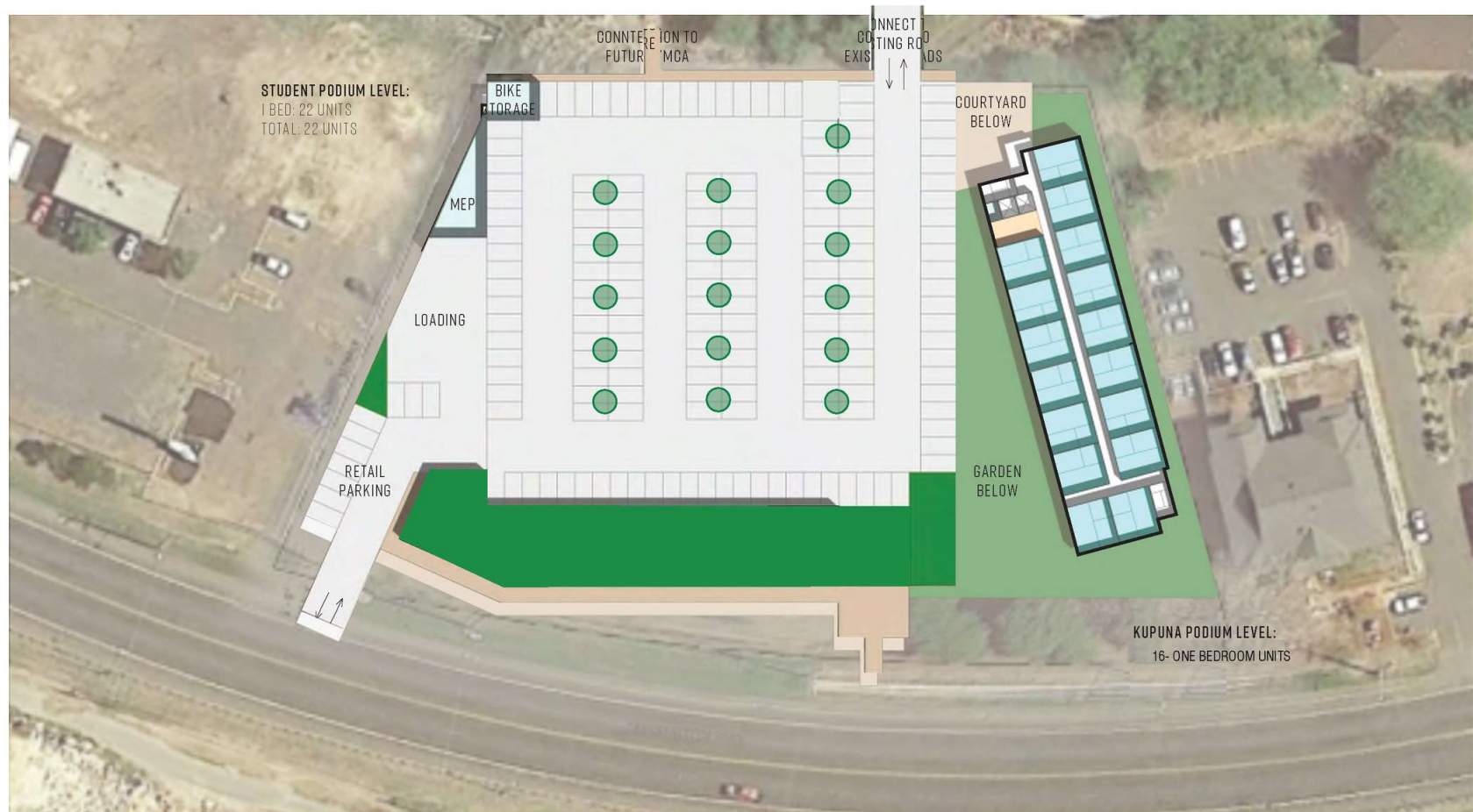


STREET SETBACKS (I-2 AND I-3 DISTRICTS)









5 STORIES - 77 ONE BEDROOM UNITS



OPTION 1A - PODIUM LEVEL
WAIANAE KUPUNA HOUSING - 12/20/2022

lowney
arch

A7

11 BENEFITS TO OHA FOR \$1 MILLION INVESTMENT PER PROJECT

- 1.Strategic Alignment
- 2.Leveraged Impact
- 3.Community Involvement
- 4.Cultural Preservation
- 5.Holistic Support
- 6.Safe Investment
- 7.Tangible Returns
- 8.Legacy Creation
- 9.Economic Stimulus
- 10.Cultural Healing
- 11.No at-risk money



Mahalo nui loa



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

SCATTERED PARCELS DEVELOPMENT PROJECTS

September 28, 2023

DEPARTMENT OF HAWAIIAN HOME LANDS

AGENDA

(OHA Community Meeting – Sept 28)

INTRODUCTION

- Mission
- Background

FINANCIAL QUALIFICATIONS & LOAN ASSISTANCE

- Financial Qualifications
- Loan Assistance
 - 184A
 - 203B
 - NAHASDA
 - DHHL Direct Loans

CONSTRUCTION

- PreApproved Plans
- Kanaka Developers / Contractors
- Pre-Construction Funding

IMPACT

- Undivided Interest
- Waitlist

CONCLUSION

- 6-Month Map



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

I. INTRODUCTION

September 28, 2023

DEPARTMENT'S MISSION:

- To manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.



WAITLIST:

- There is 29,000+ Native Hawaiian that are on the waitlist.



LOT INVENTORY & SCATTERED PARCELS:

- Parcels vacant for decades.
- Department's strategy:
 - Develop turn-key houses based on what the awardee can afford on "award-ready" vacant parcels.





HAWAIIAN HOME LANDS
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II. FINANCIAL QUALIFICATIONS & LOAN ASSISTANCE

September 28, 2023

TYPES OF FUNDING

FEDERAL

184A

FEDERAL

203B

FEDERAL

NAHASDA

DHHL

DIRECT LOANS

FINANCING FOR DHHL AWARDEES



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

III. CONSTRUCTION

September 28, 2023

SOLUTIONS



PreApproved Plans

These plans have been vetted through the various counties and have received preapprovals, therefore expediting the process to construct these single family houses.



Kanaka Builders

Applying the EP to expedite the process. The Department is also using the EP to procure Kanaka Builders to contribute their skills to provide a solution to this matter.



PreConstruction Funding

The Department is utilizing various methods to fund this vehicle, so families can pursue their dream of owning a home.



PreApproved
Plans +
Kanaka
Builders





HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

IV. IMPACT

September 28, 2023

TOTAL STATEWIDE = 289 PARCELS

HAWAII ISLAND

- 193 parcels

MAUI – MOLOKAI -
LANAI

- 37 parcels

OAHU

- 16 parcels

KAUAI

- 43 parcels



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

V. CONCLUSION

September 28, 2023

Mahalo

