

HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Community Information Meeting

West Hawai'i

May 17, 2021

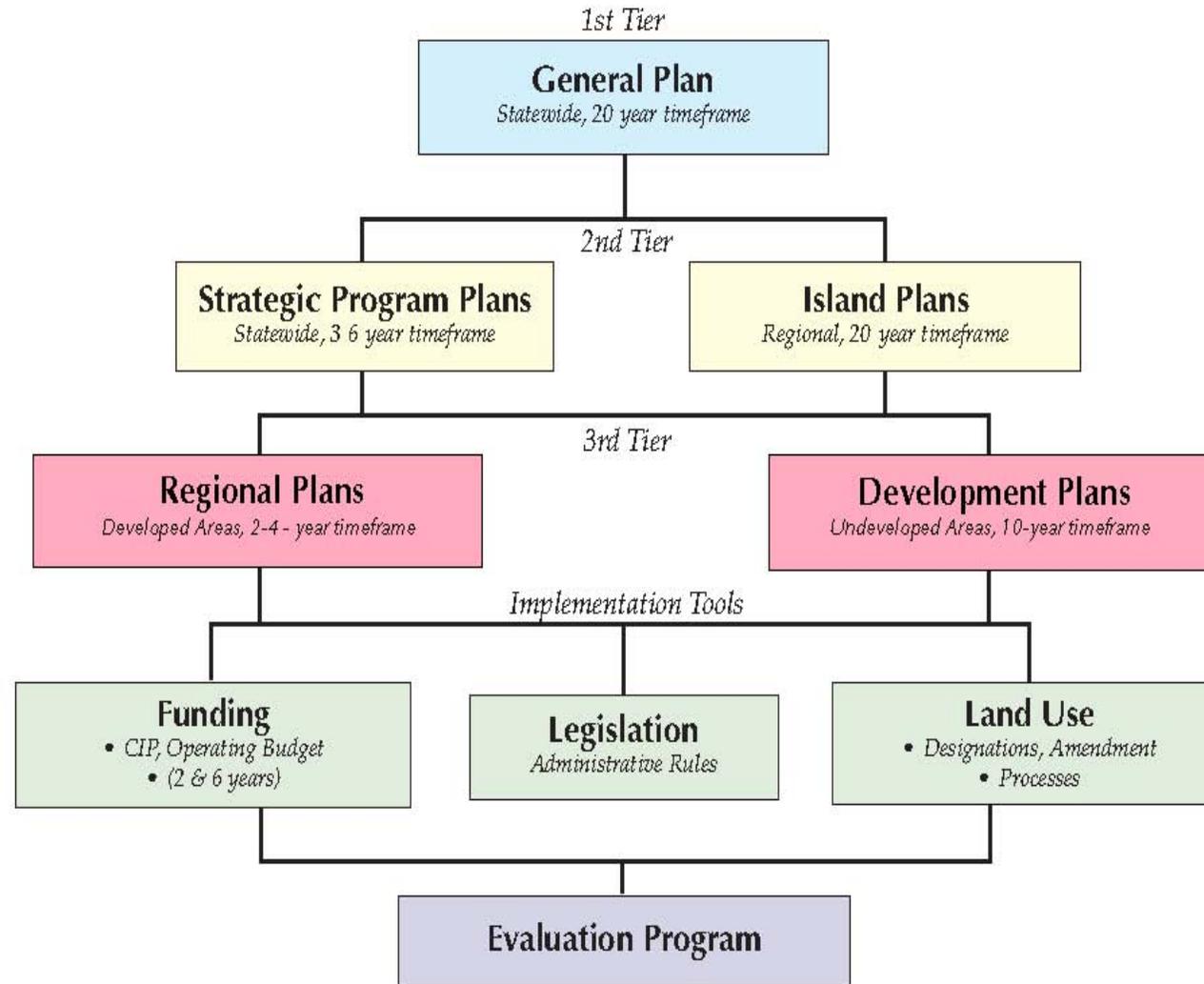


Agenda

- Welcome
- Planning Office Update
- Construction Status Updates
- Homestead Associations



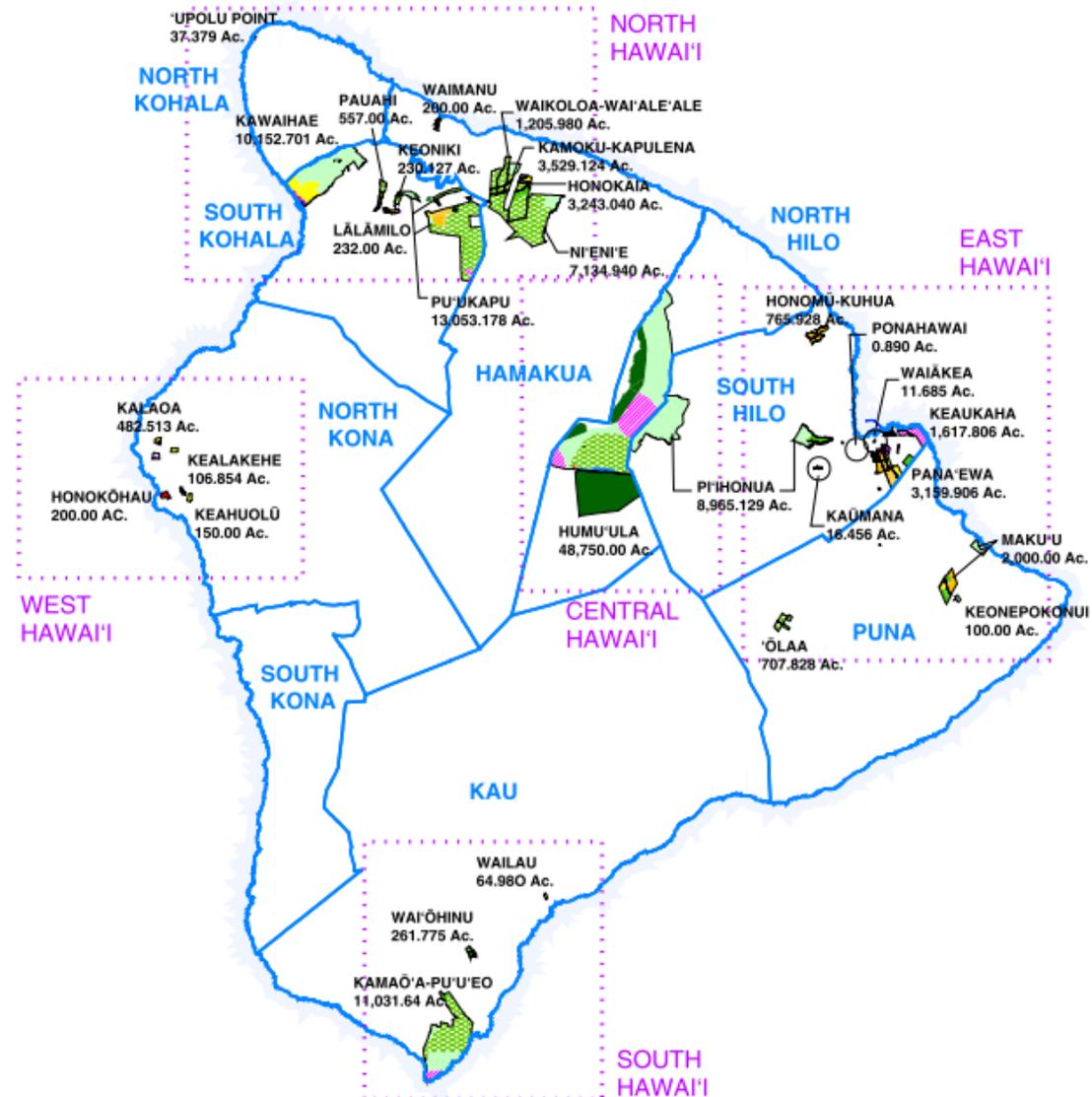
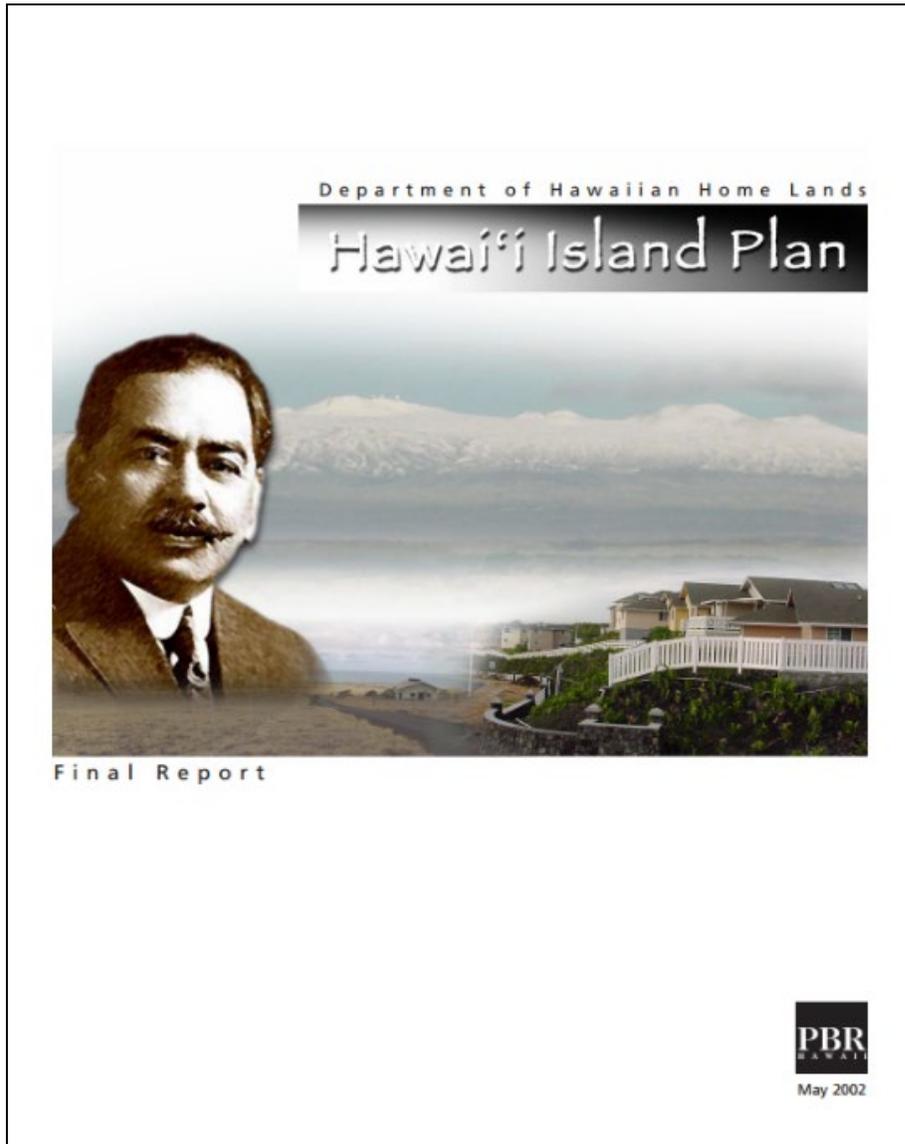
DHHL Planning System



DHHL Planning System

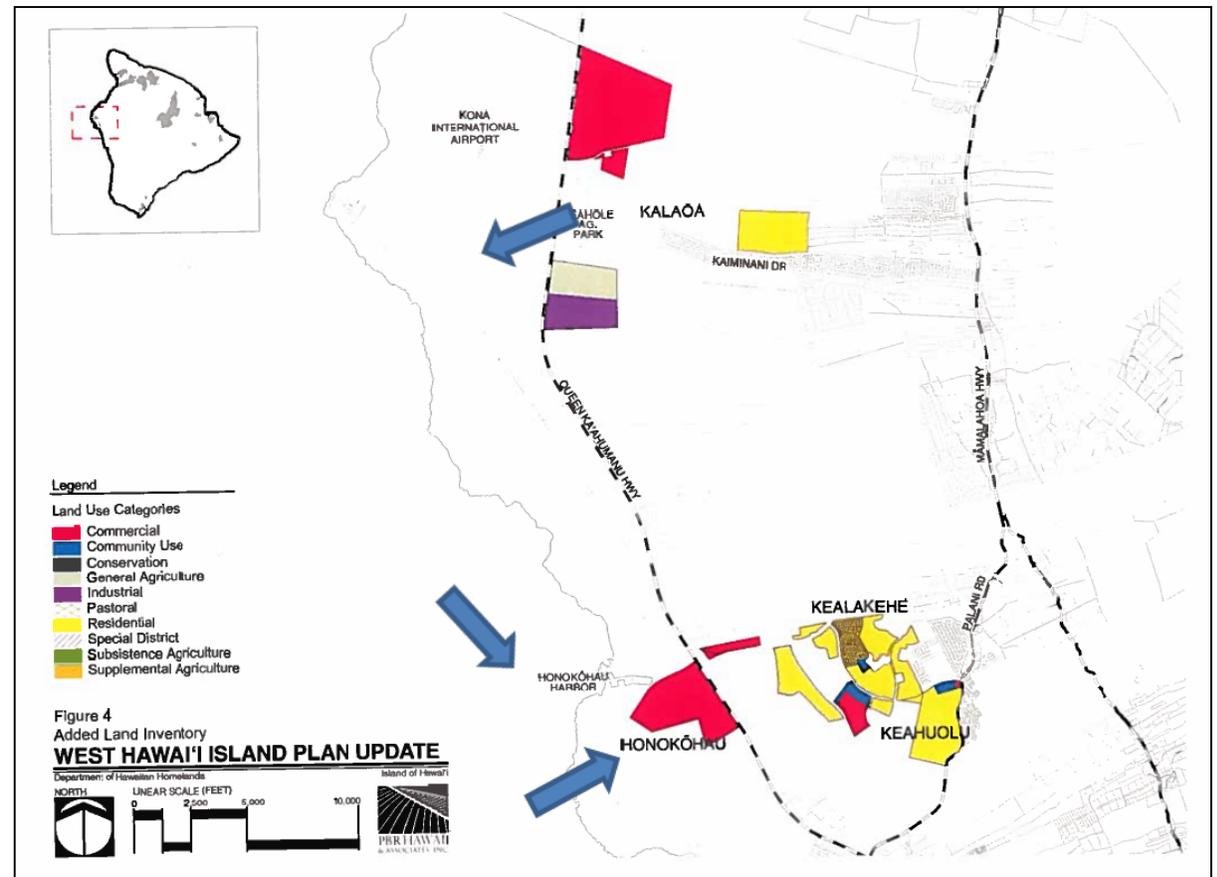
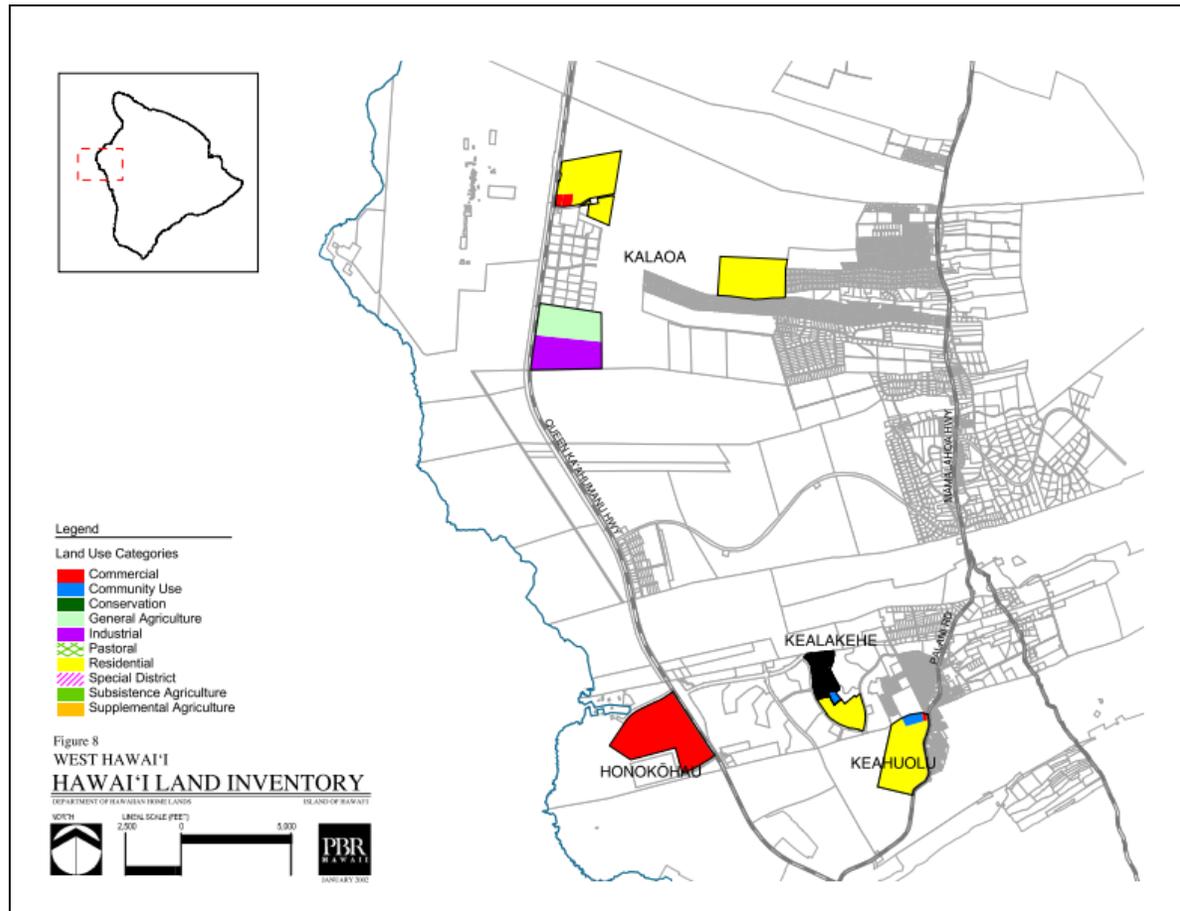


Hawai'i Island Plan



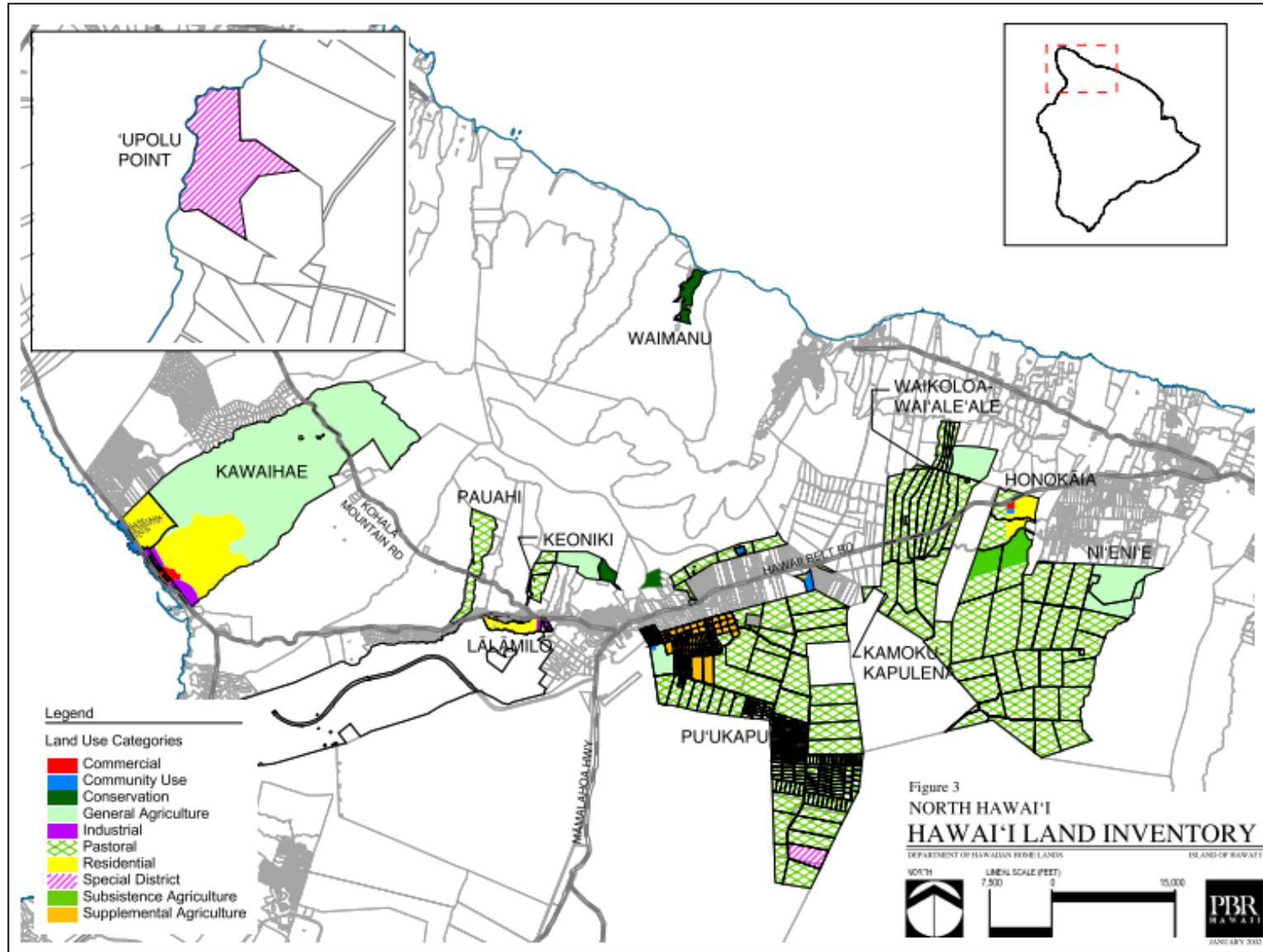


Hawai'i Island Plan





Hawai'i Island Plan





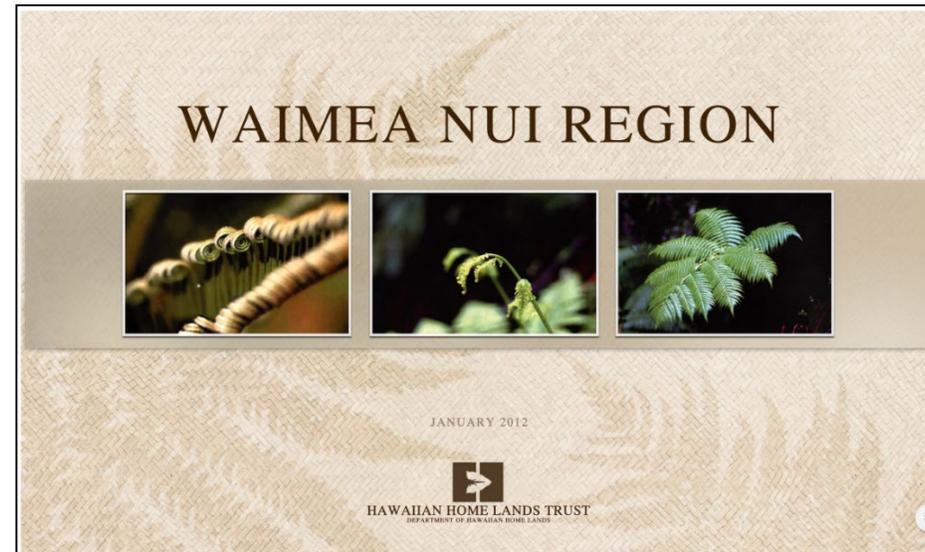
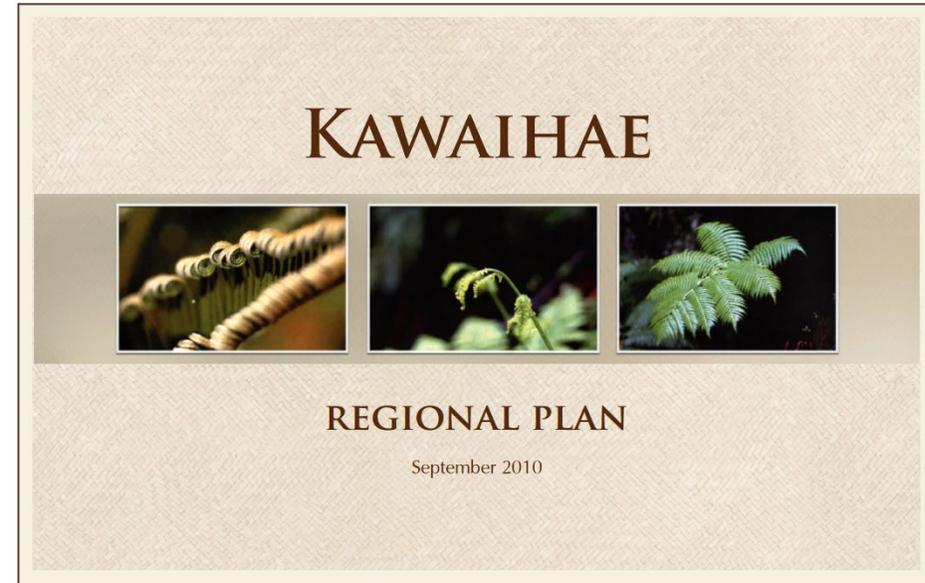
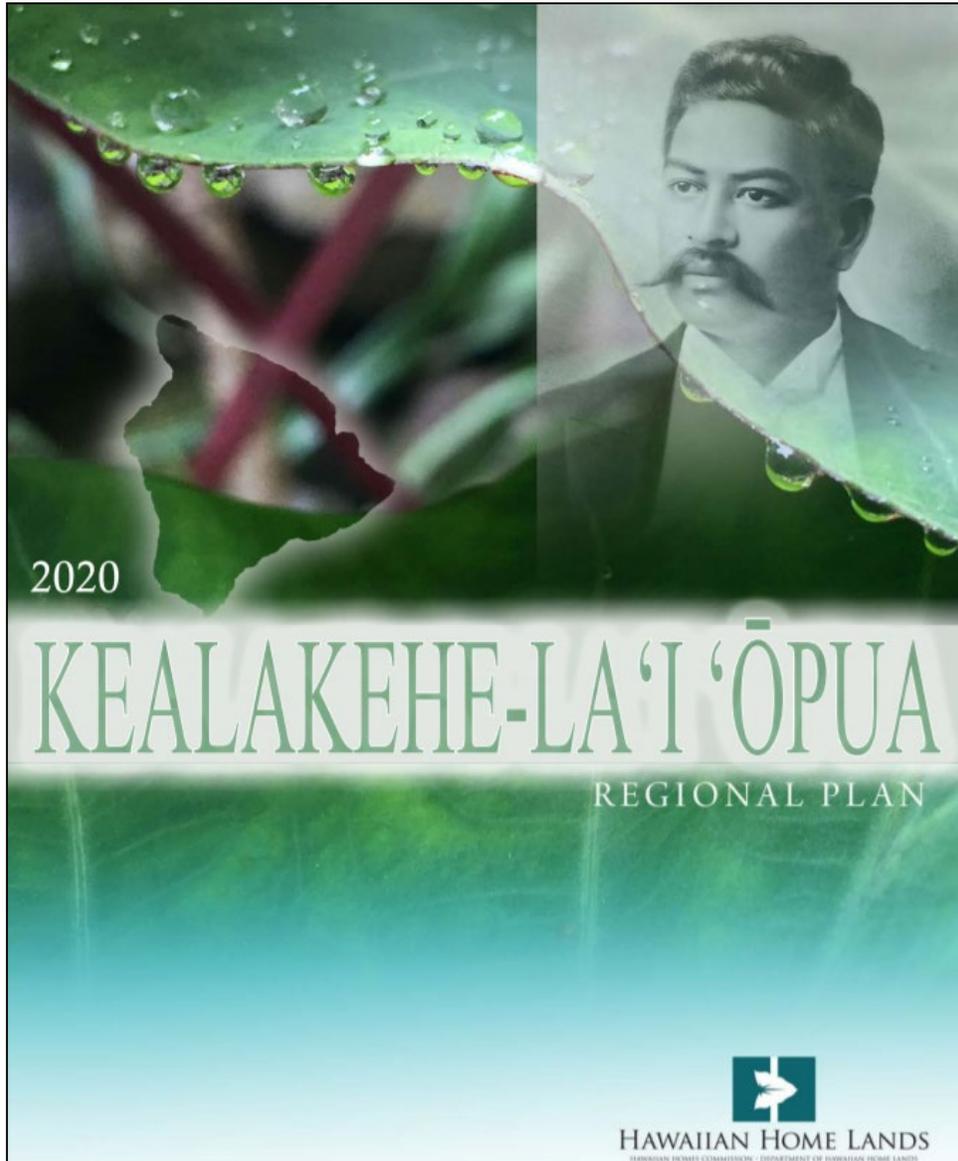
West Hawai'i Land Use Designations

Land Use Designation	Acres	Percent of Total
Residential Homestead	1,608	4.1%
Subsistence Agriculture Homestead	540	1.3%
Supplemental Agriculture Homestead	1,113	2.9%
Pastoral Homestead	24,101	62.4%
Community Use*	258*	0.6%
General Agriculture*	10,747*	27.8%
Commercial	230	0.5%
Industrial	384	0.9%
Conservation	391	1%
Special District	266	0.6%
TOTAL	38,638	100%

* Does not reflect the Land Use Designation amendment of 161 acres from General Agriculture to Community Use



West Hawai'i Regional Plans

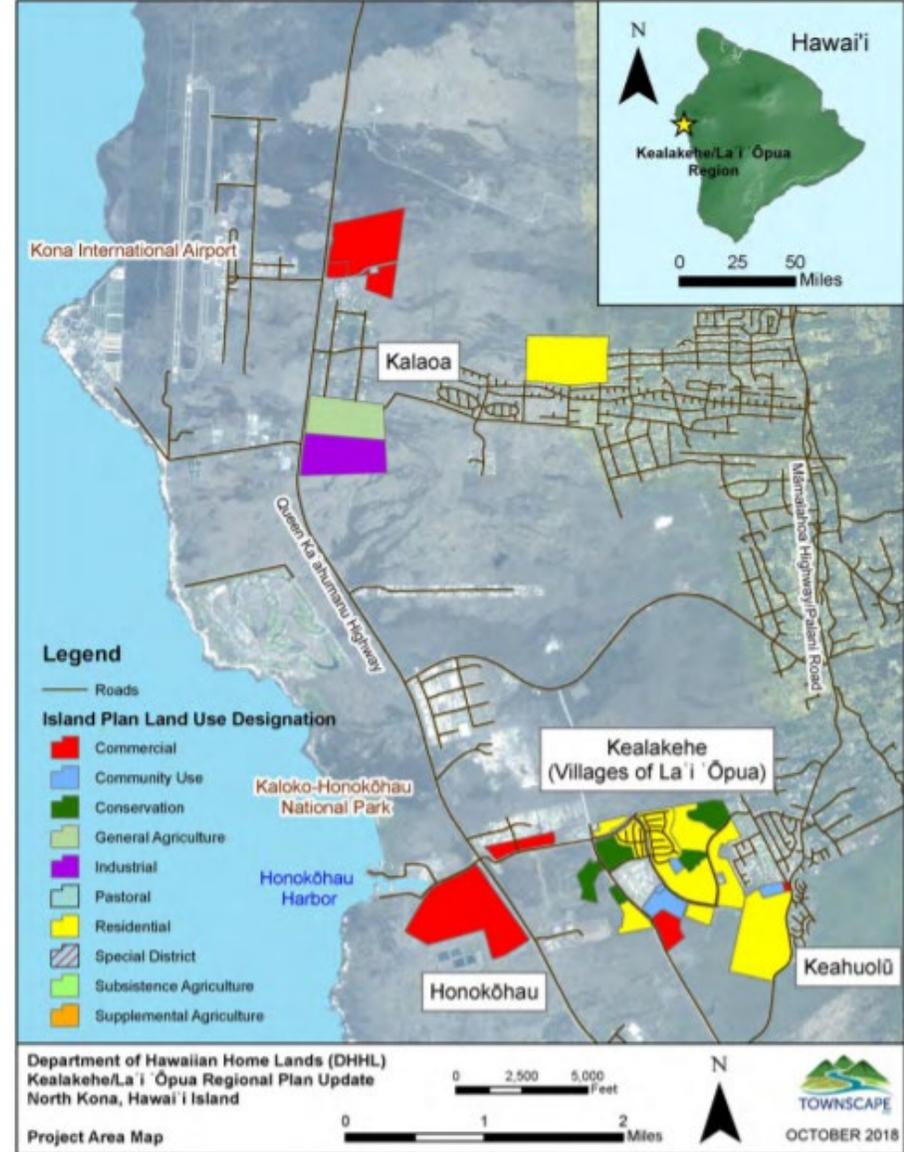




Kealakehe-La'ī 'Ōpua Regional Plan

Priority Projects:

- North Kona Water Source Development Project
- Provide homestead opportunities for beneficiaries in the “Gap Group”
- Renewable Energy Initiative
- Establish a DHHL Kona District Office
- Initiate Commercial Development of DHHL lands near Honōkohau Harbor

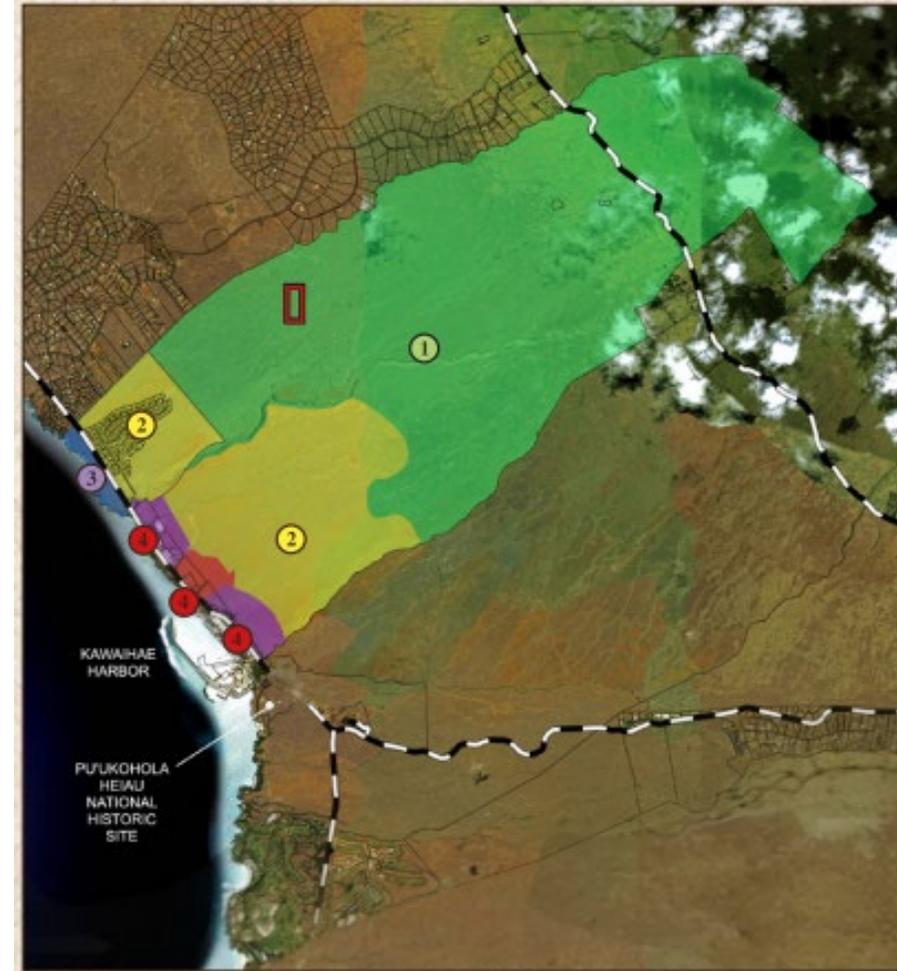




Kawaihae Regional Plan

Priority Projects:

- Kailapa Resource Center
- Kawaihae Water and Energy Research and Development
- Kawaihae Bypass Highway
- Improve Marine Water at Pelekane Bay
- Management and Maintenance of Kawaihae Reinterment Site

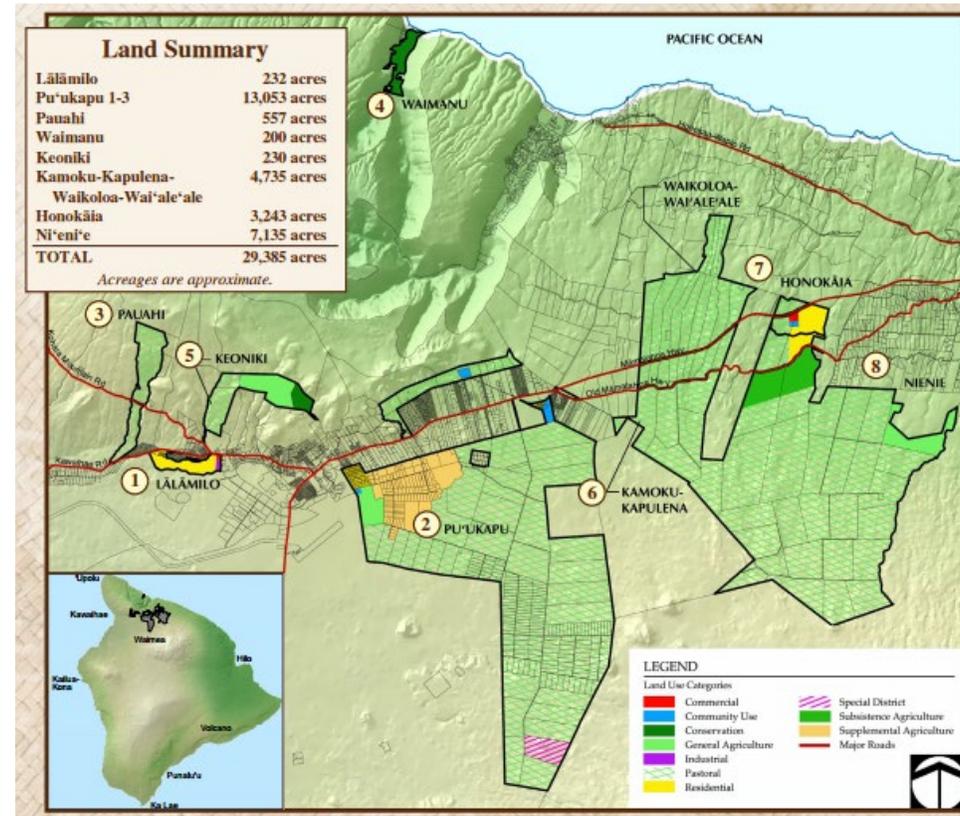




Waimea Regional Plan

Priority Projects:

- Waimea Hawaiian Homestead Community Complex – Planning
- Evaluate and Revise Agriculture / Pastoral Program Waimea Nui
- Support / Plan Development of Affordable Homestead Alternatives in Waimea Nui
- Assess the Implications of Eliminating Requirement to Pay Property Taxes
- Assess the Implications of a Non-Standard Building Code





Planning Initiatives

- **North Kona Water Development**

- Negotiating water credit agreements;
- Environmental Assessment and Preliminary Engineering Reports for potential new well sites in North Kona;

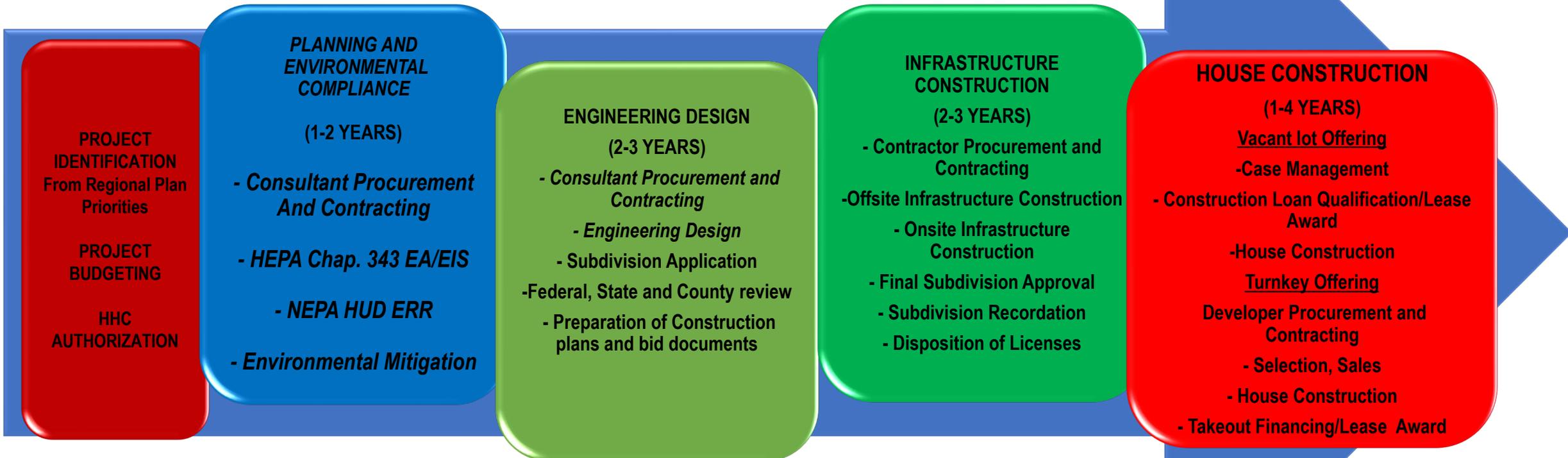
- **Kawaihae Beneficiary Consultation Meetings**

- Ungulate Management Consultation Meeting End of June;
- Renewable Energy Consultation Meeting June / July TBD;



Land Development Division

DHHL Production Pipeline



CURRENT DEVELOPMENT VILLAGES OF LA'I 'ŌPUA, KEALAKEHE, HAWAI'I

La'i 'Ōpua Rent with Option to Purchase (RWOTP)

- Village 4 'Akau 118 lots
- Village 5 45 lots
- Additional rental offerings subject to developer obtaining LIHTC

La'i 'Ōpua Village 4 Hema

- 125 vacant lots
- Start construction early 2022
- Complete construction late 2023, subject to change.

La'i 'Ōpua Village 5

- 42 Turnkey occupied
- 20 Habitat homes occupied
- 45 RWOTP
- 10 Vacant lots for Offer 2022





Future La'i 'Ōpua Residential Development

La'i 'Ōpua Village 1

- Start Environmental Compliance and Engineering Designs in 2022, subject to funding
- Approximately 200 lots

La'i 'Ōpua Village 2

- Start Environmental Compliance and Engineering Designs 2025, subject to funding
- Approximately 200 lots





La'i 'Ōpua Village 4 Subdivision - Phase 1 - 'Akau

118 residential lot subdivision

- Infrastructure construction complete
- **Infrastructure Cost:** \$10,346,493.00
- Ikaika Ohana to implement Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- Lot Selection for first 60 houses held in April 2021
- Tenant occupancy between June and December 2021
- Purchase and award of HHC 99-year residential lease beginning in 2036 to qualified tenants.



Rent with Option to Purchase at Village 4 'Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE



60 RENTAL HOUSES UNDER CONSTRUCTION BY
IKAIKA OHANA AND COASTAL CONSTRUCTION



La'i 'Ōpua Village 4 Subdivision - Phase 2 - Hema

125 Residential Lot Subdivision

- **Scope:** Infrastructure
 - Lot grading and Construction of Roads and Utilities
- **Funding:**
 - \$2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
 - Up to \$12.2M in Legislative appropriations to fund infrastructure construction.
- **Schedule:**
 - **Advertisement for bids:** November 2020
 - **Bid Opening:** March 2021 – Low Bid: Nan, Inc. - \$13,887,249
 - **Construction Start:** TBD – pending funding to execute contract
 - **Completion Time of Construction:** 426 calendar days





La'i 'Ōpua Village 4, Phase 2 - Hema Subdivision Layout





Kūhiō Village Subdivision of Lot 7

- **Scope:**
 - Subdivision of Lot 7 into Lot 7-A and 7-B
 - Installing water laterals
 - Installing new fire hydrant
- **Construction Cost:**
 - **Low Bid:** \$74,140 – Nan, Inc.
 - **Final Cost:** \$45,582
- **Schedule:**
 - Construction Completed
 - August 3 – 6, 2020
 - Final Subdivision
 - Sent to the State Bureau of Conveyances for Recordation February 2021





PU'UKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.



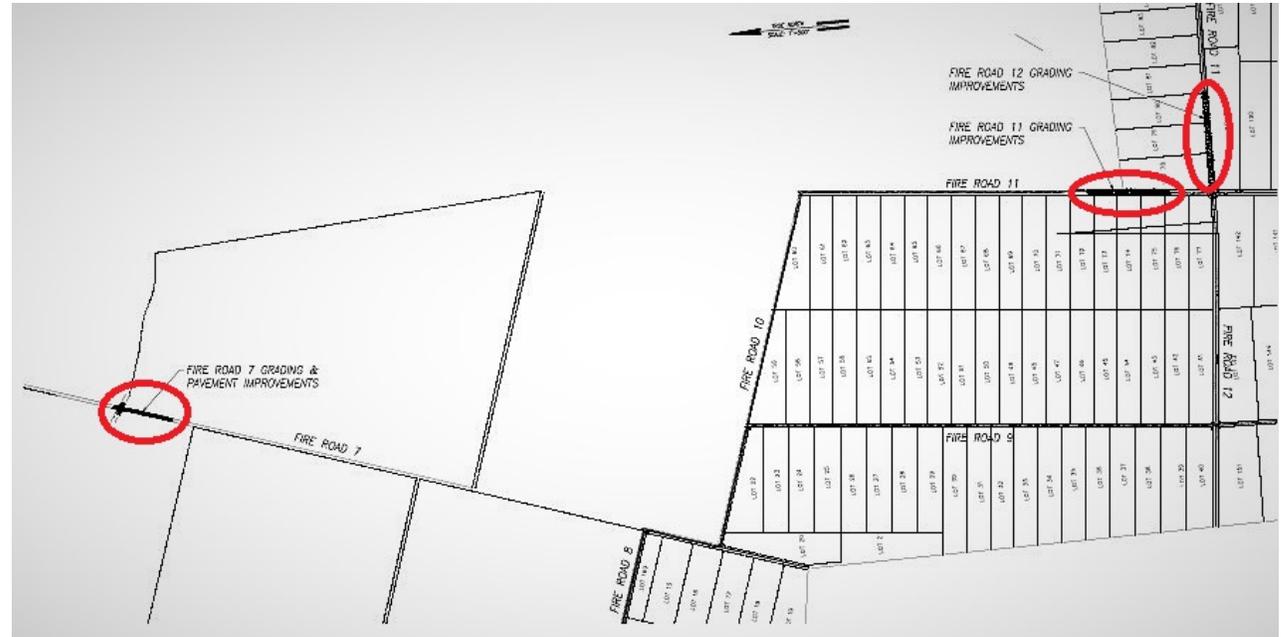
Construction in progress



PU'UKAPU ROAD REPAIRS

ADDITIONAL ROAD REPAIRS TO ADDRESS SAFETY CONCERNS

- **Estimated budget:** \$400,000
- **Community Notification:** June 2021
- **Invitation to Bid:** Sept. 2021





NIENIE – PŪNONO ROAD IMPROVEMENTS

Construction cost = \$165,000; completed early 2020

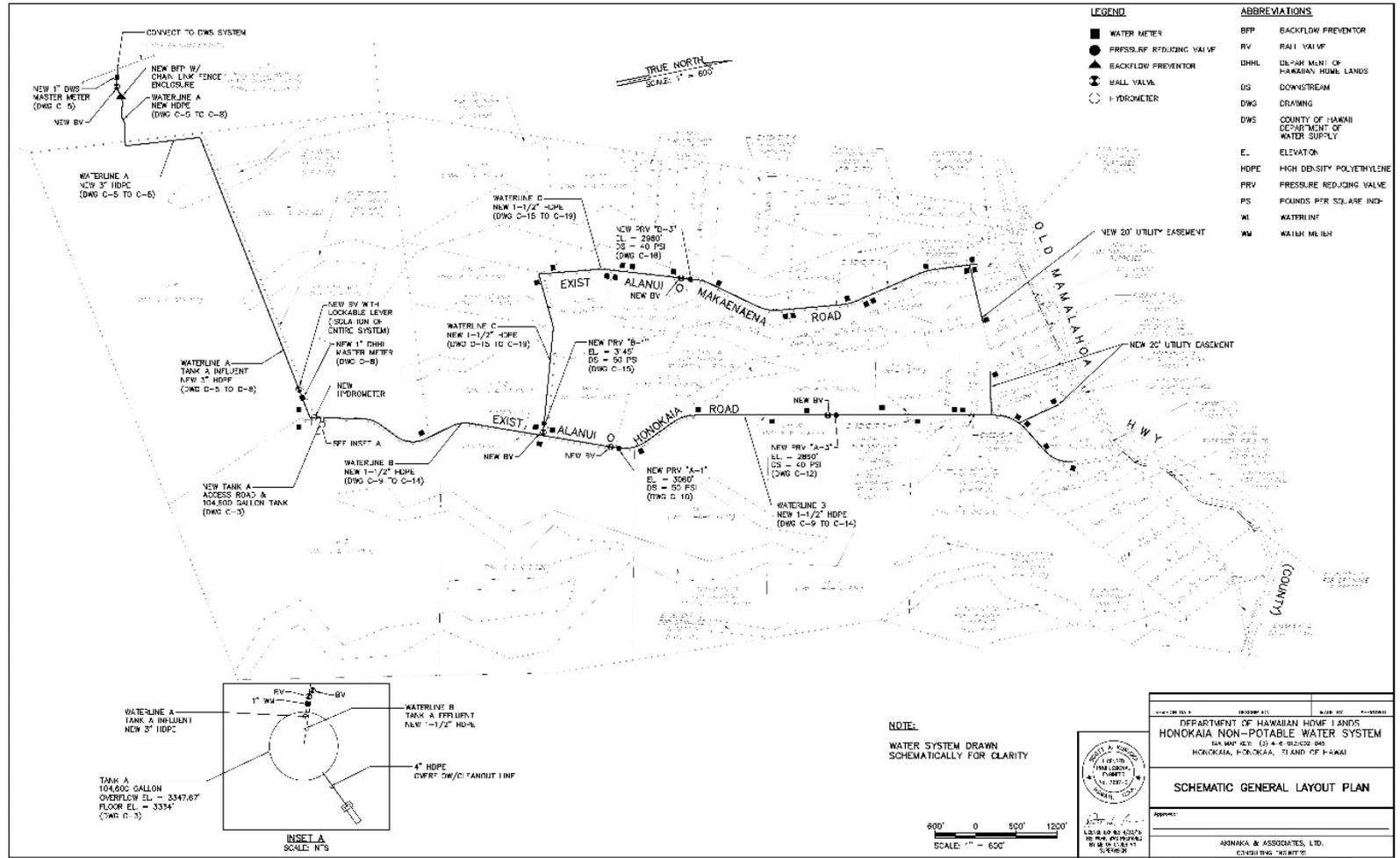
Requesting FEMA reimbursement





Honokai‘a Non-Potable Water System

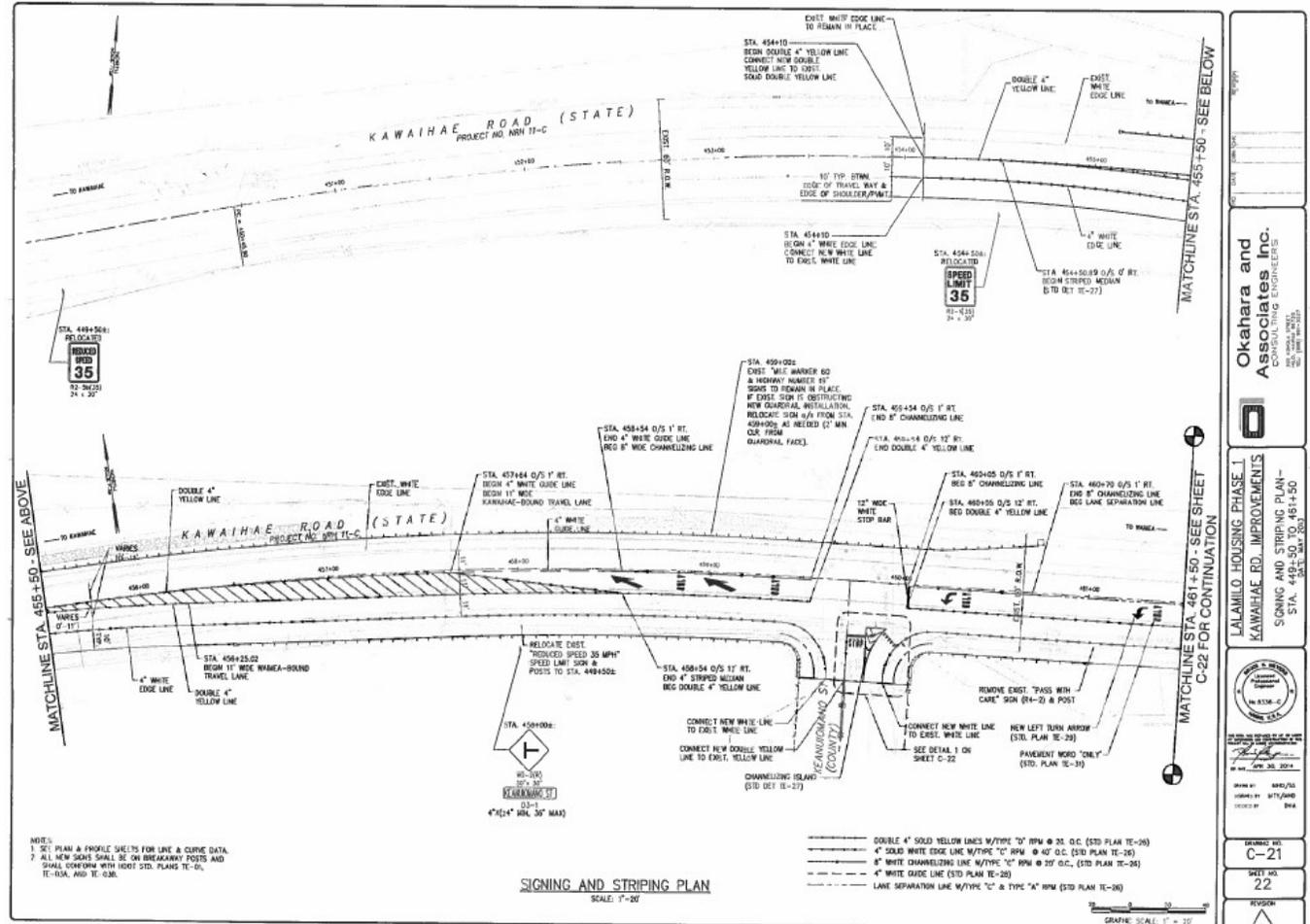
- DHHL Settlement with Honokai‘a ‘Ohana
- Water system to supplement individual catchment systems
- 6 mile pipeline for non-potable stock water system with 100,000 gallon storage tank to serve 42 lots.
- Construction Cost of \$1.3M.
- Wai Ola Honokai‘a to operate and maintain
- Continue to negotiate with County of Hawaii water quantity, connection and pressure issues.





Lālāmiilo Phase 1 – Kawaihae Road

KAWAIHAE ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT





Lālāmilo Phase 1 Inspection Port Installation

- Installation of 37 inspection ports to access the seepage pits of this aerobic septic system for all lots in Phase I. Work completed July 2020 at a cost of \$ 179,500.





Lālāmilo Phase 2A Increment 1 Testing Strategies



- **UNEXPLODED ORDNANCE (UXO):** Assessment started in March 2021
- Relocate boulders and stockpile
- Remove existing equipment and scrap metal
- **SOIL TESTING** for Open Space and Commercial Area to begin June 2021



Lālāmiilo Phase 1

STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1





Kawaihae Residential Habitat Lots

Habitat & families will build homes in phases.

Permit applications for lots 66 & 128 submitted April 12, 2021 & NAHASDA ordered Botanist site inspections.



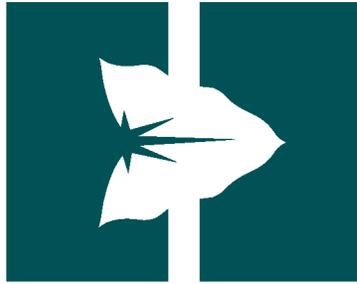


Homestead Associations

- Waimea Hawaiian Homestead Association
- Kailapa Community Association
- Villages of La‘i ‘Ōpua Association
- La‘i ‘Ōpua 2020



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov