



**APPENDIX A:**  
**MASTER LAND USE TABLE**

APPENDIX A: Master Use Table

LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District – Open Space/Green ways	Special District – Cultural Resources	Special District – Natural Hazard	Special District – Wahi Pana	Conservation
	Homestead Uses					Non-Homestead Uses										
Single family dwelling	●	●		●	●											
Attached dwelling	●															
Accessory dwelling unit	●	●		●	●											
Multi-family dwelling	●					●*	●*									
Low-rise rental apartment	●					●*	●*									
Mid-rise rental apartment	●					●*	●*									
High-rise rental apartment	●					●*	●*									
Mobile/trailer dwelling	●**	●		●**	●											
Gardening/home crop production	●	●			●											
Community gardens/agriculture									●		●					
Small-scale agriculture		●			●	●			●		●					
Large-scale agriculture			●			●			●							
Small-scale livestock	●***	●	●		●						●***					
Ranching				●	●				●							
Aquaculture	●	●	●		●	●			●	●	●	●	●	●	●	●
Schools/Childcare							●			●						
Home-based keiki and kūpuna care	●	●														
Religious, place of worship (i.e., churches)							●		●	●						
Art/Dance spaces							●		●	●						
Cemeteries (iwi kūpuna)										●			●		●	
Gathering of traditional resources									●			●	●	●	●	●
Game management									●						●	●
Protection of native forests									●			●	●	●	●	●
Watershed protection									●			●	●	●	●	●
Restoration									●			●	●	●	●	●
Forestry									●						●	●

LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District – Open Space/Green ways	Special District – Cultural Resources	Special District – Natural Hazard	Special District – Wahi Pana	Conservation
	Homestead Uses					Non-Homestead Uses										
Utilities (water, telecommunication, wastewater, broadband)	●	●	●	●	●	●	●	●	●	●		●			●	
Renewable energy (large scale)						●		●		●					●	
Agricultural crop processing			●			●			●	●						
Animal product processing			●			●			●							
Home based business	●***	●***	●***	●***	●***											
Food & beverage							●			●						
Retail						●	●			●						
Personal services						●	●			●						
Office space						●	●			●						
Financial institutions						●	●			●						
Grocery/convenience stores						●	●			●						
Fuel storage & hazardous materials						●										
Baseyard/Equipment Storage						●										
Wholesaling						●										
Manufacturing						●										
Warehousing						●										
Waste disposal/processing						●										
Auto repair						●										

\* Requires Commission approval

\*\*Requires Administrative Rule amendments to accommodate as allowable use in these areas

\*\*\*Refer to DHHL lease requirements and applicable County zoning code for Residential areas



## APPENDIX B:

## LAND USE BENEFITS TABLE





**Draft Beneficiary Needs**

<p><b>Vision Element:</b></p>	<p><b>TRUST LANDS...</b> will nurture and sustain beneficiary communities through an array of uses and activities on homestead and non-homestead lands.</p>	<p><b>BENEFICIARY COMMUNITIES...</b> will be self-sufficient, healthy, prosperous, and grounded in cultural knowledge and traditions. Values of mālama ‘āina will be passed on from kūpuna to ‘ōpio to nourish the land and future generations.</p>	<p><b>BENEFICIARIES...</b> will be thriving on the land and engaged in activities that support the rehabilitation and self-determination of all Hawaiians. Education, resources, and technical support will be available to promote greater economic opportunity, choice, and control.</p>	<p><b>DHHL...</b> will be sufficiently funded by the State Legislature to support the continued advancement of native Hawaiians. Beneficiaries, DHHL, and the Hawaiian Homes Commission will communicate transparently with aloha as they collaborate toward achieving a shared Vision. Beneficiary voices will remain vital to advocate for funding and resources and guide decision-making by the DHHL and HHC.</p> <p><b>All of Hawai‘i</b> will support the continued implementation of the Hawaiian Homes Commission Act and the rehabilitation of native Hawaiians as provided in Article XII Section 2 of the State Constitution.</p>
<p><b>Benefits:</b></p>	<ul style="list-style-type: none"> <li>• Protection of water</li> <li>• Access to water</li> <li>• Delivery of water</li> <li>• Protection of significant natural resources</li> <li>• Restoration of land and natural resources</li> <li>• Access for cultural and spiritual practices</li> <li>• Access for subsistence practices</li> <li>• Access for food cultivation</li> </ul>	<ul style="list-style-type: none"> <li>• Education</li> <li>• Cultural practice</li> <li>• Healthcare and healing resources</li> <li>• Safe neighborhoods</li> <li>• Access to resources and services</li> <li>• Care and services for kūpuna and keiki</li> <li>• Community involvement and connection</li> <li>• Participation in decision making</li> <li>• Community economic development</li> <li>• Community income generation and reinvestment</li> <li>• Intergenerational exchange of knowledge</li> <li>• Physical activity and competition</li> <li>• Sharing of gifts and mana‘o</li> <li>• Preserving stories of place and people</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Home ownership</li> <li>• Financial literacy</li> <li>• Owning and growing assets</li> <li>• Growing your own food</li> <li>• Opportunities to run family business and generate income</li> <li>• Ability to support other family members</li> <li>• Ability to stay/live in Hawai‘i</li> <li>• Leaving a legacy for future generations</li> </ul>	<ul style="list-style-type: none"> <li>• Revenue generation</li> <li>• Land exchange/acquisition</li> <li>• Sustainable energy generation</li> <li>• Maintaining for future generations</li> </ul>

**References**

- DHHL General Plan Update 2040 – Round 1 Beneficiary Meeting Notes
- LITERATURE REVIEW ON EVALUATING INDIGENOUS WELLBEING: CULTURALLY RELEVANT METHODS AND METRICS (2018). Pacific Policy Research Center
- DRAFT: Cross-Island Focus Group Report in Support of the Department of Hawaiian Homelands Evaluation Design Project (2020). Pacific Policy Research Center
- Kupaianaha: A Holistic Approach to Economic Development on and Adjacent to Homestead Communities (2015). Hawai‘i Alliance for Community Based Economic Development



## APPENDIX C:

### ROUND 1 BENEFICIARY CONSULTATION SUMMARIES

**DHHL GENERAL PLAN UPDATE**  
**BENEFICIARY MEETING (ROUND 1: PART 1)**  
**March 3, 8, & 9, 2021, ZOOM**  
**ONLINE OPEN HOUSE: MARCH 3 – 31, 2021**

**Attendance**

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**Project Team:**

- **SSFM:** Melissa May, Jared Chang, Malachi Krishok, Matt Fernandez
- **DHHL:** Andrew Choy, Julie Ann-Cachola

**Top Beneficiary Attendance count: 181**

**Beneficiary Attendees (03/03): 99 (Names shown as provided on Zoom)**

- |  |  |  |
|--|--|--|
| 1. Nada  | 34. Tammy Harp                               | 68. Sienna Kauhi   |
| 2. Adrian Enos   | 35. Makana Bacon                             | 69. Ho'onani (Maile Kaopua)  |
| 3. Iotanu  | 36. Hokulani McKeague                        | 70. Duane  |
| 4. Dennis Neves  | 37. Sophie                                   | 71. Debrashibata   |
| 5. Abby Yaw  | 38. Colep                                    | 72. D (DeBlake)  |
| 6. Kahi  | 39. Aminta Aina                              | 73. Paula  |
| 7. Paul Pomroy   | 40. Kalahiki-Esmeralda<br>(Aileah Esmeralda) | 74. LeAna's iPad   |
| 8. Charlotte Kumaewa   | 41. Cassie's iPad                            | 75. Desiree of Wakiu CDC   |
| 9. Alika   | 42. U'ilani                                  | 76. 808-756-####   |
| 10. Blossom Feiteira   | 43. Beneficiary                              | 77. Lamaku Program   |
| 11. Uilani (AraMom)  | 44. Bernadette Vea                           | 78. BK   |
| 12. Keoki  | 45. Mapuana                                  | 79. Jaimin Kelihoomalua  |
| 13. Kualii's iPad  | 46. MAK'A'ALA KANEALII                       | 80. Faith Chase (mauifaith)  |
| 14. Jovan Rosa   | 47. Nora Makahanaloa                         | 81. iPhone   |
| 15. Trinity Kaulia   | 48. Tema Watson                              | 82. Kaaihaole Cobb-Adams   |
| 16. Hunnie   | 49. Kristina Tolentino                       | 83. Vicky Aki  |
| 17. Hatchie  | 50. Donna Sterling                           | 84. Josh & Kanani DeLary   |
| 18. Kahealani Keahi (punohu<br>keahi)                              | 51. Ho'onani                                 | 85. Ridge's iPhone   |
| 19. Stephanie's iPad   | 52. DeEnn McKeague                           | 86. Alohalani Smith - Wakiu<br>Community Development<br>Corporation (Smith &<br>Hulaton) |
| 20. Kalei Aiwohi   | 53. January & Samuel<br>Whitehead            | 87. 808-269-####   |
| 21. Kona   | 54. Hols                                     | 88. Fawn Helekahi-Burns  |
| 22. Tina Murphy  | 55. L. Tatofi                                | 89. Brittiny McKeague  |
| 23. jeannie ngaluafe   | 56. Bernie Sanchez                           | 90. Tamar deFries  |
| 24. Alai   | 57. Cirella Regua                            | 91. Lehua  |
| 25. Diane  | 58. Home                                     | 92. 702-420-####   |
| 26. Kekoa  | 59. Moses Kane                               | 93. Brenda Kalalau   |
| 27. Emma Yap   | 60. 808-673-####                             | 94. Robin Wong   |
| 28. Megan Wong   | 61. Sen. Fevella                             | 95. Maka Brautigam-Suapaia   |
| 29. Scott Abrigo (Kapolei<br>Community Development<br>Corporation) | 62. Kalei                                    | 96. Waipuilani Flores  |
| 30. Steve T  | 63. Jays                                     | 97. Desiree  |
| 31. Cassie Carter  | 64. Kimo Palakiko                            | 98. Cora Schnackenberg   |
| 32. Ryan   | 65. GMoney93                                 | 99. Gavon Wong   |
| 33. PeeWee Ryan  | 66. Lani                                     |  |
|  | 67. Farmers Voice Hawaii                     |  |

**Beneficiary Attendees (03/08):** 35 (Names shown as provided on Zoom)

- |  |                           |  |
|--|---------------------------|--|
| 1. N. Kamoku                                   | 13. Joseph Lapilio        | 26. Alohalani Smith - Wakiu<br>CDC (Smith & Hulaton) |
| 2. Keoki                                       | 14. Malia D'Alio          | 27. Ruth   |
| 3. Trish Iokepa                                | 15. Pearlyn Fukuba        | 28. Kama   |
| 4. Iotanu                                      | 16. Lani                  | 29. Lauae Kekahuna                                   |
| 5. I. Lewis                                    | 17. 'Ū Tarita Tehotu      | 30. Cora Schnackenberg                               |
| 6. Paulette Ke                                 | 18. Alice Cabaal Kaahanui | 31. Ron kodani                                       |
| 7. CBFERRE                                     | 19. Maurice Mo'o          | 32. Patrick L. Kahawaiolaa                           |
| 8. Tia Hanchett                                | 20. U'ilani               | 33. Megan Wong                                       |
| 9. Darlene Iokepa                              | 21. Blossom Feiteira      | 34. Ekolu Mano'i                                     |
| 10. Weston Kaili                               | 22. Mapuana Cook          | 35. Attilio Leonardi                                 |
| 11. Danielle                                   | 23. Cedric Duarte         |  |
| 12. Council for Native<br>Hawaiian Advancement | 24. Jamilia               |  |
|  | 25. 808-548-####          |  |

**Beneficiary Attendees (03/09):** 47 (Names shown as provided on Zoom)

- |                    |                             |                                  |
|--------------------|-----------------------------|----------------------------------|
| 1. Mogul Luuwai    | 17. Anita Nakamura          | 33. Millie Ho                    |
| 2. Ioretta         | 18. Kilia Purdy-Avelino     | 34. Robin Newhouse               |
| 3. Kekahili        | 19. 808-990-####            | 35. K. Johnson                   |
| 4. Keoki           | 20. Ka'ulaweo Liwis         | 36. Kylee Mar                    |
| 5. Doreen          | 21. Cheryl Adolpho          | 37. Ka'aka Swain (Ulii Phillips) |
| 6. Iotanu          | 22. Kanani Momoa            | 38. Louis Hao                    |
| 7. Francine        | 23. Daniel Ornellas         | 39. Hans & LaRae Mortensen       |
| 8. Millie & Boysie | 24. Smith                   | 40. Kilakila                     |
| 9. Duncan Seto     | 25. Puni Kekauoha           | 41. 808-658-####                 |
| 10. Jamilia Epping | 26. Home                    | 42. Keala's iPhone               |
| 11. Carol Malani   | 27. Alison Lewis            | 43. Frances's iPad               |
| 12. Kaahanui III   | 28. Wondalyn & Arthur Smith | 44. Misty                        |
| 13. Jolyn Ballenti | 29. Frances's iPhone        | 45. Lori Trumbo                  |
| 14. Ekolu Mano'i   | 30. Sean Andrade's iPhone   | 46. Patrick L. Kahawaiolaa       |
| 15. Tristel        | 31. Mapuana                 | 47. Maka Brautigam-Suapaia       |
| 16. Tita           | 32. Josh & Kanani DeLary    |                                  |

## Online Open House

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In addition to the virtual beneficiary meetings, the Round 1: Part 1 Online Open House was held from March 3 – 31, 2021 to provide many interactive opportunities for all beneficiaries Statewide to interact with the Project Team and provide their thoughts and input throughout the planning process. Part 1 of the Online Open House looked at an evaluation of the 2002 General Plan, and where beneficiaries want to go in the year 2040 and beyond through the development of the overall vision for the DHHL General Plan Update. A summary of beneficiary participation on the Online Open House is provided below:

**Open House period:** March 3 – 31, 2021

**Number of Visitors:** 168

**Number of Page Views:** 2,708

## Agenda

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1. Introduction, Meeting Kuleana
2. Participant Intros: Who's in the Room?

3. Overview of the General Plan & Update process
4. Where We're Going: Vision for 2040
5. Where We've Been & Goals Going Forward
6. Wrap-Up & Next Steps

## Meeting Notes

*The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter polling platform. In addition, comments from the Online Open House for the vision and goals discussion are recorded below as applicable.*

*\*Chat box comments (CB), Questions (Q), Answers (A), Comments (C), Online Open House Input (OH).*

### INTRODUCTION

*Participants were asked to indicate their affiliation with DHHL and where they're calling in from. Mentimeter results were combined from all 3 meetings and are shown below (106 respondents).*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 41 beneficiaries
- On Waitlist – 48 beneficiaries
- Undivided Interest Has Not Been Converted – 4 beneficiaries
- Other – 13 beneficiaries

**MENTIMETER QUESTION: Where are you calling in from? (1 respondent per location unless otherwise noted)**

- |                           |                         |                         |
|---------------------------|-------------------------|-------------------------|
| 1. Maui (9)               | 19. Kailua-Kona (2)     | 35. Kanehili            |
| 2. Kapolei (7)            | 20. 'Aiea (2)           | 36. Hāna, Maui          |
| 3. Wai'anae (6)           | 21. Kamuela, Waimea,    | 37. Ka'u                |
| 4. Hilo (5)               | Hawai'i Island (2)      | 38. Moloka'i            |
| 5. Keaukaha, Pana'ewa (4) | 22. Kahikinui, Maui (2) | 39. Washington          |
| 6. Nānākuli (3)           | 23. Līhu'e              | 40. Volcano             |
| 7. Anahola, Kaua'i (3)    | 24. Kawaihae            | 41. Salt Lake           |
| 8. Papakōlea (3)          | 25. Hanapēpē            | 42. Ho'olehua, Moloka'i |
| 9. O'ahu (3)              | 26. Waipahu             | 43. Lāna'i              |
| 10. Big Island (3)        | 27. California          | 44. Waimea, Kaua'i      |
| 11. Ewa Beach (3)         | 28. Waiohuli            | 45. Kaumana             |
| 12. Waimānalo (2)         | 29. Kēōkea, Maui        | 46. Pearl City          |
| 13. Honolulu (2)          | 30. Florida             | 47. Waiehu Kou          |
| 14. Waiohuli, Maui (2)    | 31. 'Ele'ele            | 48. Arizona             |
| 15. Germany (2)           | 32. Kalawahine, O'ahu   | 49. Kalihi              |
| 16. Kaupo, Maui (2)       | 33. Kona                |                         |
| 17. Kāne'ohe (2)          | 34. Ka'uluokaha'i       |                         |
| 18. Kaua'i (2)            |                         |                         |

## OVERVIEW OF THE GENERAL PLAN & UPDATE PROCESS

### General Comments:

- **C:** Very difficult to find the General Plan webpage on DHHL's website, it's buried, the Zoom link is all the way at the bottom – if we want more participation, make this easier to find.
- **C:** Mentimeter questions provides only 5 of the 6 objectives from the 2002 General Plan. This needs to be made clearer.
- **CB:** How far has this vision grown in 18 years? My question is when will we see answers, these meetings as those in the past is the same.
- **Q:** How will this plan really change the policies and rules of implementation for awarding lands?
  - **A:** This GP update has more structure and guidance than 2002 GP, and has to address the HAR criteria, connection between land use designations and how lands are awarded and sets criteria for land use.
- **CB:** Any reason Stakeholders interviews happened before Beneficiary Consultation especially since we're discussing Hawaiian Home Lands?
  - **A:** Stakeholder interviews were part of the background research for the report card to get an understanding of what happened till now. Wanted to provide an orientation to SSFM to make sure there was a good understanding of DHHL and their challenges.
- **C:** When you use the term "stakeholder" and don't include beneficiary leaders in stakeholder conversation, it puts beneficiaries on another level. Department and the Commissioners aren't the only stakeholders. Beneficiary leaders can also bring another perspective to the conversation, matter of recognizing them – beneficiaries out there that are as vested as DHHL/HHC in seeing the success of the program.
- **C:** For the next round of land use meetings, HHC/DHHL has additional opportunities to serve interests of beneficiaries that aren't tied to a land use document. For example, undivided interest award program or Kūhiō awards. More like a legacy process - those kupuna on waitlist have opportunity to secure a lease that can be passed on to the next generation. Had these programs (undivided interest awards) been available to applicants, kupuna would've been able to secure a lease and transfer to children/grandchildren, this opportunity has been lost for those families who's kupuna passed. An example of how DHHL/HHC can be able to address the long waitlist but also importantly gives waitlist kupuna an opportunity to reestablish their right to having a legacy for the next generation. Would like this added to the next round of meetings.

## WHERE WE'RE GOING: VISION FOR 2040

### **MENTIMETER QUESTION: In 20 years, beneficiaries will be...** (83 respondents)

- Still living here in my homestead home
- Owning a home
- Living on their 'āina

- Hopefully in my Hawaiian Home
- Hopefully all awarded
- ...dying on the list.
- Off the waitlist
- Hopefully in a home. The way it's going. Probably not. There's so much land available and we've been waiting for years. There is 200,000 acres and the last time I checked had 26,000 people on the list. Just wondering what's going on and happening.
- Smarter
- Reduced by 75%
- Still not on the land
- Self-sufficient
- Be fee simple holders not leases
- Have more input who leads DHHL
- Have more input in Commission members
- Thriving health wise, socially, economically and living in homesteads that are self-sustainable and provides beneficiaries with a safe, healthy, engaging and nurturing community.
- Places to gather
- Revenue generation
- Will have full funding from State of Hawai'i and U. S. Government
- At the table to determine land dispositions
- Resilient to community impacts like a pandemic
- Provided a constant directive and direction
- Able to have the ability to have more offers in neighborhoods and communities that are not mandated to be uniform houses won't have to be uniform, where only a few floor plans available i.e., Gentry etc. Lower prices and generous square footage
- Dying off - I'm 67
- On the 'āina
- Still be on the waitlist. At this point, it is time to become impatient and make homes available for the general Hawaiian population.
- ...still dying on the List.
- Living in their dream homes
- Older, dying and still waiting...
- Hopefully many will be on lands for residents but also for agricultural and pastoral lands which can lead to food sustainability
- Empowered
- Leaders in their community
- Self-sufficient and on the land
- Living on their land. Able to pull equity.
- On the land and not the waitlist. Empowered to generate revenue by being self-sufficient.
- Self-sufficient and thriving
- Not on a wait list---they are holding leases on the land.
- Still be on the waitlist.
- Housed
- Hopefully, thriving on the land of their ancestors, secured in a home or at least on their own piece of property, economic self-sufficient, and leading sustainable lifestyles. E ola ka lāhui!
- Engaged

- Educated
- Self-sustaining, working together, confident, elevated, ability to provide, empowered
- Sustainable
- Educated and Empowered, because knowledge is Power
- TRULY affordable homes
- Business owners
- ....are proud to be where they're from.
- Are grounded in 'ike kupuna and Hawaiian values
- Educated and Empowered
- Happy, thriving communities; responsible & respectful; affordable & family oriented
- Speaking 'Ōlelo
- Have political power
- Ahupua'a style bartered living
- Hopefully mostly off the waitlist.
- Able to pass on their home to their children regardless of blood quantum
- Be able to pass their home on to their children no matter their blood quantum, ensuring continuity for generations to come
- Self-sufficient and controlling their 'āina
- Financially stable
- Enjoying and served by staffed community centers and parks
- Fully funded by what state owes
- Hopefully receiving homesteads and off the waitlist
- To get beneficiaries on the land
- Living on 'āina of choice with support for agriculture and the stability then found in a secure placed based Beneficiary creates the kanaka body that will turn around and help others to stabilize. Engagement and Accountability are key.
- Staying in Hawai'i. Not moving to mainland for better quality of life
- Respected and understood both in modern and historical culture by rest of the state (and national) populations.
- Self sufficient
- Have homes, practice their right for Mercantile within their Hawaiian Homes location to sustain themselves individually, DHHL share revenues to Homesteads for financial assistance and the Waitlist is down to a low number. We need to utilize our lands right.
- Still waiting or dead
- Benefactors
- Less than 50% koko included
- Occupying their homes
- Hopefully, in a home on Hawaiian Home Lands
- Self-sustainable in terms of food.
- Able to obtain mercantile permit/license without issue
- Able to share machinery for farming, etc. toward self-sustainability
- O'ahu/Hilo Hawai'i
- Freed from high property taxes and water cost to county government.
- My grandchildren and future generations becoming homesteaders on Hawaiian Homelands.
- Empowered
- Thriving on their lands as Prince Kūhiō intended

- Feeding everyone
- Beneficiaries of the future, for my mo'opuna
- My children & grandkids get their own home
- That no eligible beneficiaries have an opportunity to select a homestead lot of their choice.
- Still dying on the Waitlist if we continue this process that's being used and no accelerated awards like they did in 1984
- An array of choices in type of homestead lots and affordable homes
- Self-sustaining and self-governed.
- Beneficial for na mo'opuna
- Better understanding the HHA for clarity.
- Answered
- Sadly, still waiting for award and those with award still not properly being used (no Ag) and resident cant repair dilapidated Homes
- Still waiting on the list
- Dead due to blood quantum
- I want to see all beneficiaries in a home on homestead
- Hopefully on homestead lands
- On the land, each with a kalo lo'i, pigs, chickens, and a traditional hale
- Nobody forced to have a lifelong fear-filled relationship with a bank.
- No waitlisters
- Waiting and being controlled by government
- On the land
- A healthy and thriving lāhui.
- Empowered
- Younger. And hopefully perpetuating the culture. Debt free
- Retired living in a new home on Hawaiian homes.
- Have food security
- On the land thriving with their 'ohana!
- On their way to self-sufficiency. On the land.
- Empowered to make better life decision because basic need for land is satisfied
- In homestead home without people telling what they can or cannot do on their land
- Thriving in the modern world
- Self-sufficient
- On the land and thriving, growing food
- Bring their skills together to be able to holomua (improve)
- Economically and financially stable
- Being paid for electricity
- Able to access the capital needed to buy, build, repair, rebuild structures.
- Able to use an interactive and informative DHHL website
- 0% still waiting on the wait-list due to income restrictions to qualify for homes DHHL lands. Need to build homes that are more available to 50% of waitlisters.
- On our lands
- Without the DHHL
- All be awarded and on the 'āina
- Passing on lease to next generation
- Beneficiary driven

- Developing and processing our own foods and exporting as a lāhui

#### **ONLINE OPEN HOUSE INPUT**

- Awarded homes/lands developed in partnership with the department and all beneficiaries of the homestead. Economically stable, culturally rich in knowledge and self. Gained confidence in the DHHL/Commission's efforts towards placing beneficiaries on the land. Leaders in their respective moku.
  - *5 thumbs up, 13 thumbs down*

#### **MENTIMETER QUESTION: In 20 years, we envision homestead communities that are...(75 respondents)**

- Productive and succeeding.
- Vibrant and thriving
- Blossoming with more homestead homes
- In Kapolei
- Vibrant, addressing their community needs through active participation by community members
- Blessed
- ...long term sustainability, improved health and well-being.
- Close
- Self-sufficient
- Safe
- Self-sustainable
- That have community spaces that are maintained and managed for and by homesteaders
- Energy efficient
- Not so commercialized. Again, larger lots, further away from the neighbors, not close to each other. Ability to have freedom of how house is painted, lot is landscaped etc.
- Working together throughout the entire pae 'āina (State)
- Actively involved
- Self-sustainable with farming and ranching per our Prince's vision
- Affordable homes here at home
- Engaged, supportive and working together to maintain healthy, self-sufficient, empowered families.
- Family oriented where families can finally make their home and be comfortable on their land. Able to raise food or grow their own vegetables. Whatever the family chooses to raise. Hopefully clean up our beach parks, with all the homeless Hawaiians.
- Peaceful, well planned, and self-sufficient
- Self-sufficient, well -planned, and peaceful
- A community that puts Hawaiians first
- Empowered to be active in their community
- Self-policing
- Speaking the native language!
- Have thriving economy--jobs for kids
- Strong, resilient, and thriving
- Protected from outside interlopers
- Self-sustaining and working together caring for one another and the 'Āina. Pono.
- United
- Self-sufficient, resilient communities

- Plenty kids--next generation
- Are proud of their ancestry
- We have Hawaiians taking care of Hawaiian
- Perpetuating culture
- Unified
- Just developing if we do something now.
- Self-sufficient, self-sustaining
- Better
- Self-sufficient and entrepreneurs
- Honestly, I have no hope in DHHL
- Thriving
- Self sufficient
- Sustainable
- Living with Aloha - no junk stuff
- Livable, safe, self-sustaining, improved living, no homeless Hawaiians
- Full of Hawaiians that are thriving
- Sustainable with restorative measures of every kind, there is lots of healing that needs to be done. Beyond elderly care, drug rehabilitation is a massive community need.
- Happy, healthy, thriving, learning, helpful
- In every part of the island
- Run by homesteaders
- Cultural self sufficient
- Mercantile businesses farming ranching on pastoral
- Hawaiian
- Prosperous and independent like a Military Barrack. We have our own store, business center, farmers market, gas station, etc.
- Eco-friendly
- All Hawaiians on the list for the last 40 years have their Kuleana homesteads and Hawaiians that have recently been put on the list have a good chance of getting their land before they die.
- Strongholds of Hawaiian governance
- Self-sustainable, sharing and helping each other succeed
- Helping each other & taking care of each other.
- Affordable by our standards
- Thriving, strong, self-governing,
- Self-sustainable, healthy, drug-free
- Free of DCCR's
- Thriving and sustainable with self-governing principles that provide for future generation.
- Placed on sites more
- Thriving in Partnerships that will assist in building a solid foundation for the Homesteads.
- Answered
- Still under the control of Hawaiian Home Commission nor DHHL
- More connected with their culture.
- Fruitful
- Financially independent
- More engaged with DHHL.
- Self-sustainability

- Self-sustainable
- Cohesive
- Hopefully rooted
- Self-sufficient
- Self-reliant
- Thriving
- Strong and thriving
- Traditional
- Connected
- Hawaiian homes
- Working the land in different ways
- Rooted. Grounded
- Working together to achieve a common goal
- Being paid for their electricity into a grid
- Located well
- Successful in the household and out
- Empowered
- Empowered to live traditionally, as MANDATED by original HHA
- Helping Hawaiians to thrive with homes & business.
- Making decisions on their own
- Economically and financially stable
- Self-sustaining
- Completed and serving the Hawaiians thrive.
- On their homestead ....free from debt

#### **ONLINE OPEN HOUSE INPUT**

- Community developed in concert with the department and developer. Self-sufficient, providing for each other Partners with other communities, not isolated Business entrepreneurs. Culturally active. Well organized and caring for all beneficiaries.
  - *3 thumbs up, 14 thumbs down*

#### **MENTIMETER QUESTION: In 20 years, the relationship between DHHL and beneficiaries will be...**

(70 respondents)

- Great
- With strong relationships of cooperation
- More cohesive through an equal partnership that allies beneficiaries to have an active role in the development of future developments and programs.
- Better
- Unknown
- Run by beneficiaries
- Transparent and aloha based
- Truthful and honest
- Where both sit at same table (Lateral) vs a Top (DHHL) Down (Beneficiaries) relationship
- Beneficiary guided as we are the trust holders

- Able to come to an understanding on what and how the land is to be utilized. More to get our Hawaiian people in their own homes.
- Hopefully closer
- That a beneficiary shall have an opportunity to receive a lot with 3 years from date of application
- I want to see if the percentage rate be changed to at least 25% native Hawaiian blood line to receive Hawaiian homestead
- Hopefully better than it is today.
- Communication between neighbors
- Like a partnership, and very functional
- Greatly improved and trusted
- Built on trust and actions
- Applicants relationship are Lessees to DHHL
- Have mutual understanding
- Run by lessees and wait listers
- Run by Hawaiians
- Transparent
- Much more transparent. and creating better bridges between
- Will be a 2-way street where beneficiaries thought, and ideas are encompassed into the plans
- Transparent
- Processes understood
- A transparent and supportive partnership with strong alliance at the Legislature.
- Very much improved and not just talk
- Relationship is questionable & slow. However, once DHHL shifts gears and get to doing.
- Amicable
- Better
- Inducive, working together, trustworthy
- 20 years ago, I was attending meetings in school cafeterias and barely anything positive happened in the past 20 years ....DHHL is not executing Prince Kūhiō's vision for us
- ...hopefully, better than the past 100 years.
- Better. Honest and transparent
- Just as one of the beneficiaries just said, Beneficiaries will be in the driver's seat.
- Hopefully better and more transparent to increase trust between the department and the beneficiaries
- Good
- Transparent, open, mindful, caring, understanding
- Open and accessible
- Supportive
- I hope it will be improved.
- Better communication with beneficiaries and let them interact with decisions affecting their homesteads
- Open and transparent
- Continuously disconnected. We need major change for the Beneficiary to hold their own power. The Chair shouldn't be a State Employee, it must be a person who serves its Beneficiary. You can't serve two masters; you will hate one & love the other

- We also need our own Attorney. We can't have one that, again, represents both the State and HHCA.
- Hopefully not still waiting
- Friendly
- Supportive
- Working together
- Collaborative
- Open & support both sides
- Beneficiary-led
- Healthy and Collaborative
- Open to learning new things and focusing on growth and a healthy lifestyle
- Still Adversary
- One based on respect for one another and partnerships in solving problems
- Supportive
- More constructive with transparency
- Answered
- Strained at best
- More connected and interactive.
- More positive and transparent.
- Hope DHHL is more helpful and paper easier
- With the right people, one 'ohana
- Still strained until "we" the beneficiaries are able to choose our own commissioners.
- Pa'a' & pono
- Moving in the same direction
- Professional and caught up
- Pono
- Completed. DHHL would have placed everyone into homes and department will have evolved into a maintenance department.
- Transparent
- Cohesive
- Without the department
- Transparent and community minded.
- Still confrontational as long as Governor appoints commissioners.
- Available
- Supportive
- Realigned
- Knowledgeable and helpful
- DHHL having to earn the Hawaiian communities trust & working for the benefit of beneficiaries
- Transparent
- Moot. DHHL will no longer be needed in its existing form.
- Better, Interactive, transparent. Beneficiaries will be more engaged with DHHL, participating in regular meetings
- DHHL will modernize website to include more information.

## ONLINE OPEN HOUSE INPUT

- Through continued effective communication and respect a bonding partnership will form. An understanding of the funding issues the trust is dealing with will be more apparent. Respecting the needs of the beneficiaries and the needs of the department due to staff shortages will need to be resolved to forge positive relationships.
  - *5 thumbs up, 10 thumbs down*

**DISCUSSION QUESTION: How else would you describe the destination we hope to get to in 20 years?** *This Vision discussion is categorized into overarching themes that generally reflect the input and sentiment of beneficiaries. Listed below each theme are the supporting beneficiary input.*

*\*Chat box comments (CB), Questions (Q), Answers (A), Comments (C), Online Open House Input (OH).*

*These themes include:*

- A. Connecting Back to the Land includes a Mix of Homestead Opportunities
- B. Fostering/Supporting Traditional Hawaiian Lifestyles
- C. Being Self-Sufficient
- D. A Healthy and Sustaining Lāhui takes Education and Advocating for Hawaiians to be in the “Driver’s Seat”
- E. Support & Trust from Beneficiaries includes Early, Accessible, and Transparent Communication
- F. Having Accurate Inventory of Trust Lands Includes Acquiring New Lands and Fulfilling Outstanding Debts
- G. Better and More Ways to Financially Support Beneficiaries
- H. Securing Water Resource Rights for Lands
- I. Addressing the Waitlist includes Addressing Blood Quantum Issue and Providing Short-Term Options

### Theme: Connecting Back to the Land includes a Mix of Homestead Opportunities

- **C:** If we look at apartments, we’re disconnecting our Hawaiians more. We should be looking at the sustainability of Hawaiians and giving them that connection back to the land, at least that strip of grass. What we should include in our vision is to reconnect our Hawaiians back to the land, is it just about giving them a home? Or do we want to build strong, more well-rounded Hawaiians and future Hawaiians.
- **C:** The vision and destination is that we get a wide array of housing opportunities and programs, a commercial and community area for the homestead communities to use to build their own equity and their own economic value in the community. In 20 years, every homestead community both existing and new ones have an area for their community use as well as a commercial area that can promote small business opportunities for the homesteaders and other beneficiaries.
- **C:** Think providing apartments is totally based on the person, older people may not want to deal with a whole property, if other options like apartments are available, it would be easier for kupuna.

- **C:** Connection to the 'āina is important and should be a focus. However, in the short-term, providing apartments would be a good option to address the waitlist until those homes are built.
- **C:** Very first line of the vision should be to “advocate to put our beneficiaries on the land.” This is a good statement that many beneficiaries want.
- **C:** Part of the 20-year vision statement should have some emphasis that it not just be single-family homesteads, but a mixed array of housing opportunities, particularly for kupuna.
- **CB:** Get beneficiaries on the land. Was this not already on previous mission? Personally, I don't believe we Hawaiians belong in chicken coops. Can we build a safe elderly community for our kupuna in apartments?
- **CB:** Please give all options of housing regardless, a lot will just appreciate a home.
- **CB:** Our Prince wanted the Hawaiians to have their own LAND because he believed that the LAND would heal us Hawaiians.
- **CB:** To make Homestead communities ...DHHL needs land to develop and people have to leave their communities if they get awarded. how about supporting community-based homesteads that people can purchase available land/houses in their own communities and have DHHL purchase that land and lease it to the 'ohana same as a homestead.
- **CB:** I'm wondering if it's part of the general plan to build upwards? Individual homes can be time consuming to build so I'm wondering if apartments will be considered as an option.
- **CB:** In 20 years, there should be no empty or abandoned homes or lots.
- **CB:** In 20 years all counties should invest in homelands as that is part of affordable housing.
- **CB:** Mixed use communities has been proposed recently. How viable is that cooperation from DHHL?

#### Theme: Fostering/Supporting Traditional Hawaiian Lifestyles

- **C:** For next 20 years, want DHHL to go back to enabling traditional Hawaiian living lifestyle (i.e., building own hale with the family, raising farm animals), instead of being able to qualify for a mortgage and having to depend on someone to build a house out of imported foreign materials.
- **C:** Find ways to support our people, to build something simple, to be on the 'āina.
- **Q:** When Hawaiian residential lots/homes are awarded, feel like we're put at a disadvantage/put into debt as the homes are prefabricated rather than being given a lot and building what we can afford (i.e., catchment, alternative energy) which would give us a chance to get out of debt – not clear on this process.

- **A:** In the past, DHHL did provide vacant lots with infrastructure and the beneficiary can build a house to what they can afford. Some beneficiaries also voiced that they want ready built homes. There is a variety of housing options that DHHL should be providing, including vacant lots. In 20 years, beneficiaries want more vacant lot opportunities or opportunities to build something they can afford.
- **CB:** SUPPORT our people! Our people have ideas of how to make our lands livable, like Uncle said, in more traditional ways that doesn't cost tons of \$ where our people having to go in debt just to build a house!
- **CB:** Is there a way to have a community hall for all homestead to where it is a requirement to live in homestead you must learn culture, learn farming etc. Cultural & homesteading Workshops.

### Theme: Being Self-Sufficient

- **C:** In next 20 years, I would love to see the funding coming into DHHL from the government to train our youth to farm the 'āina, learn how to develop food security to feed our community, increase our usage of agriculture lands, decrease our imports from foreign countries by 80% in 20 years and hope to export our local food later – “need to start thinking of ourself as a Lāhui and how we're going to take care of our people”.
- **C:** East side of Keaukaha are DHHL industrial lands (i.e., Walmart, Home Depot) – leases are coming up for renewal, why can't we have non-Hawaiians pay market-value lease rent versus paying the same that beneficiaries pay? These users aren't in the HHCA. In the next 20 years, would like more Hawaiians using these lands and business areas and building “self-sufficiency”.
  - **A:** To clarify - non-homestead industrial leases are charged at market rates; exact amounts are found online in our annual reports.
- **C:** We're to get to our destination in 20 years through food and energy. Beneficiaries should be allowed to practice these things that we need as essential to our lives without going into poverty. More access and opportunities to allow us to provide our own food and energy. Other countries around the world are producing other energies like biogas, not just solar. Need to start thinking about these things going forward.
- **CB:** Self-sufficiency is one of the first-listed purposes of the Hawaiian homes act. not jobs and mortgages, but gardens and pigs, chickens etc. first and foremost
- **CB:** DHHL should also be more supportive of mercantile; building self-sufficiency, entrepreneurship...

### Theme: A Healthy and Sustaining Lāhui takes Education and Advocating for Hawaiians to be in the “Driver’s Seat”

- **C:** Vision is for more beneficiaries are in the shared driver seat, like the canoe, right now it feels like DHHL is up high and beneficiaries/lessees are too distant. I don't feel that we're empowered to continue to thrive as a Hawaiian people. Part of the 20-year vision is hopefully of more of a

Hawaiian community coming together to get agriculture going, trying to perpetuate the culture thru kalo and ahupua'a system, being able to feel like we can move forward to being able to perpetuate these practices. Hawaiian home lands are not just for us to live on, it's for us to be able to perpetuate the culture and language, teach our younger ones, and to keep it going. Part of our vision needs to incorporate this.

- **C:** To have a healthy and sustaining Hawaiian people, we need a healthy and sustaining DHHL. To carry on the mission of the Trust and put people on the land, it takes resources, which was shown in the casino bill that died and that call for help. That may have not been the best vehicle, but the message was clear that for DHHL to address the waitlist, they need resources. I would hope that one of the destinations is to make a healthy self-sustainable DHHL with enough resources to address the homesteading issue. This is something that all homesteaders and applicants need to advocate for those resources on behalf of the Department because that would benefit all.
- **C:** We should be working in making sure that a beneficiary waits no longer than 3 years to access a homestead lot of their choice. This requires legislative commitment, funding, and responsibility to DHHL, which leads to DHHL, HHC, and beneficiaries to begin the process of advocating for ourselves.
- **CB:** Let us establish more than just homes, lets also include commercial properties to allow our people succeed and thrive.
- **CB:** Allow commercial lands to have designated space for native Hawaiian business owners.
- **CB:** Advocating for ourselves - education super important.
- **CB:** For SUCCESS to happen EDUCATION needs to be part of the VISION.
- **CB:** How can we have input if we do not choose our commissioners?
- **CB:** Can we get policy that can be permanent and not change with each governor or Commissioner.
- **CB:** Governor shouldn't be the one to select Commissioners.

#### Theme: Support & Trust from Beneficiaries includes Early, Accessible, and Transparent Communication

- **C:** The destination we all look forward to is that no eligible beneficiary would have to wait for an opportunity for homestead lot. How to get there would take an effort by both beneficiaries and DHHL which would require a more workable partnership to tackle issues that both sides face.
  - For example, if beneficiaries have a better understanding of the funding process for homesteads and why it's important to weigh in – we can play a more active role in helping DHHL secure that funding necessary for us. Need to invest more time in capacity building for us is one thing to be addressed in our voyage towards our destination.
- **C:** We're continuing to make Administrative Rules, but we're not enforcing existing ones. We beneficiaries need to collaborate with DHHL so we can work together. In working with wait listers, trust has been broken, how do we start mending the relationships on broken promises. We need to look at what the barriers are now if we want to get to where we are in 20 years.
- **C:** Would like SSFM to write in the DHHL white papers "that annual reports are the only way right now that we can find out as beneficiaries where are lands are and who's using it

(native/non-native).” Cedric would tell us that it’s online, what about connectivity when we can’t get it? Want to include this in the vision going forward. Annual report needs to be sent to all homestead offices on all islands or to every homestead household – vision/wish I’d like to see. We haven’t had this report.

- **Q:** Communicated to beneficiaries that DHHL didn’t have money to build homes (i.e., casino proposal) - are we wasting our time to do this General Plan, if we don’t have money?
  - **A:** Chicken or egg situation – DHHL currently doesn’t have enough funding for the 28,000 waitlisters. The casino was proposed to address the funding shortfall. These conversations are needed to develop a plan with products that beneficiaries want so that we can present it to the Legislature to go along with our funding requests.
  - **C:** DHHL should conduct these regular Zoom meetings to ask beneficiaries of ideas/ creative input and gain support so beneficiaries can help to get that support from the Legislature.
  
- **Q:** Casino conversation: Deputy Gomes mentioned that “beneficiary consultation comes after the proposal” – is this correct? Beneficiary mana’o would need to come first!
  - **A:** Usually DHHL gets the approval of a Legislative idea from the HHC prior to sending it out to Legislature, I think Deputy Gomes was that DHHL needed HHC blessing to send it to the Legislature for more public discussion in addition, based on HHC comments on the proposal and timing of proposal, HHC urged DHHL to conduct beneficiary consultation. Based on this, DHHL conducted these meetings in January.
  - **A:** For this General Plan process, coming out to beneficiaries early and beforehand is happening now in 2021, even if we don’t expect a plan till mid-2022.
  
- **C:** Beneficiary Consultation: under Title 10 Admin Rules, DHHL staff is required to present their recommendation to HHC before it can go forward. For the casino proposal to move forward, DHHL needed to go to HHC for approval – reason why DHHL had to present to HHC, then HHC decides whether it moves forward. If Ok, it moves to beneficiary consultation.
  
- **C:** To get to our destination, DHHL must conduct a solid inventory of DHHL lands as many aren’t accounted for – this creates transparency and accountability. In next 20 years, energy and food are going to be very important for DHHL and the whole State, and if we want to be sustainable, we have to be able to provide own food and energy for our own community and across the whole State. DHHL should be forefront leaders because we have the ‘āina. Suggest that “DHHL be more ‘transparent’ in finding out where our lands are and inventory them” (i.e., Lualualei Valley, Mauna Kea). Moving forward if we want to get to our destination in 20 years, the lands have to show up and appear, and we need to have the opportunity to be able to develop in a more pono way. Our own kupuna were these farmers, and old practices that we need to bring back on these lands.
  
- **CB:** Did DHHL ever ask the beneficiaries for help? I’m sure beneficiaries that would help funding.
- **CB:** DHHL generating our own funding while the state pays up what is owed.
- **CB:** Since many beneficiaries may be elderly, we need more “foots on the ground” doing outreach with our kupuna, so they are in the know with their rights, benefits, news, information, and updates. They may not be as technologically inclined, so they deserve more one-on-one outreach.

## Theme: Having Accurate Inventory of Trust Lands Includes Acquiring New Lands and Fulfilling Outstanding Debts

- **Q:** The Honolulu Civil Beat mentions that with the 200,000-acres of HHLs there is no way we can put every Hawaiian on the land – is it true? Why can't DHHL purchase or lease former Crown Lands from DLNR?
  - **A:** DHHL should be looking at acquiring other lands (i.e., DLNR lands) outside of the 200K acre inventory for the Trust and for beneficiaries.
- **C:** State or Federal Government should compensate DHHL for the lands put under Conservation use; beneficiaries can't use these lands.
  - **A:** To be talked about more in Round 2 (How DHHL uses its lands) – if lands not suitable for homesteading, what other benefits beneficiaries can receive from these lands?
- **C:** It took 20 years for Act 14 to be revisited due to Mauna Kea, how good is the General Plan for the next 20 years if we're not implementing it as we're moving through it? If Mauna Kea didn't happen to bring awareness to how things move fast/slow, the State didn't fulfill its obligation back then. If we're planning for the next 20 years and what that looks like, what is the obligation? These issues won't come up if we're ALL doing what we're supposed to be doing. Are we being treated fairly across the board - DHHL has been poor business managers.
  - **A:** DHHL needs to make sure the State fulfills its long-standing obligations like Act 14 or others left unfulfilled. In the next 20 years, DHHL need to continuously advocate for fulfillment of previous settlements/debts that are owed to DHHL such as by the State.
- **Q:** DHHL should contract with someone to survey all the lands starting from the Act, see where it went, who it was swapped with, and if they were legal or not. Has there been this sort of inventory from start to current?
  - **A:** DHHL has a GIS inventory of the locations of lands, but it is not survey accurate. DHHL hasn't gone out and provided survey level detail of lands. In the next 20 years, DHHL needs to be more transparent about these lands. These lands are also available on DHHL Island Plans and DOI site.
- **CB:** Provide the DHHL map of lands developed and undeveloped
- **CB:** "Living" and real-time map that can be seen in present and past years would be great!!
- **CB:** Liberating the Nation by Kamana Beamer is very informative on surveying land. It is not complete but walks you through historical events and in-depth knowledge  
<https://www.amazon.com/No-Makou-Ka-Mana-Liberating/dp/0873363299>

## Theme: Better and More Ways to Financially Support Beneficiaries

- **CB:** I have to get a mortgage to build my home on homestead land. Some type of lending assistance would be wonderful for us as beneficiaries.
- **CB:** Better lending options and programs.
- **CB:** Let the beneficiary choose what is conducive to their lifestyle and finances - Turn-key homes vs. building your own.
- **CB:** Need more financial support from DHHL.

### Theme: Securing Water Resource Rights for Lands

- **C:** Hope that water designation is not just land, but also includes the whole water system – How do we obtain our water rights on where these lands are designated?

### Theme: Addressing the Waitlist includes Addressing Blood Quantum Issue and Providing Short-Term Options:

- **C:** Would love to see the waitlist expand to include people of less than 50% blood quantum, Prince Kūhiō wanted 1/32<sup>nd</sup> or 3% blood quantum, the reason for jumping up 50% is to decrease the list as much as possible and smaller group to deal with and make the categories to qualify very difficult.
- **C:** The blood quantum is thinning out as the years go on. Will the blood quantum ever be lowered for the successors so that homes can be kept within the 'ohana?
- **C:** My concern/vision is “what happens when that canoe is rising, prior to that, I’ve been on the list for 42 years, I’m worried about that prior vision, now I have to think the next 20-year one, where does that put me?”
- **CB:** The State legislature passed a law to lower the blood quantum to 1/32. it is waiting for congressional review.
- **CB:** Rental subsidies for people on waitlist.
- **CB:** One vision is that in 20 years, the waitlist would be gone or decreased a lot to those who applied for a homestead recently.
- **CB:** 1/2 should be changed. There is hardly any 100percent left. So that's why the list is so small compared, cause there's a lot don't qualify. I have 50 percent, and sad my kids won't have the chance to even get on the list.
- **C:** At the casino hearing, it was shown that there was a higher list with less land - How do we increase the land that would match our people on the waitlist?
- **CB:** Blood quantum for applicant successorship needs to change to the same as lessee blood quantum.

### **WHERE WE'VE BEEN & GOALS MOVING FORWARD**

*\*Chat box comments (CB), Questions (Q), Answers (A), Comments (C), Online Open House Input (OH).*

### General Comments on the 2002 General Plan Evaluation:

- **CB:** Do you actually use our mana'ō that we may express for the 2002 GP Evaluation? What do you do with it?

- **A:** Based on comments on the GP evaluation, it helps us identify what goals are still important and relevant today and should still be included in the next 20 years.
- **Q:** What are goals versus an objective?
  - **A:** Generally, objectives are measurable things, goals are more high-level.
- **Q:** What are your yearly goals in regard to funding to get beneficiaries in homes? What is DHHL's goals in regards to reaching total of beneficiaries yearly getting into homes?
  - **A:** The 2002 GP has an objective to deliver an average of 500 new residential housing opportunities per year, and another to increase ag/pastoral leases each year. Also, to generate \$30M in land revenues annually by 2014.
- **Q:** Why is the General Plan done every 20 years and not 10 years to make sure that we are meeting our goals?
  - **A:** The General Plan is firm for 20 years but DHHL needs to find a way to continually track our goals over time so that we're on track and meeting it. If we want to be successful in our goals over the next 20 years, more frequent check-ins and evaluations of our goals is a good strategy to see where we are in meeting them.
- **C:** Failure is not an option. The HHCA is 100 years old, and we cannot fail no more – we have to move forward, I want that to be reflected. 20 years from now, I do not want to see the same thing happening, the warriors are going to be gone. All of these things need to be corrected now, and if it's in this vision for the Plan, then I'm ready to make Kūhiō's legacy continue.
- **C:** To provide input on the GP, beneficiaries don't have enough valid information to figure out if the goals are met or what should the future goals be. For example, on land use - how many lands is there, what is the inventory statewide, how many lands by (non) Hawaiians, how many is left for residential, etc. There must be metrics, information and a baseline needed to be provided to beneficiaries.
- **C:** There've been severe hits/misses trying to hit these goals. Challenge is to be able to clearly identify the impediments DHHL and beneficiaries are facing when trying to achieve them - these include opening new lands, finding lands to acquire, who's utilizing DHHL lands, and where funds are going and if it's going to assist beneficiaries to achieve goals.
- **C:** Budget is important, we don't want to set goals that are unattainable. We need to identify the impediments and challenges that would come with these goals and see how beneficiaries and DHHL can work together to move forward.
- **CB:** It starts with community building and engagement then everything else follows.
- **C:** What's Missing - Be more specific in the goals with more specific outcomes so that we can track the progress of the goals, how do we measure success of DHHL and beneficiaries of achieving the goals. Need to have a target number. Few administrations ago, there was a target of 5,000 homes, which pushed lots of development. Would like to see more specific goal setting, targets, and measurables is needed. It would be easier to look back on our evaluation in the future.

- **CB:** Specifics of progress, accountability, goals are outdated...Let's try analytics of the waitlist. Projected waitlist in 2040, build that amount of homes and fill the gaps if doable
- **C:** Have beneficiaries vote for commissioners & beneficiaries should apply to be commissioners. Important for beneficiaries to stay involved for us to make a change. Land should be used for the Hawaiian communities.
- **Q:** why isn't there an open discussion forum on DHHL website for people who have questions and answered to be addressed at any time rather than waiting months for a meeting
  - **A:** That's a great idea! We can follow-up with our website folks to see if that's possible.

**MENTIMETER QUESTION: Which goals in the 2002 General Plan are still important/relevant?**

*The poll was rated on a scale of 1 (least important) – 5 (most important). The weighted average for each land use goal are shown in the table below for each meeting.*

<b>Topic</b>	<b>Goal</b>	<b>March 3 (42 respondents)</b>	<b>March 8 (11 respondents)</b>	<b>March 9 (19 respondents)</b>	<b>Total (72 respondents)</b>
<b>Land Use</b>	Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.	4.45	4.73	4.68	<b>4.62</b>
	Encourage a balanced pattern of contiguous growth into urban and rural growth centers.	3.5	3.63	3.0	<b>3.38</b>
	Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.	4.29	4.4	4.47	<b>4.89</b>
<b>Residential Use</b>	Substantially increase the number of residential homesteads awarded each year.	4.58	4.63	4.47	<b>4.56</b>
	Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.	4.39	4.54	4.53	<b>4.89</b>
	Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.	4.49	4.27	4.12	<b>4.29</b>
	Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.	3.90	3.81	4.25	<b>3.99</b>
	Ensure existing homestead neighborhoods are maintained as healthy and attractive communities for future generations.	3.95	4.81	4.44	<b>4.40</b>
	Increase the potential for beneficiaries to qualify for residential housing financing.	4.51	4.91	4.44	<b>4.62</b>

<b>Agricultural &amp; Pastoral Use</b>	Increase the number of agricultural and pastoral leases awarded each year.	4.22	3.91	4.00	<b>4.04</b>
	Provide infrastructure, technical assistance and financial support commensurate with the intended uses of agricultural and pastoral lots.	4.22	4.36	3.87	<b>4.15</b>
	Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.	4.0	3.73	3.94	<b>3.89</b>
	Conserve the most productive agriculture lands for intensive agriculture and pastoral use.	3.97	3.81	3.56	<b>3.78</b>
<b>Water Resources</b>	Provide access to quality water in the most cost-effective and efficient manner.	4.83	4.73	4.87	<b>4.81</b>
	Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission.	4.67	4.81	4.87	<b>4.78</b>
	Aggressively exercise and protect Hawaiian home land water rights.	4.86	4.72	5.0	<b>4.86</b>
<b>Land &amp; Natural Resource Management</b>	Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.	4.81	4.81	4.93	<b>4.85</b>
<b>Economic Development</b>	Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.	4.31	4.09	4.125	<b>4.18</b>
	Provide economic opportunities for beneficiaries within areas designated for their use.	4.47	4.27	4.31	<b>4.35</b>
<b>Building Healthy Communities</b>	Empower the homestead associations to manage and govern their communities.	4.14	4.45	4.27	<b>4.28</b>
	Establish self-sufficient and healthy communities on Trust lands.	4.47	4.91	4.47	<b>4.62</b>

**DISCUSSION QUESTION: Are there any goals missing?** This discussion is categorized into the General Plan goal topics. Listed below each topic are the supporting beneficiary input.

\*Chat box comments (CB), Questions (Q), Answers (A), Comments (C), Online Open House Input (OH).

Topic: Land Use Planning, Residential, Agricultural and Pastoral Uses

- **OH: Land Use** - Each island and areas have independent needs and desires. This balance of urban and rural growth is paramount to the success of the needs of the beneficiaries and the overall success of the Trust.
- **OH: Land Use** -All (land use) goals are still relevant and need local input to complete the plan.
- **OH: Residential** - We have an increasing agricultural list. Subsistence agricultural awards are preferable in most areas. The current farm lots in Anahola are a waste of precious land that

should be divided into subsistence ag lots due to lack of funding for farming, older residents and low medium income. By dividing the land to subsistence ag will also add much needed users to the Anahola water system.

- **OH: Agricultural** – Agricultural, farming and pastoral issues remain to be problematic. Not having staff dedicated to this area sends the wrong message to our beneficiaries. We need to look towards community pasturing and revise the community pasture administrative rules. Subsistence Agriculture needs to be the plan moving forward. Seeking grants and trade opportunities for our beneficiaries will establish job opportunities as well.
- **OH: Agricultural** – Concentrate on Subsistence Agricultural awards and provide technical and financial support.
- **OH: Agricultural** – Encourage agricultural and pastoral hui's or associations to work with the beneficiaries and Department on the needs of the community.
- **C:** Would like to see a reemphasis or a reallocation of traditional lifestyles which was what the HHCA intended so that DHHL would help make sure that homestead associations don't try to limit whether their neighbor can have pigs or chickens. There must be a balance between the desires of Hawaiians who are wanting the American-European lifestyle, but that's not what the HHCA was not made for. DHHL should help moderate the influence of the Hawaiians that are trying to live like Americans so that the Hawaiians that want to live like Hawaiians are actually the main focus or main benefit.
- **C:** If beneficiaries aren't well-equipped to meet requirements or costs, we're going to incur (mortgage, etc.), we will not succeed. Need to increase potential for beneficiaries to qualify for financing and needs to be expanded to include ag and pastoral uses.
  - Providing a mix of housing opportunities (rent to own, rentals, apartments, single-family, vacant lots, etc.) to beneficiaries. We need to have the ability to choose what is our benefit.
- **C:** Would like to put as a goal - Think that DHHL should go into communities for properties that aren't being used/lived in from older beneficiaries or those that moved away that aren't taking care of it and those that are under their children's names but aren't living there, this can help DHHL keep track of the inventory.
- **C:** Goal missing – “My grandfather passed away on the list and never got awarded anything, like many others, I understand to get all those that are qualified right now to get them on the land, but what about all the other many kupunas that passed away waiting? Is anyone considering what then? I don't qualify right now, but my kupunas have and they didn't get it. This should be something we consider like completing the duty.”
- **Q:** Do applicants have a successorship, or can they have a successor when they pass away? Should they not receive an award?
  - **A:** Yes - there is a successorship for those on the waitlist, but the successor has to be 50% Hawaiian, as opposed to be a lessee where their successor can be 25%.

- **C:** As an awareness, this information must be communicated to kupuna today that are waiting – they aren't aware that they can put a successor in their place should they pass away before they get awarded.
- **A:** Lessees have the right to transfer their property to another qualified beneficiary on the waitlist. DHHL can't control whether the transfer involves a monetary transaction between lessee and waitlisted, but the Act allows for the transfer of a homestead lease from one qualified beneficiary to another.
- **C:** Families with land awards dealing with mortgage causes a lot of family stress and true stories about suicide because they can't keep up with payment. Moving forward for goals/vision is to make sure that the land award is never execrably attached to a home mortgage for life.
- **CB:** Increase the potential for beneficiaries to qualify for residential housing financing - I DISAGREE, NOT MEETING THIS.
- **C:** The last agricultural awards were done in 1985/86 – agriculture lot waitlist is higher than residential waitlist. A lot of focus of DHHL is on residential due to pressure from Legislature and waitlist. The State's affordable housing crisis has turned DHHL into a sore point. DHHL is not an affordable housing agency for Hawaiians, we're a trust agency mandated by the law to provide various types of homesteads so that we can be self-sufficient and self-governing. This is where the partnerships between DHHL/beneficiaries come into play, beneficiaries need to be able to support DHHL's efforts so that all waitlist requests are supported and not just focusing all efforts and funding on residential. Need to consider this for the next 20 years.
- **Q:** is there funding for grants of Agricultural and pastoral lands with DHHL? and if so, are we partnered with other organizations?
- **CB:** More support in success towards active farm lessees. 1986 was the last Agricultural land awards.

#### Topic: Economic Development

- **OH: Economic Development** – These remain relevant and an important revenue stream for the Trust. The land value should be by appraisal and not discounted.
- **C:** Hawaiians aren't benefitting from some Hawaiian home lands – In Ka'ulukahi, land for new intermediate school was set aside by DHHL, while the neighboring land swap done for Kapolei Croc Center given to Salvation Army fee simple, yet Hawaiians aren't allowed any discounts to use the facility, we have to pay the same rate as everyone else.
- **C:** Things are built on Hawaiian Home Lands that are given to non-beneficiary for use, and none of that benefit is coming back to the Hawaiian community or the Trust to help fund DHHL homestead projects.
- **C:** Like Anahola marketplace, money isn't going back to community. some form of monetary grant from the businesses and unclear of how the money/rent going back to the community?

Money is to be used to go back into the community (i.e., reducing money paid for water/electric, train people to develop job/trade skills, promote us to start a business) – should be incorporated into the vision to get us through the next 20 years. If DHHL needs help with funding homestead projects, then there needs to be a way for that money to get back to the communities on all islands. This is what's missing from economic development and community sustainability.

- **C:** There is 26,000 people on waitlist and 200,00-acres, we need to generate money. Mainlanders are coming into Hawaii and buying homes, kids are moving because they can't afford to live here.
- **C:** My idea for a goal for generating revenue is to change the word 'mercantile' in the amended Act because if amended, Hawaiian beneficiaries could run the businesses and share the revenue – our Prince wanted us to thrive financially too, we don't have that opportunity. Mercantile is on the level of the administration only. We can have our own mall and bank, revenue we generate can go back to the Administration. There's a lot of beneficiary business owners, let us help DHHL to thrive.
- **C:** What's Missing – a more robust process for DHHL to generate enough revenue to make DHHL self-sufficient. Some key challenges facing beneficiaries are lack of support and funds from State to develop lots. With new State administrations, funds change, and agendas change, and they control DHHL funds. We (beneficiaries) need to get behind DHHL to provide opportunities to get the necessary funds to do the work on our behalf. This is a long-term goal that I want to see.
- **CB:** could we have something for the vision in regard to the commercial land use? to where native Hawaiian beneficiary entities have priority rather than non-Hawaiian beneficiary entities? As there are a lot of our native Hawaiians that could benefit for leasing out land rather than non-Hawaiian beneficiary.
- **CB:** Where am I as a Hawaiian truly valued? Why are our lands used as bargaining chips for other people's benefit?
- **CB:** Are we looking into raising rents to a market value for non-beneficiary commercial properties???
- **CB:** How can we get only 1% of gross income from innergix for a solar farm and not get more for the land lease.
- **C:** The HHCA/law creates only residential, agricultural, and pastoral. A lot of focus is on the business economics – I object to continue building out our lands even if it were to be a funding source, the State Legislature should be our funding source, not our lands.
- **C:** Revenue generated from DHHL lands are normally used for loan funds, admin costs, and native Hawaiian rehabilitation fund. Due to the lack of State funding, this revenue has been diverted into land development and management – need to develop an 'Economic Investment Plan' that would make the use of those funds more efficient. A clearer delineation of those

funds and its uses would be helpful for us to better understand how that ball rolls down the road.

- **C:** As a goal, there should not be the use of income generated from DHHL commercial lands for anything else other than for the use of funds under the provisions of the HHCA. Funds should not be used for administrative costs.
- **C:** Potential goal to add - DHHL no longer uses funds from our lands to support itself. Right now, Administrative Rules provides for up to 91% to go to loan fund and another 9% towards administration. HHC still has the authority to determine where that money goes – development, admin costs, etc. There needs to be an important goal for beneficiaries and DHHL to be more aggressive in pursuing funds.
- **C:** Goal to add: to generate revenue for DHHL we can explore alternative energy such as hydroelectricity and thermal energy.
- **C:** Economic development should include opportunities for our Hawaiian communities such as energy and those opportunities that are culturally sensitive in the communities but providing opportunities for the community to operate these energies instead of having HECO come in and take over anything.

#### Topic: Land and Resource Management

- **C:** Over the years, proper land and resource management has become more prevalent for Trust lands which have significant areas of forests, rare species, etc. – we need to put more time and effort in putting more goals under this topic or flesh this one goal out more.
- **C:** Capacity Building: Need to partner with traditional practitioners and educational institutions to develop a comprehensive map and plan for those areas that would be covered under a resource management section of the General Plan.
- **C:** Establish partnerships with existing homestead associations for the development of those resources or a resource management plan for the area.
- **OH: Water Resource** – Add the water systems owned by the Trust (Anahola Water System) as a water resource for future development and to add users to keep rates stable.
- **OH: Land & Resource Management** – Being responsible needs to include the managing of current ROE and Revocable Permits as it relates to non-commercial lands. We need to regularly evaluate these processes and ensure compliance. Additionally, these opportunities should be available to beneficiaries as well.
- **OH: Land & Resource Management** – Community stewarding of unencumbered lands adjacent to their immediate community.

## Topic: Building Healthy Communities:

- **OH: Building Healthy Communities** – Need to have a reporting system of transparency of funds received and how they were used towards the community.
- **OH: Building Healthy Communities** – Associations should provide an annual summary of their accomplishments and or open issues to the Commission.
- **C:** There needs to be an opportunity for homesteads to develop their own economic plan that would support their efforts and issues in their own community – Part of a diverse, thriving, and sustainable community is that there is an economic arm that supports it, very few homestead communities have that opportunity. Success or failure should not be determined by someone outside of our communities, we need to be the one to make those decisions. We've always suffered under the perception that we can't do it, therefore, we won't be given that opportunity. We need to be given the opportunity to fail in order for us to succeed. If we don't try, we won't know what our issues/challenges are so that we can get to that success. We need to have the opportunity to develop our own economic plan that would make us thriving, vibrant, and sustainable.
- **C:** At DHHL, having more cultural sensitivity when working with Hawaiian communities. Having a liaison that's in DHHL that has that cultural sensitivity – compassion and more empathy has to be added. More understanding with knowing who you'll dealing with – beneficiaries aren't the easiest people. Being more aware of the community working with as well.
- **C:** Goal missing: The amount of transparency between DHHL and beneficiaries, a goal that can streamline this information - takes forever to get a decision from DHHL. The beneficiary consultation process and goal does not mention "in a timely-manner". Getting policies that beneficiaries can understand and that can flow better to beneficiaries – instead of it being a big bureaucracy.
- **C:** Everyone in DHHL should 'Ōlelo Hawai'i – once you 'Ōlelo, then you'll understand our culture, and you'll understand us better.
- **C:** Would like to see a goal where DHHL provides a manual (i.e., process for applying, for successorship, selling property etc.) for us to understand what it takes or what do we need if applying for Hawaiian homes - something clear, consistent, and that can be updated.
- **C:** Would like to see us working along the lines with the other Trusts (i.e., Lili'uokalani, KS) as they are Hawaiian agencies that have info/data – being able to reach out and work together to help Hawaiians.
- **CB:** associations not working, not pono and not culturally motivated. very western thinking
- **CB:** 'Ae a manual that explains and provides transparency (for blood quantum, successorship)
- **Q:** Do you folks work in partnership with OHA since they receive funding?

- **A:** Yes, DHHL does work with OHA as much as possible. Recently, OHA made a grant available specifically for homestead communities. Other ways of partnership is through different initiatives such as advocacy and other legal matters that affect Hawaiians.
  - Would like to see as a goal is more collaboration between DHHL, OHA, and other native Hawaiian serving organizations.
- **C:** I took part in the development of the 2002 GP so from my observation, there has been a constant desire of DHHL to meet those goals, impediments exist that get in the way of achieving them for beneficiaries - goals should remain as they are in line with the HHCA/mission. Need to figure out how to be more efficient in the development of our partnerships/relationships, and our advocacy efforts.
- **C:** We need more active engagement with beneficiaries and wait listers, need delivery of accurate information to us and is available in formats that are easily accessible – there needs to be more action in the delivery of info and making sure beneficiaries stay informed.
- **CB:** Hawaiian Culture Community Convention Centers on all islands.

**DHHL GENERAL PLAN UPDATE**  
**BENEFICIARY MEETING (ROUND 1: PART 2)**  
**April 1, 5, & 7, 2021, ZOOM**  
**ONLINE OPEN HOUSE: APRIL 1 – 30, 2021**

**Attendance**

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**Project Team:**

- **SSFM:** Melissa May, Jared Chang, Malachi Krishok, Matt Fernandez
- **DHHL:** Andrew Choy, Julie Ann-Cachola

**Top Beneficiary Attendance count: 118**

**Beneficiary Attendees (04/01):** 35 (Names shown as provided on Zoom)

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| 1. Louis Hao                                  | 12. Keali'i (Jaerick Medeiros-garcia) | 24. Kekoa                          |
| 2. Zaufaubion                                 | 13. DJ Pelekai                        | 25. iPadjojo                       |
| 3. Lawrence Maldonado                         | 14. Akina                             | 26. Janice's iPhone                |
| 4. Porsche Suan                               | 15. Hugoh                             | 27. JJvar                          |
| 5. Doreen                                     | 16. Valerie MimsReed                  | 28. Justine Kamelamela             |
| 6. Randy Awo                                  | 17. Fred Nahoopii                     | 29. 808-226-####                   |
| 7. Ekolu Manoi                                | 18. Kathleen                          | 30. Marawlin                       |
| 8. Ashley Maldonado                           | 19. Kaahanui III                      | 31. Patrick L. Kahawaiolaa         |
| 9. Scott Abrigo, Kapolei<br>Comm. Dvlpt. Corp | 20. Sherrt                            | 32. Kekahuna Kama & Mahoe<br>Ohana |
| 10. Karen                                     | 21. Iokepa Kaolulo                    | 33. Mike Kaleikini                 |
| 11. Cora Schnackenberg                        | 22. Blossom Feiteira                  | 34. Lyle                           |
|   | 23. iPhone                            | 35. Theodora                       |

**Beneficiary Attendees (04/05):** 32 (Names shown as provided on Zoom)

- |                                   |                                    |                          |
|-----------------------------------|------------------------------------|--------------------------|
| 1. Daniel Ornellas                | 12. Patrick L. Kahawaiolaa         | 23. Dwight Kauahikaua    |
| 2. Cheryl Alapai                  | 13. Marcus Punua                   | 24. Seesta               |
| 3. Nāko'o                         | 14. Paulette Ke                    | 25. Kihei                |
| 4. Kekahuna Kama & Mahoe<br>Ohana | 15. Mapuana                        | 26. Kekoa Enomoto        |
| 5. Lehua Kahalewai                | 16. Dellion Touli<br>(BraddahCalv) | 27. Cora Schnackenberg   |
| 6. La Verne Lucero                | 17. Maka Brautigam-Suapaia         | 28. iPhoneOH53wu         |
| 7. Lani                           | 18. Home                           | 29. Michael Lowe         |
| 8. +1-415-461-####                | 19. Danny Garcia                   | 30. iPadjojo             |
| 9. Kainoa                         | 20. Richard                        | 31. Kihei's iPhone       |
| 10. Shirley & Bob Schmitz         | 21. UH - Elmer Kaai                | 32. Amber Kalua's iPhone |
| 11. Shirenett Taylor              | 22. Kanoë Kahalewai                |                          |

**Beneficiary Attendees (04/07):** 51 (Names shown as provided on Zoom)

- |                                |                                    |                           |
|--------------------------------|------------------------------------|---------------------------|
| 1. Carol                       | 20. 808-630-####                   | 38. Keahi Bustamente      |
| 2. Ekolu Mano'i                | 21. Kahealani Keahi (Pi'imoku K.)  | 39. Eric Korpi            |
| 3. Blossom Feiteira            | 22. Kai MacDonald                  | 40. Kekoa                 |
| 4. Kekahuna Kama & Mahoe Ohana | 23. K Johnson                      | 41. Kanoë Kahalewai       |
| 5. Jordene Akina               | 24. Roland & Millie Ho (Millie Ho) | 42. Ha'amauliola Aiona    |
| 6. NKamoku                     | 25. Ramona Clemente                | 43. Aminta 'āina          |
| 7. Ron Kodani                  | 26. Kanani Wond                    | 44. Ron Schaedel          |
| 8. KeikiAli'i                  | 27. Leilani Kerr                   | 45. 808-936-####          |
| 9. Zayden Mokiao               | 28. Denise Kaaa                    | 46. Brian & Jenny's iPad  |
| 10. Galaxy Tab S4              | 29. Angela Lopes                   | 47. Kaulaweookamanu Liwis |
| 11. Wanda Kim                  | 30. E Halealoha Ayau               | 48. La Verne Lucero       |
| 12. Cora Schnackenberg         | 31. Smith                          | 49. iPadjojo              |
| 13. Maggie Kahoilua            | 32. Denise Carmack                 | 50. Lani Olsen            |
| 14. Nalei Ramos                | 33. Donna Sterling                 | 51. Carol Malani          |
| 15. C Keliikoa                 | 34. Kahau Mahoe-Thoene             | 52. Eric K Keawe          |
| 16. Marbeth (kamakana)         | 35. Faith Chase (mauifaith)        | 53. Hokulea               |
| 17. Sandi King                 | 36. Patrick L. Kahawaiolaa         | 54. Roland & Millie Ho    |
| 18. Kalili Ohana               | 37. Ka'ulaweo Liwis                | 55. Marbeth               |
| 19. Keona (Kekauoha)           |                                    |                           |

## Online Open House

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In addition to the virtual beneficiary meetings, the Round 1: Part 2 Online Open House was held from April 1 – 30, 2021 to provide many interactive opportunities for all beneficiaries Statewide to interact with the Project Team and provide their thoughts and input throughout the planning process. Part 2 of the Online Open House looked at gathering input on the draft vision for 2040 developed from Part 1 of beneficiary meetings, and on land use and how beneficiaries envision the use of Hawaiian Home Lands. A summary of beneficiary participation on the Online Open House is provided below:

**Open House period:** April 1 – 30, 2021

**Number of Visitors:** 94

**Number of Page Views:** 1,263

## Agenda

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1. Introduction
2. Where We Are in The Process
3. Draft Vision for 2040
4. Connecting Beneficiaries to The Land
  - a. Breakout Group Discussions
5. Wrap-Up & Next Steps

## Meeting Notes

The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter & Zoom polling platform. \*Chat box comments **(CB)**, Questions **(Q)**, Answers **(A)**, Comments **(C)**.

### INTRODUCTION:

*Participants were asked to indicate their affiliation with DHHL and where they're calling in from. Mentimeter results were combined from all 3 meetings and are shown below (59 respondents).*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 24 beneficiaries
- On Waitlist – 24 beneficiaries
- Undivided Interest Has Not Been Converted – 2 beneficiaries
- Other – 9 beneficiaries

**MENTIMETER QUESTION: Where are you calling in from?** (1 respondent per location unless otherwise noted)

- |                           |                            |
|---------------------------|----------------------------|
| 1. Waimānalo (7)          | 15. Ewa Beach              |
| 2. Maui (4)               | 16. Waimea, Big Island     |
| 3. Wai'anae (6)           | 17. Ho'olehua, Moloka'i    |
| 4. Kapolei (3)            | 18. Maluohai, Kapolei      |
| 5. San Antonio, Texas (2) | 19. Portland, Oregon       |
| 6. Moloka'i (5)           | 20. Waiehu Kou, Maui       |
| 7. Hilo (4)               | 21. Moku O Keawe           |
| 8. Pana'ewa, Hilo (3)     | 22. Santa Rosa, California |
| 9. Arizona (2)            | 23. Pukalani               |
| 10. O'ahu (2)             | 24. East Hawai'i           |
| 11. Honolulu (2)          | 25. Līhu'e, Kaua'i         |
| 12. Kailua-Kona           | 26. Florida                |
| 13. Kalāwahine, O'ahu     | 27. Mānoa                  |
| 14. Kaua'i                | 28. 'Aiea                  |

### DRAFT VISION FOR 2040:

*The Draft Vision discussion is categorized within each vision element along with overall themes that generally reflect the sentiment of beneficiaries to each element of the vision. Listed below each theme are the supporting beneficiary input. \*Chat box comments **(CB)**, Questions **(Q)**, Answers **(A)**, Comments **(C)**.*

These themes include:

- A. *Make the Vision more realistic and achievable through implementation measures and metrics.*
- B. *Vision Element 1: Connecting Beneficiaries to Land*
  - a. *Don't limit the land uses for Trust Lands*
  - b. *Redefine what it means to connect beneficiaries to the land*
  - c. *Timing of connecting beneficiaries to the land is very important*
- C. *Vision Element 2: Healthy & Sustaining Beneficiaries*
  - a. *There are other ways beneficiaries can thrive without having a lease*
  - b. *Beneficiaries need to be provided more opportunities prior to receiving a lease*
- D. *Vision Element 3: Sufficient Funding & Resources*
  - a. *Receiving sufficient funding is a responsibility of the State and more collective beneficiary voices are needed (through education and communication) to hold the State accountable to their duties.*
- E. *Over-Arching Vision Theme: Self-Sufficiency*
  - a. *Self-sufficiency statement sounds political. Self-sufficiency is unique to and defined by each beneficiary community.*
  - b. *"All of Hawai'i benefits..." phrase is a reminder of Statehood. The State must not be the main benefactor over the Hawaiian people. It's everyone's kuleana to support and prioritize the well-being of beneficiaries and the Trust. Regulatory and political barriers that prevent opportunities for beneficiaries need to be removed, and more collaboration need to be fostered for DHHL to have the flexibility to give beneficiaries what they want.*
  - c. *Rehabilitation and self-determination are missing from the vision. HHCA needs to be referenced.*
  - d. *Transparency and accountability are needed between all parties.*

**DISCUSSION QUESTION: Does this element of the vision resonate with you?**

Zoom Poll Results:

- *Vision Element 1: Connecting Beneficiaries to Land (76 responses)*
  - **YES - 74% (56 responses)**
  - NO – 6% (5 responses)
  - *I want to take a closer look in the Open House – 20% (15 responses)*
- *Vision Element 2: Healthy & Sustaining Beneficiaries (79 responses)*
  - **YES - 70% (55 responses)**
  - NO – 5% (4 responses)
  - *I want to take a closer look in the Open House – 25% (20 responses)*
- *Vision Element 3: Sufficient Funding & Resources (79 responses)*
  - YES - 40% (32 responses)
  - NO – 23% (18 responses)
  - *I want to take a closer look in the Open House – 37% (29 responses)*
- *Over-Arching Vision Theme: Self-Sufficiency (81 responses)*
  - YES - 41% (33 responses)
  - NO – 20% (16 responses)
  - *I want to take a closer look in the Open House – 39% (32 responses)*

### **General Comments on Vision:**

*Theme: Make the Vision more realistic and achievable through implementation measures and metrics.*

- **CB:** It appears a lot of the mission & vision statement are about a wonderful “wish list.” We need to work on making that IDEA A REALITY.
- **C:** We have a limited amount of time for beneficiary input, it’s important that we need realistic values put down and it’s incumbent on beneficiaries (lessees or wait listers) to get to Legislators to implement our Vision. Moving forward we need to be more realistic.
- **Q:** Are there going to be action plans for implementation after the Vision is developed?
  - **A:** The General Plan will have policy statements that would help to implement the vision. The General Plan will provide the frame to guide the direction of the other plans (i.e., Regional & Island Plans).
- **C:** Everyone comes out every time there’s an update to the General Plan or the Comprehensive Economic Development Strategy, and then the Plan sits on the shelf after - We need assurance that there will be measurable outcomes and implementation along the way so that DHHL can track successes or short-comings.
- **CB:** I will be 75 years old with this 19-year vision. Hopefully I get a home without a mortgage with this vision. Hope the vision plan will be sooner than later.
- **C:** When talking about the action steps/goals/objectives, the Vision statement needs to provide the room necessary so that this work can be done.
- **C:** I’d like to see the objectives to reach the vision and our goals – there are diverse ways to achieve them. The vision has merit but how we achieve the vision is going to be critical. Want more info on how to achieve it and how we measure this success over next 20 years - want to see this in the Open House.
- **CB:** Make overall General Plan goals and objectives quantifiable.

### **Vision Element 1: Connecting Beneficiaries to Land [Discussion]**

*Theme: Don’t limit the land uses for Trust Lands in the vision*

- **CB:** I would not limit the uses to the HHCA categories.
- **CB:** Focusing on beneficiaries is good, but commercial, industrial, non-beneficiary ag and pastoral Impacts aren’t included. Why not? More lands dedicated to them. What portion comes to impacted community?

Theme: Redefine what it means to connect beneficiaries to the land

- **Q:** Any current or specific ideas about how we're connecting beneficiaries to land?
  - **A:** We're not there yet as we're still developing the Vision to what success looks like in 2040, the actions to get there is going to come later in this planning process.
- **C:** What does Connecting Beneficiaries to Land mean? Prefer for it to say, "Connecting Beneficiaries to their Responsibilities to the Land." It's a 2-way street, not just putting people on the land and nothing happens. That's the connection – there must be a basis of responsibility.
- **C:** Kuleana to the land needs to be appropriate to the Vision for all the kanaka, each one is unique. For example, kupuna on the waitlist may not benefit from having large acres of land but may prefer smaller apartments with community/food security gardens.
- **CB:** Get beneficiaries on the land and the action plans can be in tandem. DHHL's planning system hasn't been terribly effective. DHHL's land use policy is old and doesn't have strong off-the-grid examples.
- **C:** This vision takes away from the HHCA, why not "mercantile" instead of commercial? Self-determination is missing especially for the rehabilitation of beneficiaries. Would like to see more of the same type of wording - why did the wording change away from Prince Kūhiō in the 1920 HHCA?
- **CB:** The vision statement seems to be too vague; it can be elaborated more.

Theme: Timing of connecting beneficiaries to the land is very important

- **C:** I've been waiting 29 years on the waitlist - Need to put the people on the land. The younger generations are moving up higher on the waitlist above us kupunas that've been waiting. Everything DHHL is doing is for non-beneficiaries, and we always have to keep fighting. All these big words in the vision is confusing and hard to figure out on what we're really trying to achieve.
- **C:** A timeframe on DHHL must be put in place, DHHL needs to set goals to move this along faster. In the next 5 years, if we can get 20% per year of waitlist applicants on the land, it would be more real. The goal has always been for DHHL to put beneficiaries on the land, but the timing has been so slow. People buy lands all the time in Hawai'i, just give applicant a plot of land and let them use it, if plans are needed, enforce it. We have kuleana and DHHL does too – to get us on the land. Stress that we need to put a timeframe on DHHL and hold them accountable to help us get on the properties in a very doable timeframe.
- **CB:** I would like to hear about the time spent on the waitlist and what is going on with agriculture land infrastructure.

## **Vision Element 2: Healthy & Sustaining Beneficiaries [Discussion]**

- **CB:** “Na kupuna to mo‘opuna” statement - acknowledge that there are other qualified ‘ohana.

### **Theme: There are other ways beneficiaries can thrive without having a lease**

- **CB:** "after receiving leases..." in the vision is not a good statement.
- **C:** “After receiving leases...” – think there are other ways beneficiaries can thrive before, there should be opportunities for those that have agriculture to become agriculture hubs, and there are things that can be addressed such as sustainability and climate change - don’t want these to be just buzzwords. Need to think more regeneratively and move things in a circular economy where beneficiaries and non-beneficiaries are provided the opportunity to have civic engagement within HHLs (i.e., ‘āina-based healing, education, resources). While beneficiaries are waiting on the list, they could be provided those resources to build their capacity.
- **C:** Beneficiaries shouldn’t have to wait for a lease before receiving benefits from being on the ‘āina. There are talented practitioners and beneficiaries that can lead the way in resource management, agriculture practices, pastoral uses, and shoreline management, but there aren’t any mechanisms in place for them to be able to access the land to do these things.
- **C:** We should expand the vision more and not limit the conversation to just leases. Majority of the vision is couched in residential developments, but there are ag, pastoral and aquaculture opportunities that haven’t been developed for HHLs - need to look at other uses when we talk about healthy and sustaining beneficiaries. Can’t be talking about food sustainability and not look at bringing ag and pastoral uses to the same level as residential developments.

### **Theme: Beneficiaries need to be provided more opportunities prior to receiving a lease**

- **C:** In the interim while wait listers are waiting, there’s nothing made available by DHHL unless it’s initiated by the beneficiary. Unless you’re an association that can pursue grants to provide capacity and training to have financial literacy and other skill building programs in preparation to receive HHLs land. This only happens if you’re connected to a Hawaiian homestead organization. What are we doing in the interim waiting? How are we rehabilitating our skills in the meantime?
- **CB:** DHHL should show us how to farm in Pana‘ewa on rock soil to be able to sustain my ‘ohana off of farming – DHHL needs to look closer at each area when planning.
- **CB:** The interim need is HUGE. There are houseless encampments that have waitlisters getting “swept.” A plan is all good, but 2040?! Need an intermediary crisis management piece. Put it on agenda for discussion, likely CARES funding could help meet this dire need.

- **C:** A lot of the mana’o coming in puts a lot of the kuleana on DHHL to do this. When talking about building the capacity of beneficiary communities, there needs to be a clearer vision on how that’s going to be happening.
- **C:** Kuleana has its own land use (should be identified in the land use pie chart) because it has its own style of “living”.

***Vision Element 3: Sufficient Funding & Resources [Discussion]***

*Theme: Receiving sufficient funding is a responsibility of the State and more collective beneficiary voices are needed (through education and communication) to hold the State accountable to their duties.*

- **C:** Since 1959, the State failed to provide DHHL sufficient funding for 4 purposes (administration/operations, homestead lot development, loans for homesteads, rehabilitation). Sufficient funding includes construction costs and maintaining existing homesteads. Part of the challenge is that beneficiaries aren’t coming forward to testify at the Legislature to support the budget. We lost opportunities to build more homes because we’re painting targets on the State, and we failed to recognize that without partnerships with the Legislature and other agencies, we’re stuck. More discussion at the next round of beneficiary meetings are needed on the funding issue and process, which would open a lot of eyes to how DHHL is forced to function under the State.
- **CB:** if we could get this type of information (about funding) through email and mailers, I feel more beneficiaries could support DHHL.
- **CB:** I’d suggest: “DHHL has transparent communication to collaboratively support the continued advancement of native Hawaiians with adequate resources.”
- **C:** Molokai hasn’t had enough movement in getting funding or resources since 2005 – “it’s like molasses.” Need to see more effort for Moloka’i.
- **C:** If DHHL was fully funded from day 1, we wouldn’t be having this conversation. Cost to develop lands are huge. If DHHL has sufficient funding and resources to be able to put it into the ground on behalf of beneficiaries, we’d be able to see a lot more movement for homestead lease awards in all areas including aquaculture. One of the key elements for beneficiaries moving forward we must be more maka’ala and eleo in pursuing sufficient funding necessary so beneficiaries on waitlist and homestead communities get what they need moving forward.
- **C:** I want the draft vision statement to say that there is sufficient funding. It’s going to take all of us beneficiaries to hold the Legislature/elected officials’ feet to the fire for this sufficient funding, as seen from the Nelson Lawsuit. We as beneficiaries going forward, want to see the actions to sufficiently fund DHHL.

- **C:** Concerned that when finances are allocated and becomes available to beneficiaries through grant writing, unless these organizations are well-trained writers for grants, normally the same organization will get those grants, how would you distribute money for all organizations that need help? We need to address this.
- **C:** It's not about the money, but it's about the management. Poor management has brought us to this point. Decisions have not put us in the right position, need to have better management.
- **C:** Sufficient funding is critical to the development of lands because it's very costly to develop. Some locations require more, but on average in areas easy to develop, it's about \$150,000/lot – cost that DHHL will pick up on behalf of beneficiaries. The goal is to put as many people on the land as possible, but sufficient funding is one of the biggest challenges to get there. Sufficient funds are critical to the success of our mission.
- **CB:** If we wait until we have adequate resources, I'm afraid we would set ourselves up for disappointment.
- **CB:** This statement would be under the assumption that DHHL has historically been fully funded. Which we all know that to be not true.
- **CB:** Need to place some accountability onto the department or give beneficiaries more control. Often this idea of sustainability is placed on the beneficiary with no direct support from DHHL.
- **CB:** We should say that resources come from the State legislature.
- **CB:** Adequate resources??? What does this mean?
- **CB:** How about county property tax revenues
- **CB:** Some of these ideas may have “legal” consequences that we may move to other areas for one... use county property taxes as a resource... my question would be that we need the commission to ask if “paying of property taxes to the County” legal?
- **CB:** I'd like to know where the resources are coming from.

#### **Vision Element 4: Self-Sufficiency [Discussion]**

*Theme: Self-sufficiency statement sounds political. Self-sufficiency is unique to and defined by each beneficiary community.*

- **CB:** Self-Sufficiency: this is just political rhetoric.
- **CB:** I believe that economic + social sustainability = self-sufficiency.

- **C:** For the phrase “beneficiary communities are going to connect to the land and care for our communities” – some communities have better communication than others, while some know what they’re doing and what they would like, while others aren’t there. There should be some training or agreement about what the communities understand. This question was confusing.
- **C:** Thinking more on the lines of being more economically self-sufficient to help the economy within our own communities such as mercantile. For example, there are no land on Molokai designated as mercantile.
- **C:** Beneficiary communities have been struggling to figure out ways to build their ability to be self-sufficient. The 2002 GP didn’t truly address those different pieces that can lead to self-sufficiency (i.e., capacity building, land designations within homestead areas, and funding such as grants). Moving forward (in the Open House), we should give more details and comments for next steps, goals/objectives, and actions for self-sufficiency. Self-sufficiency statement can be a hit and miss if we don’t address the capacity and the individual needs of communities. Self-sufficiency is defined by the people doing the work – more geared towards Island or Regional Planning. Need to flesh this vision theme more so that it makes more sense.
- **C:** The Kahikinui and kuleana programs were to expedite putting people on the land while having minimal basic infrastructure, everything else was our kuleana.

*Theme: “All of Hawai’i benefits...” phrase is a reminder of Statehood. The State must not be the main benefactor over the Hawaiian people. It’s everyone’s kuleana to support and prioritize the well-being of beneficiaries and the Trust. Regulatory and political barriers that prevent opportunities for beneficiaries need to be removed, and more collaboration need to be fostered for DHHL to have the flexibility to give beneficiaries what they want.*

- **C:** I have a problem with “all of Hawai’i benefits” because Article 12 Section 4 of the Admissions Act states the State’s obligation – “the State and it’s people are going to uphold the Hawaiian race” through taking care of the finances. Don’t use our funds generated off HHL leases to pay State employees, they should get money from the State’s Budget and Finance. Money is for the beneficiaries. This was a condition of Statehood in accepting the HHCA.
- **CB:** All of Hawai’i? DHHL beneficiaries and wait list people should be at the greater concern.
- **CB:** DHHL is a race-based program that is a result of past injustice. Of course, the native Hawaiian may benefit while the rest of the State may not.
- **CB:** Don’t use the program as a metric to determine if paying for DHHL needs is only justified if everybody benefits.
- **C:** “All of Hawai’i benefits...” makes me think of the conditions set forth in the 1959 State Admissions Act. To me, self-sufficiency means that we’re doing this all on our own. Why would we want that if there are other entities that are also responsible and that have a role in the implementation of DHHL like the State and Federal government? The goal should be “effective

networking” so that all responsible entities live up to their duties/roles to this Trust. This program was designed where those who took advantage of us and our lands, were put in a position to do something about it - they must be part of that solution (i.e., funding, easing laws, access to resources).

- **C:** We have this vision as our north star, but we need to identify the gaps & barriers that hold the problems we face in place. This is a bigger issue Statewide – everyone has kuleana. We need to provide opportunities (e.g., doing multi-purpose things on ag land such as ‘āina-based recovery and healing or providing transitional housing). Need to address the problems at the root so we can build capacity and give hope back to our people. We need to provide hope to people, and by removing the barriers holding these problems in place and show some semblance of self-sufficiency. Need to have opportunities to make sure that Hawai’i does benefit and that people coming here know what Hawai’i all is about (not Disneyland) – we need to look at our past to inform our future and move forward with native intelligence and innovation together.
- **CB:** The 2020 annual report has Hawai’i Island at 63.30% of "other acreage", the largest of the other six major Islands. Land management seems to be challenging for DHHL. How can "all of Hawai’i" truly benefit from the leadership of beneficiary communities etc. rules and policies become too restrictive over time frustrating many Native peoples.
- **C:** Section 207c1b says that you can have mercantile on commercial lands if you have the land - haven’t been able to do that because the constraints of the City/State rules. DHHL is a different entity and the City/State till today doesn’t know how to work with DHHL lands.
  - **CB:** That's right. I went to the County of Hawai’i regarding my neighbors who are terrorizing the neighborhood and a church friend who works for the Planning Department said they have no jurisdiction on DHHL land.
- **C:** I voted no because of the phrase “all of Hawai’i benefits from the leadership of beneficiary communities” - How are we going to find that leadership when they’re all kupuna that are going to pass away and younger generation aren’t listening? As a community, how are we going to stay connected to the land when the young kids don’t listen and do crime instead of inspiring or contributing to sustaining HHLs? Homes then get taken away and are left vacant with no benefits. All of Hawai’i aren’t even standing together at all. It’d be good if there were homestead community centers that made it mandatory to learn these things for the whole ‘ohana/household.
  - **CB:** This is a fresh perspective; I hope this project makes this an agenda item for next discussion.
  - **CB:** If something is mandatory, what would be the repercussion if say the lessee or the ‘ohana did not attend and help out? Before imposing something mandatory, we should also consider its repercussions.

- **CB:** Create alliances with beneficiary associations, DHHL creates beneficiary task forces made up of beneficiaries to be assigned to General Plan sections, to collaborate with the department to ensure implementation of goals, objectives, and timelines in an effective, expeditious way.
- **CB:** I'd like to see more communication among the homesteads to share their issues. We beneficiaries are in the driver's seat, let's meet and establish our own direction!
- **CB:** Give preference to beneficiaries and beneficiary organizations (homestead associations) in awarding contracts and land-use permits to develop and maintain homelands, and codify these processes to promote clarity and consistency, and to be streamlined process with DHHL.
- **C:** If Hawaiians want to start their own business to be self-sufficient, they shouldn't have to pay the same high rate premiums as others. We should give beneficiaries an edge to help them succeed in their business.
- **CB:** Love the mana'ō for lessees having kuleana to maintain productive neighborhoods. It is almost impossible to evict leases - even with criminal activity, such as my neighbors who have threatened all our neighbors. Thank God for our neighborhood watch program in Pana'ewa.
- **C:** When the casino started happening, it was quickly done with money because the champion was DHHL. When beneficiaries take action, it's not as fast.
- **CB:** There's a place called Kahikinui. They had your ideas long time ago. DHHL has barely supported their efforts to see their vision through.
- **CB:** We need to terminate the quiet land title legislation. This law is a land stealing law that legalizes land theft.

*Theme: Rehabilitation and self-determination are missing from the vision. HHCA needs to be referenced.*

- **C:** The vision we're working on is for 20 years from now, while some of the issues we're faced now was from 20 years before where we're still trying to correct things while the State/City are avoiding the answers. Then we as a Lāhui will survive. The word missing in this vision as the linchpin was the "rehabilitation". If we can't get "rehabilitation", which has a lot of moving parts, part of this is sustainability. Need to go back and look at these things that Kūhiō said about the people – that they were dispossessed and disenfranchised.
- **C:** I don't think the vision/mission 20 years ago has changed drastically changed from today, the main focus is getting people on the land which has been the ultimate focus over last 100 years. Unfortunately, we're not a priority at the Legislature even when the 1978 Constitution was changed to say the Legislature "may provide sufficient funds" to "shall provide sufficient funds" – still waiting on these funds. DHHL has been dependent on Legislature and the State/Federal government has failed the people - don't know how to fix but need to seriously consider.

- **C:** When I hear the word self-sufficiency, we keep forgetting the words self-determination and governance.
- **CB:** What about Kūhiō!? Additionally, where are our beneficiaries' voices in this general plan.
- **C:** Trying to paint a beautiful picture after what our people had gone through is not pretty and we have to paint the reality of what is happening to our beneficiaries.
- **C:** Something that failed to happen in these past 3 General Plan beneficiary meetings is that we haven't looked at the HHCA or hasn't been talked about.
- **C:** We need to stop bypassing the kupuna and finish up old plans before going on to the next. The HHCA tells us what to do – if you're not using your land, give it to back to DHHL so someone else can get on it. You can't move forward if you're stuck and can't break the barriers.
- **C:** Self-determination and self-governance are always left out – there should be room to promote this for beneficiaries.

*Theme: Transparency and accountability is needed between all parties.*

- **C:** I don't quite understand this. My interpretation of this is that when I look at places DHHL rents out as commercial. Where does all the money DHHL receive from commercial leases go and how is that money benefiting the Hawaiian people?
  - **A:** DHHL can do better to communicate and articulate how revenue earned from HHLs are utilized and spent to benefit the beneficiaries – this is a policy statement that we should include in the General Plan. For example, HHC funded planning studies for a new kuleana homestead project on Moloka'i which came from Trust funds generated off HHLs.
- **CB:** Transparency and Accountability needed for this.
- **CB:** My father applied for DHHL since 1970 and he passed in 1997 and I've inherited 2 of his applications as his eldest. In the past, I had to defer 4 projects, because I knew I wasn't ready financially. And now that I am, I'm still waiting and never heard anything from DHHL on anything.

## **CONNECTING BENEFICIARIES TO THE LAND**

*\*Chat box comments (CB), Questions (Q), Answers (A), Comments (C)*

### **General Comments on Land Use:**

- **C:** For Euclidean zoning used by DHHL now – how do we correct past situations that still exist (e.g., Hilo Airport)? Need to look at these questions, we can't look down the future and say how

it should be while ignoring the past issues (i.e., Hilo Airport expanding on HHLs), and those haven't been resolved. Need to look at the history so that we don't fall into this category again.

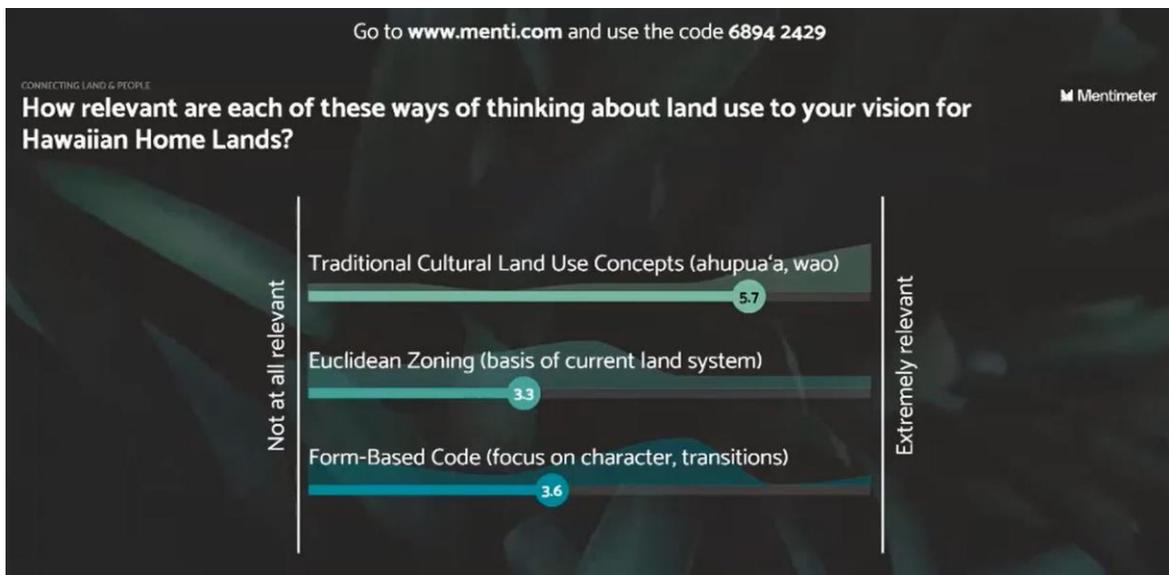
- **A:** Zoning hasn't been compatible with DHHL's land use in the past. The General Plan provides an opportunity for DHHL to clearly articulate its land uses and provides a better tool to advocate to Counties and surrounding landowners of what DHHL intend to put on the lands. In Keaukaha, DHHL put homestead there first, then surrounding areas didn't consider DHHL's land uses.
- Counties should know. If you don't have zoning, you don't have land use. How did we get into these situations where there is a big disconnect between a homestead and a subdivision. Homestead uses in the past such as having pigs and imu are being threatened in the land use.
- **CB:** Educate the surrounding communities of DHHL land use designations. It's frustrating for beneficiaries to have to deal with County agencies and DHHL to accomplish the needs of its lessees.
- **CB:** Let's not get buried in form vs. function ideas - we only got 20 years.
- **CB:** As long as DHHL land uses defer to county zoning and building codes the approach to form is constrained - need to revisit the kanaka code.
- **CB:** Can you explain how DHHL will address the issue if the Cement Co. in Kawaihae with dust pollution in homesteaders' homes? Can some off-site improvement be made? All this would have been addressed if DHHL followed the General Plan and met with the community before extending the general lease.
- **CB:** Of great concern to us HHCA beneficiaries is that the Hawai'i County General Plan 2040 (DRAFT) still does not include a current Hilo Community Development Plan, impacting Pana'ewa and Keaukaha. The "current" Hilo CDP is dated 1975. Auwē! HHCA beneficiaries have been engaged with the County of Hawai'i TO NO AVAIL. Hawai'i County planning impacting us continues to disregard us. Our voices need to be in the Hawai'i County General Plan! Whatever DHHL and the HHC can do to help advocate for us would be greatly appreciated. Mahalo!
- **CB:** Why are we considerate to neighbors (i.e., developers, industrial, commercial) of our existing undeveloped lands while these neighbors have already determined their vision for the area? The models are examples which are good for a conceptual plan that beneficiaries can process and understand.
- **CB:** Who dictates land usage on DHHL lands? It's dictatorial by State & County.
- **CB:** Please ask those homesteaders who live on the rural areas like Kahikinui. Please visit walk the land before you speak of land utilization.
- **CB:** Will this land use graph/chart be updated to 2020?

- **CB:** Please look at streamlining subdivision processes for beneficiaries at the county levels.
- **C:** When I hear the word self-sufficiency, we keep forgetting the words self-determination and governance. When I see these typical land uses that DHHL is using like the ahupuaʻa system. For example, one of our oldest communities, Keaukaha, where the street is lined up with chemicals and gases for the community, how are you going to fold that back to its natural ahupuaʻa system? Some communities are forever torn from these land use programs that DHHL has continued to use. For Conservation lands (i.e., Mauna Kea), – HHC lies about the stewardship. The land uses sound pretty and elegant but its yet to be determined. Kūhiō would be appalled about what we’re going through when he wrote the essence of Hawaiian Homes which is to put Native Hawaiians in due, efficient manners. Would love to believe in the ahupuaʻa system but when I look at Keaukaha Homesteads with the airport and gas lines put them in danger. Would like to believe more on the actions of what we’re proposing. I’m concerned because as a waitlister, a lot of these things don’t address the wait listers, it puts a toll on the waitlisters due to lack of funding which leads back to the essence of the HHCA – self-sufficiency, self-determination, and governance.
- **Q:** Conservation & special use lands make up a third (1/3) of all DHHL lands that supposed to be used for Hawaiians according to the HHCA five major purposes – where in the HHCA does it show that those lands were allowed to exist in the first place? If the Government designated those lands as Conservation, didn’t they impound the lands from DHHL? If they did, shouldn’t they give us in-kind lands that we can used for homesteads? My issue is putting these lands in Conservation Use.
  - **A:** DHHL should look at ways to acquire or trade for lands that can be used. Advocate for policy for DHHL to exchange conservation/special district lands for other lands to be used for homesteading. HHC designates those land uses via the Island Plans they adopt.
  - **A:** We should also think about how we should be using conservation lands – i.e., gathering, hunting, reforestation work? How can beneficiaries interact with these various areas in different ways? What other uses we can look at that make sense in these areas?
- **C:** During the 2002 GP, lands that were set aside for Conservation were lands that contained sensitive endangered species. Until DHHL received the expertise, those lands were preserved. For Special District, the constraint was the cost to develop there. For the GP Update, we need to expand thought process to not just to homesteading, but the overall application of traditional values and concepts for land use. Ahupuaʻa concept is great if you’re in one, but most homestead lands aren’t configured as an ahupuaʻa. Need to take this into consideration.
- **C:** 20 years ago, DHHL didn’t have a water and energy policy, ADUs, rentals, kupuna housing – these are other types of uses in General Agriculture that could use more specific land use designations now given that DHHL has advanced a lot of new stuff. Need to consider these as we move forward.

- **C:** When someone designates commercial/industrial areas, I would think it has to do with mercantile, so does commercial mean the same as mercantile?
- **C:** Waitlist on Molokai is long. Want to know the non-Hawaiian lessees that are using the land, and we might want to look at designating some of those lands back to beneficiaries.
- **C:** For land use, we must address lessees that are being sold to people below on the waitlist. There should be a policy that prioritizes the kupuna at the top.
- **CB:** Actually, Kūhiō's legacy was not just residences, ag, pastoral and aquaculture, it also included community use for beneficiary organizations, and economic activities through mercantile use. Section 207 I believe.

**BREAKOUT GROUPS DISCUSSION & MENTIMETER POLLING RESULTS:**

**1. How relevant are each of the ways of thinking about land use to your vision for Hawaiian Home Lands?**



*Results of the Mentimeter Poll above shows beneficiary sentiment (scale of 1 -6) on the relevance of each of the ways of thinking about land use for their vision of Hawaiian Home Lands. (note: this poll was only used for the April 1 meeting).*

- Really depends on island/context. Honolulu could maybe have some subsistence agriculture.
- Could we look back at previous ways of looking at land?
- Go backwards to go forward.
- 5% residential is main concern because of long waiting list. O'ahu is residential.
- We are all concerned about the waiting list. The longer we wait the more urgency there is to own a home. No affordable homes on O'ahu.

- Comes down to how its implemented – you can have a great land use plan but need to convince the Commissioners.
- Is there infrastructure? That should be a big consideration in determining land use.
- How much land is in non-Hawaiian leases, and how will those be returned?
- It's backward now with beneficiaries waiting and DHHL doing planning. Get beneficiaries involved in up front in planning and developing communities.
- Traditional Cultural Land Use Concepts (ahupua'a, wao):
  - Ahupua'a concept is only relevant for Moloka'i – mountain to ocean concept. Idea is great if being used in this type of setting but sends connotation that there is access to everything from mountain to ocean. Things in-between are gone on other islands.
  - Would be helpful if an actual ahupua'a is chosen and we can super impose DHHL lands on-top of it.
  - Hard to generalize.
  - Kūhiō was looking at water – our people were intelligent how they use the landscape in how they support themselves.
  - Looking at today and the next 20 years – what we're looking at today.

## **2. Other ideas for thinking about land use on Hawaiian Home Lands?**

- Better and more specific designations for land use.
- Possible having business in future of DHHL?
- Community Based Management
- Need to really think about better use of the land. This late suggestion of using or allowing a gambling/casino to built, but we still have people without homes is ridiculous.
- Keep HHL in Hawaiian Hands. Let us Hawaiians use land for 'ohana farming and 'ohana businesses and 'ohana living.
- Focus on community use, businesses--find the 'piko'
- It would be best to provide us with the location before making blanket assumptions on the type of use.
- Get the people on the land
- Original legacy from Kūhiō was Lands to residence, agricultural, pastoral and aquacultural
- Conservation & special district – so many non-beneficiaries have leases to those areas.
  - Would like to see more beneficiaries be able to mālama those areas
  - Pā'upena CDC wants license for Pu'uopali for stewardship

## **3. What land uses would you like to see on Hawaiian Home Lands over the next 20 years?**

- Land use designations need to be a priority for discussion in GP
- General agriculture needs to be done away with
- 20 years we've seen new policies
  - Water
  - Energy
  - Rental/kupuna

- Beneficiary consultation
- Establish areas within homelands for transitional places
  - 60% of prison population are NH – there needs to be places to transition to for reintegration programs/reconnect to kuleana and ‘āina and blood
- Every new development needs a place for our kupuna
- Place for education opportunities for those who desire to gain different types of skills
  - Conservation
  - Plants
  - Designated very specifically
- We need to think that we live on different islands with different resources
  - O‘ahu has no residential lands but lots of conservation
  - Dept should look at lands on O‘ahu that are cost prohibitive
  - Utilize our public lands/ceded lands – they are being used by HHFDC right now
    - Aloha Homes Act was in legislation and this act was to build 17k homes on public lands
    - You can use those lands for 17k homes for everyone but 27k homes on waitlist and cannot build on trust lands – dept should look at exchanging lands
    - Factor to consider is water – no water cannot build
- 14 acres of cloud forest being worked by Maggie – recently partnered with men of Pa‘a
  - Connections from Puna to that property as well as property in Ho‘okena – educational components
    - Also places to educated tourists
    - Defendants need opportunities to express their gifts/skills
  - Break down silos between public/private/
  - 61% of residents are living below poverty in Hawai‘i
  - Circular regenerative economy – working together feeding together in health and vibrant community
- Moloka‘i ahupua‘a concept and possibly consider some form-based zoning, land still raw mostly. What land use does kuleana land fall under? None right now. Kuleana homesteads found in different land uses now.
- How will new land uses affect existing island plans?
- Kawaihae lands are all leased out already...how will plan change these lands or when will they be available for use?
- Support for wao ahupua‘a style, Euclidean not working well enough, form-based use can be appropriate.
- Happy to hear from the gifted minds here – wish we could do this forum more. Wish we had more people.
- Land use for Kahikinui is workable, livable, not for everyone, but would like to see more people doing kuleana homesteads.
- Interaction with DHHL needs to be realigned – needs to be effective in delivering to beneficiaries and have accountability.
- Self-sufficiency/ability to survive is a global need.
- Stadium Bowl in Mō‘ili‘ili has been sitting for 10-20 years

- If Chinese developer can build in 2-3 years, why can't DHHL do that? Get people a unit.
- Land use designations are all well and good, but people need place to live.
- Hawaiian school, health care, education, safety - womb to tomb education
- Need representative from County Council to attend each DHHL meeting so that good ideas such as infrastructure needs can be brought to the County.
- Need apartment rental buildings for multi-family beneficiaries in places like Kaka'ako.
- Like idea of renewable energy on general ag lands but concerned about what corporate company DHHL is going to be using – concerned about the issues involved like Kahuku.
- "Available lands" not currently in use by DHHL, should be used for farming or raising animals on short-term leases. Lessees will become guardians of that land.
- Alternative home options such as manufactured/modular homes, "islander homes", or container homes should be used in areas where infrastructure isn't available and can be means for incremental/transitional housing that won't lock people into long mortgages.
- Designated renewal and sensitive land use areas.
- Consider land use designation specific to kuleana
- All the categories shown are important – should all be included and allowed for, so that beneficiaries can choose at island plan level.
- Areas for fishing, cultural practices
- Would like to see more natural
- Farming/jobs are hard, period
- Moloka'i and Lāna'i are very different than other places, different challenges/needs
- If GP allows for all of these to be available, then based on where they live, can have island plans identify what they want
- Beneficiaries don't have choices on lot size, restrictions on development, etc. Department has become more collaborative about this in recent years.
- Housing types should be based on need and affordability; will vary greatly depending on island/community needs
- Department should continue to survey communities on every island, provide choice to beneficiaries on each island. Allow it to vary by island/region.
- On O'ahu, land is constrained, land tends to go primarily to residential. DHHL needs to acquire or trade more usable lands for homesteading. Greatest need for residential is on O'ahu.
- Would like to see connections – safe connections
- See our children be able to access beach
- Jobs close by
- Actual Hawaiians on Hawaiian home lands – zeroed out waitlist
- Might not all be on the land but have zeroed out waitlist
- Putting Hawaiians on the land – more residential
- The only thing that is going to stop Hawaiians from being on the land –
- Kupuna have had this conversation before – allowed people to get leases without infrastructure, then can go and build little by little
- Schools on Hawaiian Home Lands
- Need to consider the different islands and what the lands can accommodate.

- Need employment opportunities to go along with housing
- Farmers market opportunities for ag
- Maybe not apartments because of loss connection to the land, need to facilitate return back to the land.
- Hawaiians were good taking care of the 'āina but not common among the current generation, need to go back to being Hawaiian and learning how to take care of the land. Only know 2 actual people that know how to mālama 'āina properly today. Skills lost with current generation.
- Revitalization of culture and traditional practices.
- Actual designations need to consider local communities, so when looking at land uses need to consider how each land use would fit on each island.
- More modular homes, opportunities for trailer homes, tiny homes, more self-help housing.
- DHHL not acquire lands that are tied to existing homeowner associations.
- DHHL to focus more on other islands like Big Island vs all effort on O'ahu.
- DHHL should think about when it is appropriate to swap for more usable lands.
- More small-scale agriculture on HHL. Can go smaller than 5-acres (2-3 acres). This fulfills mission of food sustainability and having places to grow food are fulfilled.
- How does DHHL/HHC correct inequities to those on the waitlist? What happened to those lands awarded years ago and for those that never got placed on the land? We need some continuity.
- Would like to see sustainable/renewable energy uses on 'āina surrounding HHLs/ homesteads. Homesteaders can directly benefit from that energy.
- Problem is implementing the general plan – not the designations or policies
- 2,000-acres set along Ko'olau set as Conservation – not designated by Dept. (state designates) - Would like to see if these lands can be exchanged for other residential lands on O'ahu.
- Getting people on the lands – largest challenge focuses on water
- 20 years later we are in a homestead that used to be considered rural but not anymore and the infrastructure.
- What can we look at including public trust lands – I think it is most important to get people on the lands.
- Concept presented is not culturally understood. Simplicity vs complexity in your consultation is too innovative, we won't be able to truly adapt culturally.

**4. What types of uses do you think are appropriate in certain kinds of places?**

- Place dependent/space dependent; also depends on available land.
- In urban areas, may have fewer choices, but still need to package those choices and let communities decide.
- Temper choices with practical reality faced by different islands.
- What we want and what we can afford.
- Cheap and easy to build homesteads in places with low-income levels.

<b>Urban:</b>	<ul style="list-style-type: none"> <li>• Mercantile, residential, subsistence</li> <li>• May not have same choices that exist elsewhere</li> </ul>
<b>Suburban:</b>	<ul style="list-style-type: none"> <li>• Residential, small agriculture, pastoral, small mercantile (small business)</li> <li>• Kapolei – lot sizes are 5000 sf</li> <li>• Pu'unani – most people wanted turnkey residential homes</li> </ul>
<b>Country/Rural:</b>	<ul style="list-style-type: none"> <li>• Community, mercantile, special district, parks, educational uses, ag, laundromat, form-based code.</li> <li>• DHHL shouldn't build to County standard and look at off-grid type of living (i.e., steel matting for roads).</li> </ul>
<b>Coastal Areas:</b>	<ul style="list-style-type: none"> <li>• Impacted by climate change, erosion so need to be careful with uses and get uses away.</li> <li>• Mercantile, aqua- agri-culture, hydroponic</li> </ul>
<b>Agricultural Areas:</b>	<ul style="list-style-type: none"> <li>• Everything ag, farmers market, community uses for ag, mercantile</li> <li>• Residential/ag</li> <li>• Avoid the tendency/mistake to allow sustainable energy on low-grade agricultural lands. Beneficiaries want to farm but have no access to land. Trying to find acreage for more sustainable farming would benefit DHHL and the State.</li> <li>• Agriculture is an important part of the HHCA, made us survive before. One was a community pasture on Molokai (addressed in HHCA 211), and one in Waimea, Big Island which was taken away to make 10-acre ag lots. We should have an Agricultural Park instead of a community pasture. Beneficiaries need to assert their rights to use their lands.</li> </ul>
<b>Mauka Areas:</b>	<ul style="list-style-type: none"> <li>• Ag, food sustainability, merc</li> </ul>
<b>Gulches and Streams:</b>	<ul style="list-style-type: none"> <li>• <i>No comments.</i></li> </ul>
<b>Other Places?</b>	<ul style="list-style-type: none"> <li>• Modular homes, trailer homes, tiny homes, and self-help housing structures that easy &amp; cheap to build are better in places such as Puna (potential threats from lava) – no need for major infrastructure investments.</li> <li>• More opportunities for beneficiaries to mālama special district lands.</li> </ul>

**5. How would you like to mālama and connect with the 'āina?**

- Kuleana program is a vehicle for people to be invested in the planning for land, award first then involve them with the planning, so they are invested in the land uses.
- Provide beneficiaries with grants to assist them with connecting to the land.
- Beneficiary stewardship
- How can our beneficiary voices be heard?

**DHHL Open House Participation Overview:**

Open House Period: March 3, 2021 – April 29, 2021

Number of Users: 248

Page Views: 3,652

Registered Konveio Users: 18

Cities of Users:

- |                               |                                  |   |
|-------------------------------|----------------------------------|---|
| 1. Honolulu – 61 users        | 19. Kihei – 3 users              | 37. Kilauea – 1 user                    |
| 2. Kapolei – 26 users         | 20. Lihue – 3 users              | 38. Koloa – 1 user                      |
| 3. Kailua-Kona – 17 users     | 21. San Antonio – 3 users        | 39. Lanai City – 1 user                 |
| 4. Los Angeles – 11 users     | 22. Nanakuli – 3 users           | 40. Waipahu – 1 user                    |
| 5. Hilo – 10 users            | 23. Pukalani – 2 users           | 41. Indianapolis – 1 user               |
| 6. Kahului = 9 users          | 24. Coffeyville – 2 users        | 42. Chesterfield – 1 user               |
| 7. Kailua – 7 users           | 25. Las Vegas – 2 users          | 43. Albuquerque – 1 user                |
| 8. Kaneohe – 7 users          | 26. New York – 2 users           | 44. Hillsboro – 1 user                  |
| 9. Denver – 5 users           | 27. Napili – Honokowai – 2 users | 45. Portland – 1 user                   |
| 10. Kula – 5 users            | 28. Victoria – 1 user            | 46. Dallas – 1 user                     |
| 11. Parsons – 5 users         | 29. Prien am Chiemsee – 1 user   | 47. Houston – 1 user                    |
| 12. Ashburn – 5 users         | 30. Atwater – 1 user             | 48. Washington – 1 user                 |
| 13. San Francisco – 4 users   | 31. Manteca – 1 user             | 49. Olympia – 1 user                    |
| 14. Kaunakakai – 4 users      | 32. Mountain View – 1 user       | 50. Seattle – 1 user                    |
| 15. Pearl City – 4 users      | 33. Aiea – 1 user                | 51. Hialeah Gardens – 1 user            |
| 16. Waianae – 4 users         | 34. Ewa Beach – 1 user           | 52. <b>Unknown locations</b> – 27 users |
| 17. Avondale – 3 users        | 35. Hana – 1 user                |   |
| 18. Haiku – Pauwela – 3 users | 36. Kapaa – 1 user               |   |

**2002 GP Evaluation Comments:** 2 total respondents

# Land Use: Which of these goals from the 2002 General Plan are most important?

#	Submitted	User	IP Address	location_id	Which of these goals are most important?	Comments:
2	03/05/2021 - 4:58pm	Dennis Neves	76.88.181.59	Pin 47 - Which of these goals from the 2002 General Plan are most important?	2.) Encourage a balanced pattern of contiguous growth into urban and rural growth centers.	Each island and areas have independent needs and desires. This balance of urban and rural growth is paramount to the success of the needs of the beneficiaries and the overall success of the trust .
1	03/03/2021 - 7:11pm	Anonymous (not verified)	208.103.96.34	Pin 47 - Which of these goals from the 2002 General Plan are most important?	1.) Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.	

# Land Use: Which of these goals from the 2002 General Plan are still relevant?

#	Submitted	User	IP Address	location_id	Which of these Land Use Planning goals are still relevant?	Comments:
1	03/05/2021 - 4:59pm	Dennis Neves	76.88.181.59	Pin 48 - Which of these goals from the 2002 General Plan are still relevant?	1.) Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population. 2.) Encourage a balanced pattern of contiguous growth into urban and rural growth centers. 3.) Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.	All goals are still relevant and need local input to complete the plan.

# Residential: Which of these goals from the 2002 General Plan are still relevant?

#	Submitted	User	IP Address	location_id	Which of these Residential Use goals are still relevant?	Comments:
1	03/05/2021 - 5:11pm	Dennis Neves	76.88.181.59	Pin 66 - Which of these goals from the 2002 General Plan are still relevant?	2.) Provide a mix of housing opportunities the reflect the needs and desires of native Hawaiian beneficiaries. 4.) Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.	We have an increasing agricultural list. Subsistence agricultural awards are preferable in most areas. The current farm lots in Anahola are a waste of precious land the should be divided into subsistence ag lots due to lack of funding for farming, older residents and low medium income. By deviding the lad to subsistence ag will also add much needed users to the Anahola water system.

# Agriculture: Do you agree with the assessment in the Report Card?

#	Submitted	User	IP Address	location_id	Do you agree?	Why do you agree or disagree with the assessment?
1	03/05/2021 - 5:19pm	Dennis Neves	76.88.181.59	Pin 73 - Do you agree with the assessment of the agricultural and pastoral use goals in this Report Card?	Agree	Agricultural, farming and pastoral issues remain to be problematic. Not have staff dedicated to this area sends the wrong message to our beneficiaries. We need to look towards community pasturing and revise the community pasture administrative rules. Subsistence Agriculture needs to be the plan moving forward. Seeking grants and trade opportunities for our beneficiaries will establish job opportunities as well.

# Agriculture: Which of these goals from the 2002 General Plan are still relevant?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Which of these agriculture and pastoral use goals are still relevant?	Comments:
1	03/05/2021 - 5:20pm	Dennis Neves	76.88.181.59	Pin 74 - Which of these goals from the 2002 General Plan are still relevant?	1.) Increase the number of agricultural and pastoral leases awarded each year. 2.) Provide infrastructure, technical assistance and financial support commensurate with the intended uses of agricultural and pastoral lots.	Concentrate on Subsistence Agricultural awards and provide technical and financial support.

# Agriculture: Which of these goals from the 2002 General Plan are most important?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Which of these goals are most important?	Comments:
1	03/05/2021 - 5:21pm	Dennis Neves	76.88.181.59	Pin 75 - Which of these goals from the 2002 General Plan are most important?	1.) Increase the number of agricultural and pastoral leases awarded each year. 2.) Provide infrastructure, technical assistance and financial support commensurate with the intended uses of agricultural and pastoral lots.	

# Agriculture: Are there any goals missing?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Are there any goals missing? What are these goals?
1	03/05/2021 - 5:23pm	Dennis Neves	76.88.181.59	Pin 76 - Are there any agricultural and pastoral use goals missing?	Encourage Agricultural and Pastoral Hui's or Associations to work with the beneficiaries and Department on the needs of the community.

# Water Resource: Which of these goals from the 2002 General Plan are still relevant?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Which of these water resource use goals are still relevant?	Comments:
1	03/05/2021 - 5:24pm	Dennis Neves	76.88.181.59	Pin 82 - Which of these goals from the 2002 General Plan are still relevant?	1.) Provide access to quality water in the most cost-effective and efficient manner. 2.) Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission. 3.) Aggressively exercise and protect Hawaiian home land water rights.	

# Water Resource: Which of these goals from the 2002 General Plan are most important?

#	Submitted	User	IP Address	location_id	Which of these goals are most important?	Comments:
1	03/05/2021 - 5:25pm	Dennis Neves	76.88.181.59	Pin 83 - Which of these goals from the 2002 General Plan are most important?	2.) Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission.	

# Water Resource: Are there any goals missing?

#	Submitted	User	IP Address	location_id	Are there any goals missing? What are these goals?
1	03/05/2021 - 5:27pm	Dennis Neves	76.88.181.59	Pin 84 - Are there any water resource use goals missing?	Add the for water systems owned by the trust (Anahola Water system) as a water resource for future development and to add users to keep rates stable.

# Land and Resource Mgmt: Which of these goals from the 2002 General Plan are still relevant?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Which of these land and resource management goals are still relevant?	Comments:
1	03/05/2021 - 5:31pm	Dennis Neves	76.88.181.59	Pin 90 - Which of these goals from the 2002 General Plan are still relevant?	1.) Be responsible, land-term stewards of the Trust's lands and the natural, historic, and community resources located on these lands.	Being responsible needs to include the managing of current ROE and Revocable Permits as it relates to non commercial lands. We need to regularly evaluate these processes and ensure compliance. Additionally, these opportunities should be available to beneficiaries as well.

# Land and Resource Mgmt: Are there any goals missing?

View Edit Webform Results

Submissions Analysis **Table** Download Download GeoJSON Clear Upload

Showing all results.

#	Submitted	User	IP Address	location_id	Are there any goals missing? What are these goals?
1	03/05/2021 - 5:33pm	Dennis Neves	76.88.181.59	Pin 92 - Are there any land and resource management goals missing?	Community stewarding of unencumbered the lands adjacent to their immediate community.

# Economic: Which of these goals from the 2002 General Plan are still relevant?

#	Submitted	User	IP Address	location_id	Which of these economic development goals are still relevant?	Comments:
1	03/05/2021 - 5:38pm	Dennis Neves	76.88.181.59	Pin 98 - Which of these goals from the 2002 General Plan are still relevant?	1.) Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission. 2.) Provide economic opportunities for beneficiaries within areas designated for their use.	These remain relevant and an important revenue stream for the trust. The land value should be by appraisal and not discounted!

# Economic: Which of these goals from the 2002 General Plan are most important?

#	Submitted	User	IP Address	location_id	Which of these goals are most important?	Comments:
1	03/05/2021 - 5:38pm	Dennis Neves	76.88.181.59	Pin 99 - Which of these goals from the 2002 General Plan are most important?	1.) Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission. 2.) Provide economic opportunities for beneficiaries within areas designated for their use.	

# Building Healthy Communities Which of these goals from the 2002 General Plan are still relevant?

#	Submitted	User	IP Address	location_id	Which of these Building Healthy Communities goals are still relevant?	Comments:
1	03/05/2021 - 5:41pm	Dennis Neves	76.88.181.59	Pin 107 - Which of these goals from the 2002 General Plan are still relevant?	1.) Empower the homestead associations to manage and govern their communities. 2.) Establish self-sufficient and healthy communities on Trust lands.	Need to have a reporting system of transparency of funds received and how they were used towards the community.

# Building Healthy Communities: Are there any goals missing?

#	Submitted	User	IP Address	location_id	Are there any goals missing? What are these goals?
1	03/05/2021 - 5:44pm	Dennis Neves	76.88.181.59	Pin 109 - Are there any Building Healthy Communities goals missing?	Associations should provide an annual summary of their accomplishments and or open issues to the commission.

**VISION SECTION:** 1 commenter

**How would you describe the destination we hope to get to in 20 years?**

- Fulfill our fiduciary duties and responsibilities by providing our beneficiaries homes/lands and economic opportunities to securing a culturally sustainable future.
  - *0 thumb up, 1 thumb down*

**In 20 years, beneficiaries will be...**

- Awarded homes/lands developed in partnership with the department and all beneficiaries of the homestead. Economically stable, culturally rich in knowledge and self. Gained confidence in the DHHL/Commissions efforts towards placing beneficiaries on the land. Leaders in their respective moku.
  - *5 thumbs up, 13 thumbs down*

**In 20 years, we envision beneficiary communities that are....**

- Community developed in concert with the department and developer. Self sufficient, providing for each other Partners with other communities, not isolated Business entrepreneurs Culturally active Well organized and caring for all beneficiaries.
  - *3 thumbs up, 14 thumbs down*

**In 20 years, the relationship between DHHL and beneficiaries will be...**

- Through continued effective communication and respect a bonding partnership will form. An understanding of the funding issues the trust is dealing will be more apparent. Respecting the needs of the beneficiaries and the needs of the department due to staff shortages will need to be resolved to forge positive relationships.
  - *5 thumbs up, 10 thumbs down*

**LAND USE SECTION:**

No input received.

**OPEN HOUSE COMMENT FORM:** 5 comments

1. With the blood quantum continually dropping from generation to generation, how can my 22% hawaiian children be beneficiaries?
2. Issue: DHHL has not followed the General Plan and now it will affect our community. I'm not sure if no continuity in DLeader(s). DHHL don't follow their own Plans. I don't know if CONTINUITY by the DHHL leaders and leadership is and has been the problem; or current leaders unilaterally determine how to affect the community's well being is primary without consultation with "us" lessees. Example-1) Kawaihae has a concrete company in the commercial area. This lessee was there before the residential subdivision was built. He passed away and the Lease "continues". The homesteaders are currently inundated with cement dust-classified dangerous to their health; and anyone who has to drive through the dust clouds during high wind season.(Kohala to our subdivision located across the Honokaa Gulch.) How can this be mitigated before the 99 year lease affects these families? 2) The General Plan, the Regional Plan and the Island Plan- includes the Bypass above the Harbor. DHHL worked with the State Highways to identify the alignment on HHlands. The Department leased the alignment land to a Ranch. This means no access for beneficiaries to get out of the tsunami zone, for anyone at the harbor(s) or going all the way to Kohala as well. These things, at least, need to be mitigated in this Plan discussion. My generation and our parents generation worked hard at the General Plan, back in the day. It was and still is a good Plan.
3. What is being done about the children and grandchildren of all of the Hawaiians that died on the waitlist that has less than the 50% Hawaiian blood? They do not have a chance to get anything from DHHL. At the rate it's going I'm going to die on the waitlist too! Do you think 30 years on the waitlist is fair? How long is too long? In another twenty years most if not all 50% Hawaiians are going to be dead. What does the DHHL have to say about that? I'm tired of the not enough money excuse.
4. Waiting to find a Place.
5. Just wondering when the video recordings of the consultation meetings will be posted - I'd like to view them since I missed all of the meetings (sorry!). Also, I made a comment on the slideshow about LUD Special District (Slide 43). Also, I really like the Konveio Open House format.



## APPENDIX D:

## ROUND 2 BENEFICIARY CONSULTATION SUMMARIES

**DHHL GENERAL PLAN UPDATE**  
**BENEFICIARY MEETING (ROUND 2: PART 1)**  
**Land Use & Water Resources, Infrastructure**  
**November 3 & 4, 2021, 6:00 PM – 8:00 PM (via ZOOM)**

**Attendance**

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**Project Team:**

- **SSFM:** Melissa May, Jared Chang, Malachi Krishok, Matt Fernandez
- **DHHL:** Andrew Choy, Julie Ann-Cachola

**Total Beneficiary Attendance: 87**

**Beneficiary Attendees (11/03/21):** 51 (Names shown as provided on Zoom)

- |                        |                                     |                                     |
|------------------------|-------------------------------------|-------------------------------------|
| 1. 1-505-313-####      | 20. iPad                            | 36. M Tihada                        |
| 2. 1-808-258-####      | 21. Joe Soong                       | 37. Mona Kapaku                     |
| 3. 1-808-268-####      | 22. John Kaohelaulii                | 38. Natasha Andaya                  |
| 4. 1-808-345-####      | 23. Kaahanui III MOLOKAI            | 39. nh (~ Kalei)                    |
| 5. 1-808-726-####      | 24. Kailana Andaya (Natasha Andaya) | 40. Noelani Joy                     |
| 6. "Kahea"             | 25. Kaipō                           | 41. Pamela Nakagawa                 |
| 7. Aeae Ishibashi      | 26. Kaleopa'a Vares                 | 42. Patricia Tamashiro              |
| 8. Aunty Sweetheart    | 27. Kamakanaokealoha Aquino         | 43. Paul Kema                       |
| 9. Bernie Sanchez      | 28. keala dutro                     | 44. Pohai Kirkland (Hualalai)       |
| 10. Blossom Feiteira   | 29. Keliikoa (Keliikoa Carrillo)    | 45. Scott Lewis                     |
| 11. Cedric Duarte      | 30. La Verne Lucero                 | 46. Stylo 2 V                       |
| 12. Cora Schnackenberg | 31. Leilani                         | 47. Tammy Harp                      |
| 13. Cynthia McKeague   | 32. Lois Lee                        | 48. Tracey Betts                    |
| 14. David Souza III    | 33. Lois Lee                        | 49. Valda Andaya (Aunty Sweetheart) |
| 15. Dickei             | 34. lotanu                          | 50. walterritte                     |
| 16. Freitas Ohana      | 35. Lu Ann Mahiki Lankford-Faborito | 51. Zachary Helm                    |
| 17. Galaxy Note8       |                                     |                                     |
| 18. Ho'onani           |                                     |                                     |
| 19. Hulali V.          |                                     |                                     |

**Beneficiary Attendees (11/04/21):** 36 (Names shown as provided on Zoom)

- |                               |   |  |
|-------------------------------|---|--|
| 1. 172794                     | 14. ilima                                     | 26. Lucianne's iPhone                        |
| 2. Black                      | 15. Kahealani Keahi                           | 27. Natalie Hew-Len                          |
| 3. Blossom Feiteira           | 16. Kalani Napihaa                            | 28. Paahana01                                |
| 4. Castaneda iPad             | 17. Kapolei Community Development Corporation | 29. Pohai Kirkland (Hualalai)                |
| 5. Cedric Duarte              | 18. Kapolei Kili                              | 30. PrincesLehuanani Kumaewakainakaleomimona |
| 6. cindy                      | 19. Kat t                                     | 31. Pua                                      |
| 7. Darrell Yagodich           | 20. Keawe Keawe                               | 32. Randy                                    |
| 8. Dennis                     | 21. Khui                                      | 33. Raymond                                  |
| 9. Donna Sterling             | 22. La Verne Lucero                           | 34. Renee's iPhone                           |
| 10. Doreen                    | 23. Lani Taylor                               | 35. Solnette Saito                           |
| 11. Galaxy Tab A (8.0"# 2019) | 24. Lois Lee                                  | 36. Tammy Harp                               |
| 12. Gigi's iPhone             | 25. lotanu                                    |  |
| 13. Ho'onani                  |   |  |

## Agenda

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1. Introduction
2. Where We Are in The Process
3. Land Use & Water Resources
4. Infrastructure
5. Wrap-Up & Next Steps

## Meeting Notes

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The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter polling platform. \*Questions **(Q)**, Answers from Project Team or DHHL **(A)**, Comments **(C)**.

### INTRODUCTION:

Participants were asked to indicate their affiliation with DHHL and where they were calling in from. Mentimeter results combined from both meetings are shown below (35 respondents).

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 17 beneficiaries
- On Waitlist – 12 beneficiaries
- Undivided Interest Has Not Been Converted – 2 beneficiaries
- Other – 4 beneficiaries

**MENTIMETER QUESTION: Where are you calling in from?** (1 respondent per location unless otherwise noted)

- Hawai'i Island - 2
- Kaua'i - 3
- Lāna'i - 0
- Maui - 11
- Moloka'i -5
- O'ahu -11
- Other – 3

### WHERE WE ARE IN THE PROCESS:

- **Q:** Does this General Plan rescind the 2002 and 1976 DHHL General Plans?
  - **A:** No, this General Plan builds off the last two General Plans.
- **Q:** Project timeframe – does it coincide with existing projects today?
  - **A:** The General Plan is aiming to be completed by October 2022. We'd want any new developments aligned with the new land uses after the General Plan adoption. Currently ongoing projects may not be able to incorporate them.
- **Q:** As things are opening with less restrictions into the new year, will there be physical consultation meetings as opposed to the online meetings?

- **A:** The second round of beneficiary consultation in November – February will be virtual. We are hoping that last round of meetings during the summer can be in-person. Online meetings allow us to have a statewide conversation with people from a lot of communities.

## **LAND USE & WATER RESOURCES:**

### ***PROPOSED LAND USE DESIGNATIONS DISCUSSION: Do these designations capture the uses you would want to see on Hawaiian Home Lands? Are there any questions?***

- **Q:** Can current land use designations on DHHL lands be changed?
  - **A:** Yes, but through the Island Plan process rather than the General Plan. In the Island Plan process, conversations are held with beneficiaries to see what land use they like or not like applied to their island. The General Plan shows the various land use options “toolbox” available for DHHL. Creating a uniform set of land use designations in the General Plan is a requirement under Hawaii Administrative Rules.
- **C:** Game management is a function of DOFAW (DLNR Division of Forestry and Wildlife). DHHL doesn’t have authority to establish game management areas or issue hunting permits, so how would that work on DHHL lands? Game management on DHHL lands should be more in line with ungulate removal for preservation/reforestation purposes, which would be more of a stewardship use than game management.
  - **A:** DHHL doesn’t have authority to regulate hunting, but we need to identify areas to manage ungulates. Need to identify other ways to manage ungulates besides issuing hunting licenses. Need to develop something more in line with what DHHL’s limits are.
- **C:** How realistic would this plan be with the change of DHHL administrations? The economy is growing, and technology is in the mix. To visualize future land use, suggest going back to all the meetings and see what’s been voiced before (i.e., need for owner-builder homestead options, traditional practices, conservation lands, etc.). DHHL says beneficiaries want lock and turn key homes - where is the data to back this up? Need to put the people on the land as they are capable to build the houses themselves. Expensive mortgages and packaged homes don’t work for some of us.
- **C:** Support for having a community harvest – would like more discussion on this to sustain our food sovereignty and sustainability. Revise policies to meet our people’s needs.
- **Q:** Are there land use designations for our people to do mercantile?
  - **A:** The new Neighborhood Mixed Use category was developed from input received from the first round of meetings where beneficiaries expressed a desire for mercantile and a space for beneficiary-owned businesses. This new Neighborhood Mixed-Use land use would allow a residential homestead lessee to carry out certain kinds of commercial activity on their homestead. Future lessees would be informed of the kinds of

commercial activities that may be permitted on their lands before accepting this type of homestead.

▪ **C:** Great!!

- **Q:** How are non-homestead land uses determined?
  - **A:** Part of the General Plan process and HAR requirements is identifying the criteria for homestead vs non-homestead areas so it can be applied consistently across all Island Plans and is well understood for the future. The presentation identifies these proposed criteria and we are gathering beneficiary input through these meetings.
  
- **Q:** Kalaupapa was up for land use designation review in 2020 and didn't come out for beneficiary consultation prior to the renewal of its license. Is there an appeal process that beneficiaries can do as we feel we haven't been properly consulted?
  - **A:** Kalaupapa is designated as a Special District in the 2004 Moloka'i Island Plan. DHHL hasn't made any changes to that designation. The National Park Service (lessee) has developed a General Management Plan in which they haven't communicated well with beneficiaries. It has been requested that DHHL relook at the relationship with National Park service.
    - **C:** It isn't pono that our people are exploited through the National Park service. That agreement needs to be revisited for the community there.
  
- **C:** Regarding replacing the General Agriculture designation with stewardship – it sounds like its just a name change, and land use is still the same. There's no description on the type of stewardship activities. The issue with General Agriculture becomes when DHHL uses the lands for something that doesn't fit the description (i.e., renewable energy). Stewardship, mālama 'āina, and traditional/customary rights are the same, but with different names. Lands for revenue generation need to be clearly identified. Stewardship is inappropriate if you're allowing different activities besides 'āina based and traditional/customary practices.
  
- **C:** Don't see places for burials/cemeteries in the land use designations. A lot of people have been waiting for a homestead lot – at least give them a burial plot on Hawaiian Home Lands. Needs to be clearly written on paper as this has been voiced a lot before.
  - **A:** Burials/cemeteries are currently sub-zones under Special District land uses and can be designated during the Island Plan process.
  
- **Q:** Why would mixed use (non-homestead usage) be allowed on Hawaiian Home Lands? Or any commercial activities be allowed on Hawaiian Home Lands, especially if zoned for residential?
  - **A:** Mixed-use came from the first round of beneficiary conversations about mercantile use and providing opportunities for beneficiaries to generate their own income on their lands. Mixed-use residential allows these types of operations at some places in the residential zone. It also allows for commercial uses that generate revenue for the Trust.

### Chat Box Comments:

- Need a “Traditional Land Use” designation.
- Add aquaculture homestead uses.
- Supplemental ag: large lot? please clarify.
- What is the water breakdown of use and quality of water? Can we see a map of Special Interest land?
- No apartments or mixed uses - land is wanted and needed.
- How many more homes could be upon pastoral? Seems to me we need homes vs pastoral.
- "special Interest" land - we need Hawaiians on the land to really preserve culture.
- Kuleana lands? Really? Who would want their kuleana as DHHL?
- How would these land designation changes impact how the waitlist is currently categorized, e.g. will potential lessees have to re-designate themselves accordingly?
- Game management is Pōhakuloa authority. Who checks game management at adjoining DHHL lands? Mauna Kea.
- Have they considered dropping the bloodline percentage for our future kids for those like myself that have Homestead land investing in our future?
- Ae. Pololei. Being heard is being valued. History of meetings and notes should be valued.
- Does DHHL have policies in place for feral wildlife management into land designated areas closer to inhabitants in various Island communities or how are they presently handled?
- Less than 10% of Hawaiians awarded lands in the last 100 years, for those that like data.
- There you go nuff talk more action put the people on the land so they can build!
- Hawaiians living and dying on the Hawaiian Homes list.
- I’m hearing to include owner-builder programs. I can support that since a 2-bedroom home is \$250,000. Plus.
- A developmental process for these criteria should be talked about tonight.
- A good place where the bad idea of a casino was going to go.
- **Q:** Will DHHL consider re-designating existing lands (i.e., existing commercial) to the new designations if approved?
  - **A:** Yes, the updated land use designations identified in this General Plan update will be used in the next updates for Island Plans.
- There are already mixed-use residential areas pae’aina wide. Homeowners have their lots and are running their businesses from their home, i.e., portable toilet rentals, trucking companies, auto repair/detailing, etc.
- Interesting point regards cemetery plots for long-time wait-listers non-awarded. My personal opinion is that a crematory is most economical in today's world. Plots take up space which is already limited. I am by no means being insensitive to people’s belief systems. I was always raised with the idea of coffin vs. urn disposal.
- Home Lands. Means. Home Lands. Nothing spells mix use or commercial use. Frankly. I have issues w/Pastoral lands. What should happen is those Pastoral lands should put a Hawaiian Home on 1-acre parcels for every Hawaiian.
- Uncle Darrell is re-emphasizing the focus of and addressing the frustrations on the wait listers.
- FIRST AND FOREMOST, our KANAKA needs to get on our ‘AINA FIRST, before planning and implementing these other uses for our Hawaiian Home Lands.

**POLICY DIRECTION: HOMESTEAD USES**

**MENTIMETER QUESTION: Are there any other criteria to consider for homesteads? (19 respondents)**

- Water should not prevent
- Clean potable water
- Infrastructure later
- Appropriate use
- Safe neighborhoods
- Subsistence varieties
- Put wait listers on lands
- Economic opportunities
- DHHH plant nursery gardens
- Presentation looks perfect
- Waterways, streams, canals
- Cost
- Shoreline setbacks
- Substance
- Grant
- Vocational training
- Mixed
- Technology/internet access
- Owner-occupied
- Prime ag
- Wahi pana
- Safe road access
- View planes
- Abandoned
- Near transits
- Create boat yards
- More agriculture lands
- Affordable water
- Utility sustainability
- Employment opportunities
- Dormant leases no activities
- Owner builder
- Community center
- Exemption
- Subsidize
- DNA qualification
- DHHH gated home community
- Should have a bigger lot
- DHHH genealogist
- Cultural consultants
- Percenters first before
- Beneficiary lawyers
- No mixed-use
- Opening it up
- No pastoral lands
- Suitable
- Just build homes
- A bigger family
- Pastoral on O’ahu
- Mālama the fifty
- ‘Ohana lots to fit
- Affordable
- Affordable internet/phone
- Beneficiary advisory board
- Timely
- Enforcement/protection

**MENTIMETER QUESTION: Indicate your level of agreement with each policy statement.**

*The poll was rated on a scale of 1 (strongly disagree) – 5 (strongly agree). The weighted average for each policy statement is shown in the table below for each meeting.*

<b>Policy Statement</b>	<b>November 3 (11 respondents)</b>	<b>November 4 (10 respondents)</b>	<b>Total (21 respondents)</b>
1. Acknowledge existing place names, historical uses, and cultural knowledge.	4.55	3.11	<b>3.83</b>
2. Ensure availability of water resources for residential and agricultural uses.	4.36	3.56	<b>3.96</b>

3. Prioritize homestead communities in areas close to jobs, infrastructure, and services.	3.64	3.56	<b>3.60</b>
3. Ensure homesteads include or have access to parks, open space, community gathering places, paths & other elements of healthy communities	4.09	3.44	<b>3.77</b>
4. Consider adjacent land uses and existing long-range plans of the County in land use planning.	3.27	2.67	<b>2.97</b>
5. Incorporate future climate change and hazard impacts into land use planning.	4.27	3.33	<b>3.80</b>
6. Continue considering Kuleana homestead opportunities for remote locations that otherwise would not support development of homesteads.	3.82	2.89	<b>3.36</b>

**MENTIMETER QUESTION: What other policy direction should be considered for homestead uses in the General Plan Update? (17 respondents)**

- Economic opportunities for homestead organizations to build capacity .
- Abandoned lessees.
- I need time to digest the information before providing information or mana'o.
- That designated lands are not converted for non-beneficiary use.
- Mercantile! TA for business use of property. Machinery assistance through DHHL.
- Business growth, help Hawaiians prosper and get them on the land to run a business.
- Education.
- More mixed uses.
- Allow multiple dwellings on homestead leases.
- Enforcement and Protection our DHHL homesteads with safer communities. Getting those as myself that has been waiting for over 25 years should be placed on our DHHL lands first before we Die. Been waiting since 1993 Residential and 2004 Pastoral.
- Military NOT next door to homestead land.
- No Kuleana land use that belong to generational families.
- Figuring out how to hold the state of Hawai'i accountable financially to build these homestead lands for ALL Hawaiians.
- Building on #3. Ensure homesteads include or have access to what is noted, but also to community lands that directed and stewarded by the homestead for revenue generation, community use for a sustainable future of the homestead.
- 'Ohana land with bigger family.
- Update graywater /water catchment and other water usage and recycling. Plan for future and current drought issues.

**DISCUSSION QUESTION: We want your input on criteria and policy direction for homestead uses.**

- **C:** Should mention clean potable water for residential communities.
- **Q:** My community in Kawaihae doesn't have water access, but the regional plan lists ways to get water. How do we get access to these water resources for homesteading? How do we get that in the General Plan to ensure that communities like ours gets water?
  - **C:** In addition to clean water, need a criteria to ensure that water sources/systems are affordable to beneficiaries as well.
- **C:** Criteria #4 (Ensure homestead communities include or have access to parks, community spaces...) – if the Legislature (funding source) sets a priority that is different than what beneficiaries want, DHHL has no choice but to use the money the way Legislature wants to use it. Need a mechanism in place that allows all these types of activities like community spaces to happen in every future homestead community.
- **C:** Community spaces should all have areas for commercial development or mercantile licenses – can't have healthy thriving community without an economic arm that goes with it. There needs to be a place in the General Plan to make sure land use designations clearly identify/articulate these types of activities.
- **C:** Criteria #4 (consider adjacent land uses and existing long-range plans of the County) – the State should be in this too because State lands are also next door to DHHL lands, and they need to have a kuleana in this too.
- **C:** When thinking about designating lands, main thing is to get Native Hawaiians on the land. Other uses need to not be thought about as much. Lands need to be affordable and generate enough money to support that. Raw pieces of awarded land need to have an economic unit and be larger, as small lands aren't big enough to generate enough income for the beneficiary.
- **C:** Most of the Mentimeter policies are good except for DHHL/beneficiaries going to the County for water – the issue for years was getting water to DHHL so that beneficiaries can get on the land. Another issue is a lot of people on Maui are living on pastoral lands as both residential and pastoral. On O'ahu, can't switch pastoral to residential as there are no pastoral lands on O'ahu. Need to think about these land use designations more.
- **C:** One big piece of the puzzle is getting everyone Statewide to support Hawaiians and homesteads with funding. What strategies can we use in DHHL to hold the whole State accountable to Hawaiians on the homestead list? How can we rally and strategize ways to get Hawaiians on the land with water, permits, and funding? This is where the focus of our energy needs to be – holding everyone accountable for Hawaiians. Need to strengthen this narrative.
- **C:** General Plan should include Supplemental Dwellings.

- **C:** Good criteria - Need to put Hawaiians on good lands (i.e., lands that aren't in the flood zone, have insects/rodents, that have water/streams).
- **C:** Need for a new normal, old ways didn't work. Idea is to give tax breaks to Hawaiian contractors to build homesteads.

### **Chat Box Comments:**

- @Policy direction #2 (Ensure availability of water resources...) - could we add the word potable/clean before water?
- Why not build casinos to employ Hawaiians only? Like the Native Indians that helps their people. Why not imitate that?
- Internet service should be fully available to ALL designated lands.
- @Policy direction #7 (Continue considering Kuleana homestead opportunities...) - what is definition of Kuleana homesteads?
- Other Policies to consider Homestead Land use: 'Ohana Lease. Give larger piece of land to accommodate whole families that are 50%.
- Casino = higher crime rate. Mix-use as well.
- We need transparency and accountability from DHHL first.

### **POLICY DIRECTION: NON-HOMESTEAD USES**

**MENTIMETER QUESTION: Are there any other criteria to consider for non-homesteads? (15 respondents)**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Mercantile economic development</li> <li>• No</li> <li>• Wahi Pana</li> <li>• View planes</li> <li>• Soils</li> <li>• Homesteader board member</li> <li>• Kalo farm</li> <li>• Fishing access</li> <li>• Beneficiaries use only</li> <li>• Allow beneficiaries use the land sitting fallow like Pulehu</li> <li>• Stop non-homestead term, still useable</li> <li>• Hawaiians first</li> <li>• Boat area</li> <li>• Revenue generation</li> <li>• Keep them off DHHL lands</li> <li>• No military active zones</li> <li>• Volcanic activity zones</li> </ul> | <ul style="list-style-type: none"> <li>• No military active zones</li> <li>• No military housing</li> <li>• No swapping lands</li> <li>• End cap of usage</li> <li>• Jobs for homesteaders</li> <li>• Retrieval of lands</li> <li>• Airports</li> <li>• Cultural sensitivity</li> <li>• Homesteaders needs first</li> <li>• Environmental safety</li> <li>• Military bases</li> <li>• Job opportunities for homesteaders</li> <li>• Material for beneficiary</li> <li>• Beneficiary preference</li> <li>• Invest in training and education</li> <li>• Advisory board non-DHHL</li> <li>• No military base</li> <li>• Allow gathering and other practices</li> </ul> |
|---|---|

- Undivided interest
- Cultural consideration
- For use and not sale
- Directly benefit kanaka
- Limit their uses
- Need stock pile material
- Build capacity
- Monitor and regulate them

**MENTIMETER QUESTION: Indicate your level of agreement with each policy statement.**

*The poll was rated on a scale of 1 (strongly disagree) – 5 (strongly agree). The weighted average for each policy statement is shown in the table below for each meeting.*

<b>Policy Statement</b>	<b>November 3 (11 respondents)</b>	<b>November 4 (10 respondents)</b>	<b>Total (21 respondents)</b>
1. Allow access for appropriate uses of non-homestead land that provide direct benefits to beneficiaries and/or the Trust.	4.36	3.40	<b>3.88</b>
2. Allow beneficiary access to Trust land for activities such as clean-up & stewardship, subsistence activities, cultural practices, education, etc.	4.55	3.80	<b>4.18</b>
3. Clearly communicate protocol and kuleana beneficiaries and DHHL must follow when accessing non-homestead lands.	4.64	3.40	<b>4.02</b>
4. Seek partnerships with other beneficiary serving organizations to facilitate access and responsible management of Trust lands.	3.82	3.20	<b>3.51</b>
5. Incorporate revenue generating opportunities for the Trust where determined appropriate and supported by market analyses.	3.82	3.40	<b>3.61</b>

**MENTIMETER QUESTION: What other policy direction should be considered for non-homestead uses in the General Plan Update? (10 respondents)**

- Mercantile use for beneficiaries.
- Operating and development funds should come from the State, not from our lands. Revenue from our lands should go to our communities.
- Non-homestead uses should be viewed from how beneficiaries could interface with those lands.
- Have a beneficiary / current homesteader board.
- Stop trading off land without local community's input as to "non-homestead" designation.
- Allow Hawaiian Charter Schools / Hawaiian Health Organizations/ Hawaiian Owned Business.
- Put DHHL waitlisted on our lands before we die.
- Stockpile materials for beneficiary use.
- The policy of having the beneficiary be a part of the decision-making of who gets on the land and who continues to use non-homestead lands, e.g., UH, Mauna Kea, Military.
- Empower homesteads by extending kuleana to the homesteads for non-homesteading lands. Lands could include community, revenue generation, stewardship, etc. lands. DHHL needs to also build the capacity of the homesteads to successfully steward lands.

**DISCUSSION QUESTION: We want your input on criteria and policy direction for non-homestead uses.**

- **Q:** Beneficiaries have been long asking for a boat harbor/place at a 200-acre lot by Honokōhau Harbor in Kona – we are fishing people. Boats are parked on the roads in non-use areas. Need to consider that a lot of beneficiaries are lawai'a (fishermen) that need a place for them. Lands and access that are close to water, places to take their fish. Hawaiian people are resourced people that can use the land. Give "non-use" lands to the beneficiaries so they can use it.
  - **A:** Non-homestead lands aren't unusable. The General Plan should emphasize the range of uses/benefits to beneficiaries from non-homestead lands.
- **Q:** The east side of Moloka'i doesn't have a lot of access to a lot of the native fishponds. DHHL needs to work with the State to give access to these fishponds or swap lands to have the homesteads take care of it.
- **C:** Is there anything in the criteria to have an advisory or beneficiary board for local homesteaders in an area to have a say to what the criteria would be as they're ma'a to the area?
- **C:** Non-homestead use lands can be used to stockpile land material from construction of homestead lands for beneficiaries to use later to improve their lots (e.g., build rock walls).
- **C:** Took 3 years to get the name Mahinahina changed to Honokōwai – aloha to Daryl Yagodich for all his hard work in the past with DHHL.
- **Q:** Past General Plans had established thresholds for revenue generating lands (1% of lands going towards revenue generation) – is DHHL looking at these past thresholds with the General Plan update? What are DHHL's thoughts on reserving lands for commercial use in the future?

- **C:** Establishing thresholds creates a target/benchmark in measuring success. If generating revenue, is the criteria acreage or dollars (\$) ? Need measurables in the General Plan update that gives DHHL milestones so people can see how DHHL is progressing. Thresholds can be carried over and numbers to be adjusted if needed.
- **Q:** What percentage of DHHL lands on each island are unsuitable for homesteading?
  - **A:** Don't know this exact number as there was no criteria in the past to distinguish these lands. We do know the number of lands designated for each land use designation, but don't yet have the criteria to distinguish unsuitable versus suitable lands.

**Chat Box Comments:**

- This is from the 2002 DHHL plan - Deliver an average of 500 new residential housing opportunities per year in proportion to the number of applicants on the residential waiting list for each island.
- How many homes per year does DHHL project to award?
- Kawaihae has many streams. The infrastructure going to be expensive.

**POLICY DIRECTION: WATER RESOURCES**

**MENTIMETER QUESTION: Indicate your level of agreement with each policy statement.**

*The poll was rated on a scale of 1 (strongly disagree) – 5 (strongly agree). The weighted average for each policy statement is shown in the table below for each meeting.*

<b>Policy Statement</b>	<b>November 3 (11 respondents)</b>	<b>November 4 (8 respondents)</b>	<b>Total (19 respondents)</b>
1. Incorporate water needs and water resource availability into DHHL land use planning.	4.55	3.86	<b>4.21</b>
2. Develop watershed management strategies to encourage water recharge, when possible.	4.27	3.86	<b>4.07</b>

**MENTIMETER QUESTION: What other policy direction should be considered for water resources in the General Plan Update? (9 respondents)**

- Priority to lessees.
- We need to keep and manage our water.
- Also, water potability. Accountable water testing. ex: annual.
- Allow beneficiaries to use the lands while the lands are waiting to be developed.
- Be more creative to identify direct and more meaningful community (beneficiary) benefits.
- Very Limited....they need to be monitored and regulated.
- Have a criteria list created by the beneficiaries to whom would qualify to be on non-homestead land/uses.

- Protection and restoration of natural stream flow and native species habitat.
- Leverage trust water resources to get water to land suitable for homestead/non-homestead uses that lack water (ie. Lai'opua, Kona, and Pu'unēnē, Maui).

**DISCUSSION QUESTION: We want your input on criteria and policy direction for water resources.**

- **Q:** Kalāwahine supposed to have a water tank and is putting the community against each other. What's the progress on this?
  - **A:** City & County of Honolulu is proposing to build a water tank next to the community and has raised concerns. The General Plan Update should look at criteria for siting infrastructure that might positively/negatively affect homestead communities.
  - **A:** Kalāwahine land was originally under the County and transferred to DHHL with condition that they hold onto the option to install the water tank in the future. The water tank was disclosed to homesteaders prior to acceptance of the homestead award. DHHL is continuing to work with the beneficiaries on this.
- **C:** Have the logistics for water billings been planned out as water lines are expensive in places like Papakōlea? Concerned about this in places like Kona that have a lot of underground water. Infrastructure and maintenance costs are high and partnering with entities will price us a lot of money. Water under homestead land should go to us for way cheaper.
- **C:** For all land uses that don't have water, DHHL set precedence of putting water towers already. DHHL is wasting hundreds of gallons of water to check the pressure (1 minute = 200 gallons loss) – it's our water they're wasting.
- **Q:** What is the land use designation for Lālāmilo lots in Waimea?
  - **A:** Existing land use designations at Lālāmilo include residential (lands westside of parcel), and commercial (lands that border waste transfer station/HECO substation) – example of need for criteria to distinguish suitable lands.
- **C:** In Kailapo – DHHL should talk with the County to join up and get people water. If there are available lands mauka – should find good harvest plants up in the forests that can be harvested in future for Hawaiians. More effort needs to be put into this.
- **C:** Honokōwai – there is a sewer plant at the end of the stream. This is the first instance of DHHL lands that's being built between/along a stream. Need to take things like proximity to sewer plants into consideration.
  - **A:** DHHL is having beneficiary consultation meeting about Honokōwai on 11/08.
- **C:** DHHL participated in the building of water tank by Lālāmilo Homestead so water can be available to the homestead.

Chat Box Comments:

- **Q:** Does DHHL have an amount of potable water need for each homestead community? An amount needed for future uses? Then DHHL can set aside requirement needs with County and other sources .
  - **A (DHHL):** Yes. Please see: <https://files.hawaii.gov/dlnr/cwrm/planning/swpp2017.pdf>  
DHHL provided its water needs current and future in this document which was approved by the state water commission.
  
- **Q:** Is there a water use % pie chart on your website?
  - **A (DHHL):** No water use pie chart on our website, but our water needs can be found at this link to the water commission website:  
<https://files.hawaii.gov/dlnr/cwrm/planning/swpp2017.pdf>

**INFRASTRUCTURE:**

**MENTIMETER QUESTION: Do these level of service criteria meet your expectations for infrastructure to be provided on Hawaiian Home Lands? (17 respondents)**

- YES – 7
- NO – 3
- NOT SURE – 7

**MENTIMETER QUESTION: Which alternative technologies would you like to see used on Hawaiian Home Lands? Are there others DHHL should consider? (12 respondents)**

- |                              |                          |
|------------------------------|--------------------------|
| • Tesla solar battery        | • Its own network        |
| • Community renewable energy | • Include communications |
| • Waste management           | • Ahupua‘a system        |
| • Environmental              | • Security guards        |
| • Compost toilets            | • More info needed       |
| • Infrastructure             | • Ocean wave power       |
| • Renewable energy           | • Water turbine          |
| • Catchments for plants      | • Community solar        |
| • Solar panels for all       | • No windmills           |
| • Photovoltaic               | • Home solar             |
| • Energy                     | • Gated communities      |
| • Solar panel farm           | • Internet services      |
| • Satellite                  | • Communal rooftop PV    |

**MENTIMETER QUESTION: Indicate your level of agreement with each policy statement.**

<b>Policy Statement</b>	<b>November 3 (10 respondents)</b>	<b>November 4 (8 respondents)</b>	<b>Total (18 respondents)</b>
1. Prioritize development in proximity to existing infrastructure.	3.80	3.50	<b>3.65</b>
2. Design infrastructure to County standards and dedicate systems to the Counties whenever possible.	3.22	3.50	<b>3.36</b>
3. Establish coordination and agreements with County planning and infrastructure agencies.	3.89	3.63	<b>3.76</b>
4. Establish a water branch to manage DHHL's existing systems.	4.56	3.25	<b>3.91</b>
5. Explore detailed level of service criteria for rural development with beneficiary input.	4.20	3.38	<b>3.79</b>
6. Conduct research and development on emerging and experimental technologies.	4.20	3.00	<b>3.60</b>
7. Explore communal management of infrastructure systems where feasible.	3.80	2.75	<b>3.28</b>

**MENTIMETER QUESTION: What other policy direction should be considered for infrastructure in the General Plan Update? (9 respondents)**

- Renewable & clean energy.
- Building infrastructure could mean jobs & keeping youth home. Add education policy to infrastructure needs.
- If a homestead organization can have economic opportunity to generate revenue to help develop in homestead communities.
- Explore our own system per homestead area.
- Get me on my Maui DHHL 1920 Lands before I DIE, I been waiting since 1993.
- Use existing homestead homes and DHHL equip with pvc to contribute to the whole homestead. Also, use individual home turbines.
- Community solar has opportunities that could apply to homesteading. Consolidate solar development with direct benefits (lower energy costs, homestead community benefits, etc.) to the homesteaders in the region the community solar is located.
- No building of water reservoirs especially on residential land after the establishment of homes. Water not for Hawaiian homeland beneficiaries such as at Kalāwahine where a 2-million-gallon water tank after 21 years is planning on being built.

**DISCUSSION QUESTION: We want your input on level of service criteria and policy direction for infrastructure.**

- **C:** What is DHHL’s accountability to the Hawaiian Homes Commission Act (HCCA) to provide infrastructure for the beneficiaries? Is this a discussion for DHHL to not do their responsibility? Concerned that we’re getting away from what the HHCA was asking for.
  - **A:** We should reference sections in the HHCA that talk about infrastructure into the General Plan update. There is a portion in HHCA that says DHHL should build infrastructure and that the County shall maintain it.
  
- **C:** Haven’t seen County effort to help DHHL get Hawaiians in homes as it directly benefits the County in decreasing the demand for housing. Can’t just be all on the State. County can help by putting in infrastructure that could push for the development of Hawaiian Homes.
  
- **C:** Rooftop solar is preferred over large solar farms as beneficiaries would get 100% return after 3 years plus a tax write-off. Solar farms shouldn’t make money off DHHL lands as little return/benefit goes back to beneficiaries. Suggest all individual homesteads in the future have rooftop solar for our benefit.
  
- **C:** Boat parking is needed in places like Honokōhau in Kailua-Kona.
  
- **C:** Need to mālama the ahupua’a. Believe that there is a reason behind a purpose – need to be encouraged as its behind who we Hawaiians are.
  
- **DHHL Commissioner Neves:**
  - In establishing criteria, talk about how it ties back to the needs of DHHL like staffing needs. There were talks before about establishing a Water Department which have funding and staffing needs.
  - Stewardship is very important. Many DHHL homestead lands statewide have adjacent DHHL vacant lands that are ruined and DHHL is spending a lot for maintenance. Anahola (Kaua’i) had petitioned DHHL to allow community to start stewarding the land - brought Hawaiians together to care of lands, and partnered with State, County, and private entities in the effort. Important for collaboration between all to help care for lands.
  
- **C:** Solar/wind farms on DHHL lands need to provide direct benefit to homesteaders there instead of outsiders (e.g., proposed solar/wind farm on Kahikinui (Maui)).

**Chat Box Comments:**

- Kawaihae should be a priority for potable water infrastructure.
- How much of Hawaiian lands is used for solar farms?
- No mix use please "it's dense and intense."
- @Jared, Andrew, Malachi, Matt & Melissa. You were very clear in explaining your presentation and professional with your presence. Mahalo nui.

- Is geothermal anywhere in the plans of DHHL to consider a hard look at in its' infrastructure plans for the next generations?
- Accountability to maintain and manage the current deteriorating infrastructures, many issues mentioned here.
- Cesspools previously approved by County should be grandfathered in; septic or County hookups are not feasible and a burden for existing homesteaders who maybe elderly-aged out...
- No GEO Thermal.....on our Maui Grounds....please investigate....Land Culture protection to the ground under....better Solar.
- Financial Highlights for Fiscal Year 2020: The Department's net position increased \$12.2 million over the course of this year's operations. The Department's net position, the amount of assets exceeding liabilities, totaled \$897.9 million.
- Yes, to stewardship. You would get a lot of volunteers/beneficiaries/lessees.
- A DHHL/ Beneficiary partner program or board.

**DHHL GENERAL PLAN UPDATE  
BENEFICIARY MEETING (ROUND 2: PART 2)  
HOUSING & FOOD PRODUCTION  
DECEMBER 6 & 7, 2021, 6:00 PM – 8:00 PM (via ZOOM)**

**Attendance**

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**Project Team:**

- **SSFM:** Melissa May, Jared Chang, Malachi Krishok, Matt Fernandez
- **DHHL:** Andrew Choy, Julie Ann-Cachola

**Total Beneficiary Attendance: 103**

**Beneficiary Attendees (12/06/21): 31 (Names shown as provided on Zoom)**

- |                       |                     |                                      |
|-----------------------|---------------------|--------------------------------------|
| 1. Aeae Ishibashi     | 12. iPhone          | 23. Paige Awai                       |
| 2. Annie              | 13. Janice's iPhone | 24. Pamela Anderson                  |
| 3. Bo Kahui           | 14. Kalei (~ Kalei) | 25. Patrick Kahawaiolaa              |
| 4. Caesar Paishon IV  | 15. Kamana'o Mills  | 26. pinky                            |
| 5. Chantal's iPhone   | 16. Kanani Aton     | 27. Pohailani Maruquin               |
| 6. Denby Toci         | 17. Kapua           | 28. Ron & Doreen (PHHCA)<br>(Doreen) |
| 7. Executive Director | 18. Kekoa           | 29. Scott Abrigo                     |
| 8. Gigi's iPhone      | 19. Kihalani        | 30. Shareen Kaheaku                  |
| 9. Helen Wai          | 20. Kimo Palakiko   | 31. Tammy Harp                       |
| 10. Home              | 21. Naomi Mersberg  |                                      |
| 11. iPadjojo          | 22. Nona Makuakane  |                                      |

**Beneficiary Attendees (12/07/21): 72 (Names shown as provided on Zoom)**

- |   |                             |   |
|---|-----------------------------|---|
| 1. 172794                                 | 25. Galaxy A10e             | 50. Keoni Mahelona                      |
| 2. 1-209-952-####                         | 26. Galaxy A11              | 51. L. Vedder                           |
| 3. 1-808-463-####                         | 27. Guy Chan                | 52. La Verne Lucero                     |
| 4. 1-808-492-####                         | 28. Home                    | 53. Lena's iPhone                       |
| 5. 1nanabrdOdi                            | 29. Ho'onani (keiki kaopua) | 54. Lily Acoba                          |
| 6. Aeae Ishibashi                         | 30. iPadjojo                | 55. lotanu                              |
| 7. Aulani                                 | 31. iPhone                  | 56. Louis Hao                           |
| 8. Barbie Hatcher                         | 32. iPhone 808-927-####     | 57. Maka'ala Kaneali'i                  |
| 9. Bernadine Mertens<br>(Ethan Hernandez) | 33. Irene                   | 58. MG                                  |
| 10. Bridget Mowat                         | 34. Iwalani Laybon-McBrayer | 59. moanawheelon                        |
| 11. Chantal's iPhone                      | 35. Jan Makepa              | 60. Patrick Kahawaiolaa                 |
| 12. cindy cindy                           | 36. Janice's iPhone         | 61. Pelekane Tamashiro<br>(Galaxy A10e) |
| 13. Cora Schnackenberg                    | 37. John K Rosa             | 62. Peter                               |
| 14. denyse woo                            | 38. Judy's iPhone           | 63. pinky                               |
| 15. Diana Ledward                         | 39. K. Hashimoto            | 64. Puni Kekauoha                       |
| 16. diane                                 | 40. Kahealani Keahi         | 65. Rachel Del Toro                     |
| 17. Donna Sterling                        | 41. Kalani Fitisemanu       | 66. Ron & Doreen (PHHCA)                |
| 18. Duncan Seto                           | 42. Kalani Poomaihealani    | 67. Roy Oliveira                        |
| 19. Eddie Auwae                           | 43. Kalani's iPhone         | 68. Ruth Tanielu                        |
| 20. Emma Alexander                        | 44. Kalima                  | 69. S Taua                              |
| 21. Ethan Hernandez                       | 45. Kapua                   | 70. Shareen Kaheaku                     |
| 22. Executive Director                    | 46. kawika                  | 71. Susan                               |
| 23. Faith Chase                           | 47. Kekoa                   | 72. Tammy Harp                          |
| 24. Gail Noeau                            | 48. Kekoa                   |   |
|   | 49. Kekoa Lancaster         |   |

## Agenda

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1. Introduction
2. Where We Are in The Process
3. Housing on Hawaiian Home Lands
4. Food Production on Hawaiian Home Lands
5. Wrap-Up & Next Steps

## Meeting Notes

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The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter polling platform. \*Questions **(Q)**, Answers from Project Team or DHHL **(A)**, Comments **(C)**.

### **INTRODUCTION:**

*Participants were asked to indicate their affiliation with DHHL and where they were calling in from. Mentimeter results combined from both meetings are shown below (37 respondents).*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 22 beneficiaries
- On Waitlist – 12 beneficiaries
- Undivided Interest Has Not Been Converted – 0 beneficiaries
- Other – 3 beneficiaries

**MENTIMETER QUESTION: Where are you calling in from?** (1 respondent per location unless otherwise noted)

- Hawai'i Island - 11
- Kaua'i - 1
- Lāna'i - 0
- Maui - 3
- Moloka'i - 5
- O'ahu - 9
- Other – 5

## **WHERE WE ARE IN THE PROCESS:**

### **Chat Box Comments:**

- The address on the post card for this meeting does not lead to the meeting link. The meeting is listed on the DHHL meetings — but no meeting zoom link. I had given up. And decided to try again and found it buried. Pretty sure that's why there's only 23 people here. Sorry but this is infuriating and continuous that meeting zoom links are deeply buried and not easily found.
- E'o, DHHL website not updated, how interesting? We have zoom and YouTube etc. but no meeting info.? Last update showing 12/4
- It took me forever to find the meeting link and I was looking on the DHHL YouTube page too. Very frustrating.
- Please put a link at the top of the referred page to or better yet, put the appropriate link on the post card: <https://dhhlgeneralplan.konveio.com/>
  - **A (DHHL):** We apologize for all those having trouble accessing tonight's (12/06) meeting. The meeting link will be clear and visible on DHHL's website for the 12/07 meeting.

## **HOUSING ON HAWAIIAN HOME LANDS:**

### **PROPOSED LAND USE DESIGNATIONS & HOUSING DISCUSSION: Do the land use designations capture the types of housing you would want to see on Hawaiian Home Lands?**

- **Q:** What is Kauhale alternative home?
  - **A:** The modern adaptation of Kauhale would feature multiple residential units that incorporate common living areas to be shared among an extended family on a single homestead lot.
- **C:** Moloka'i doesn't have resources to engage in a housing mortgage – one size doesn't fit all.
- **Q:** 'Ohana/farm dwellings – are these health and safety certified? If yes, why can't we use this certification for kuleana or subsistence ag designations? Why wouldn't applicants be able to qualify in these types of mortgage loans? Why won't these be available for waitlisters?
  - **A (DHHL):** Generally, DHHL does require lessees to obtain a building permit for health and safety reasons.
- **C:** DHHL should look at and consider packaged homes which already go through a structural, health, and safety review process. DHHL should look at housing options that are already certified to make it more affordable for beneficiaries.
- **C:** Trailer homes are great options, especially for kupunas. Kupunas feel most homes are too big for them. DHHL team should visit Vegas trailer homes convention to see it for themselves.
- **C:** Article 226 (Qualification for Federal Programs) – a lot of families are in the trades and the cheapest way for Hawaiians to get on the land are by doing self-help. When building a self-help home, you're also building a community by working with neighbors. Need more self-help.

### Chat Box Comments:

- A project DHHL created several years ago...but no follow up - Kauhale project.
- As a farmer from Hōnaunau in South Kona my interest leans more toward an AG lease. I now reside in Waiehu Kou, Maui on a residential lease awarded to me when my father passed. I hear a lot now about residential lease awards here in Maui but see little in the offering of Ag opportunities. What is DHHL have for us to look forward to as for as Ag?
- Moloka'i does not have easy access to Home Depot, Lowe's, affordable big box stores for supplies for building, etc.
- Does Kali Watson still build trailer homes, already?
- Can we have trailer homes...Hawai'i County is trying to not allow trailers ON WHEELS... How's that?
  - **A (DHHL):** To your question related to Hawai'i County. The Hawaiian Homes Commission has exclusive land use authority over DHHL lands meaning that if DHHL would like to designate a section of its lands to allow trailer homes, the County does not have the authority to prevent DHHL from doing that.
- In the 70's DHHL allowed lessees to select a "Pre-fab" home on their lot in Nānākuli. My mom's home has 2 sections, weathered hurricane's Iwa and 'Iniki and is still standing.
  - **A (DHHL):** Mahalo for a good example of option for affordable homes.
- Perhaps research Dome Homes for those who prefer. Kahikinui delivery 20' is \$20,000 and 14' is like \$17,000. Discounts offers from manufacturer and Matson.
- Does the trailer home need to be on wheels? If trailer flat on ground might help communities on the hill?
- Trailer homes must have wheels but can be jacked up. Would be great for Puna in case lava comes again.

### DISCUSSION ON HOUSING GOALS/POLICIES/OBJECTIVES:

- **C:** DHHL failed to seek out financing/mortgaging initiatives directly through the U.S. Dept. of Interior (DOI). State has a duty to maintain that Federal mandate and DOI has a fiduciary duty to help DHHL meet its goals – more effort is needed to get money to produce housing. Need to have a policy that directly states, “an initiative by DHHL to engage the Federal government to bring significant resources to beneficiaries”.
  - *Example:* Need to also explore other options – Habitat for Humanity has built many affordable homes efficiently on Hawaiian Home Lands in the past.
  - *Example:* Other options include – developer agreements (costly).
  - *Example:* Want to see funding renewed by Congressional leaders to be brought back for Hawaiians from the Native American Self-Determination Act (\$11M/year) – lost funding.
- **Q:** How does DHHL envision the communities to be attractive, healthy? What goals are we thinking about? Does it go back to the associations?
  - **A (DHHL):** This is input we want to hear from beneficiaries in this General Plan process to help us form goals, policies, and metrics related to the beneficiary vision of a healthy attractive community.
- **Q:** What happens to kupuna leaseholds after they pass? Does DHHL seek another kupuna leaseholder?

- **A (DHHL):** DHHL only has one existing kupuna (rental) housing project in Waimānalo – once kupuna leaves (moves or passes away), there’s no succession because it’s a rental. DHHL hasn’t expanded to other locations or have other types of programs yet – need beneficiary input to improve this.
- **Q:** What does 795 undivided interest awards not converted mean?
  - **A (DHHL):** Undivided interest program dates to early-2000s where DHHL gave out undivided interest for a general area that was undivided amongst different beneficiaries versus giving leases for specific individual lots. DHHL has subdivided and awarded some lots for undivided interest lessees but haven’t kept up with the awards.
- **C:** Frustrating issue regarding undivided interest lessees skipping ahead on the waitlist as they have the special privilege of being given a piece of property any place on the island.
- **C:** Homes could’ve been built with retaining walls as a safety factor where the cost could’ve been factored into the mortgage – beneficiaries are now paying more for this feature out of pocket.
- **C:** DHHL told us they’re to put \$250M into a revolving fund to be financially independent – this money could’ve taken care of most of the 795 undivided interest lessees. Don’t hold onto, lose, or misspend money, and say we don’t have money. We have money, and it should be allocated to putting people on land.
- **C:** Homesteaders are turning their garage into man caves, removing no street parking signs, and then park on the street – DHHL doesn’t enforce parking. This is a neighborhood safety issue.
- **C:** We limit ourselves when we put a number to residential housing opportunities per year – 500 residential lots statewide is not enough. More Federal assistance needed to provide Native American Housing Assistance Self-Determination Act (NAHASDA) funding where Hawaiians receive a portion of the money.
  - *On Building communities:* NAHASDA has a category “community facilities & assistance” – DHHL didn’t put money into this category to assist in our homestead’s community development. Beneficiaries should have the opportunity to review and comment on the budget for NAHASDA – led to DHHL receiving no NAHASDA money for this. DHHL should devote time and resource to get NAHASDA funding or create other initiatives through the DOI to get the significant funding needed for housing.
  - Need to have a homestead opportunity to leave a legacy behind for our children. Undivided interest awards provided one opportunity to receive an award as people started to die on the list.
  - DHHL’s top policy direction should be to find additional funding sources to develop their housing plan which is outlined in the draft housing objectives. Just need to add a higher residential goal (2,000 homes per year) – need to reach for the stars.
- **Q (DHHL):** What are some funding sources that DHHL should go after or create?
  - **C:** 1) Need to renew NAHASDA funding source. 2) Through the U.S. Dept. of Housing and Urban Development.

- American Indians are getting significant housing funds from NAHASDA. DHHL needs to play a more direct policy development at the Federal level to seek these funding sources.
- **A (DHHL):** NAHASDA funds are meant for low to moderate income people – there are income limitations by U.S. HUD. If NAHASDA funds are used for homestead communities, lessees need to meet the income level.
- **C:** O’ahu lacks the land to build residential and has the most demand for residential. The General Plan should have a policy that allows DHHL to aggressively seek acquisitions of buildable land. DHHL should analyze its inventory – large tracts of Conservation/Special Area lands aren’t developable. What’s the value of conservation lands when there are 25,000 people on the waitlist? Can we acquire land and from where? Talk about this in the General Plan.
- **C:** It’s expensive to develop residential – are there alternatives like investing \$200,000 to housing not on Hawaiian Home Lands, or into subsidies. Need to think of creative alternatives for the funding DHHL has. Spending \$250K on a lot and getting \$1 back isn’t a good business plan. These are things I want to see in the General Plan update.
- **Q:** The goal of 500 homes given to lessees per year is low. Why isn’t this goal much higher? There’s a lot of money available. How do you plan to get to 500 homes per years?
  - **A (DHHL):** This target was from the 2002 General Plan, DHHL has fallen short on this. A barrier to this is the number of resources it takes to build infrastructure for these homes. These other types of homestead options (i.e., subsistence ag, kuleana lots, etc.) required less infrastructure and helped to distribute awards faster. We need to develop better and more strategies to reach our target number.
- **Q:** Since one of the largest barriers is infrastructure – isn’t there money for that?
  - **A (DHHL):** Majority of DHHL’s funding comes from the State, but the level of funding from Legislature has varied over the past 20 years. Other revenue streams are federal funds (NAHASDA) and from the leasing of lands for commercial purposes.
- **Q:** Who is supposed to make sure that we’ve got that funding available?
  - **A (DHHL):** It’s contingent upon DHHL and HHC to make that request to the State Legislature. It’s helpful for beneficiaries to help inform legislators of the importance to fund DHHL.
- **Q:** Does it really take 20 years to reprioritize and set new goals? People aren’t getting into homes. 500 homes/year is too low, and 228 homes developed is little over the past 18 years. There are also a lot of abandoned lots in Waimānalo that aren’t being cleaned up and given to other waitlisters.
  - **A (DHHL):** The pace of development needs to increase. In other homesteads like Waimānalo, there’s the perception that lots are abandoned, however, some still have lessees of record even if the lessee doesn’t occupy the home. That lessee is given due process before DHHL cancels their lease – it take a while to get through the legal process.

- **Follow-up:** Cancellation of a lease can take about 2-4 years. It could be shorter and it could be longer. It would not be unusual to go beyond 4 years if the case goes to the Intermediate Court of Appeals. DHHL has not recently done any contested cases regarding abandoned homes, as loan delinquency have been priority. However, we have begun to take on lease violations for successorship issues and illegal/nuisance activity cases.
- **C:** A good strategy to awarding homesteads faster is the need to look at re-awarding properties that are underutilized.
- **C:** Because infrastructure costs are high and battling with legislation, need to consider giving beneficiaries raw land. Most Hawaiians can live off the land, like Kahikinui. Think there needs to be a balance with or without the infrastructure (i.e., habitats, turn-keys, owner builders, etc.). It's not self-sufficient having mainland contractors building our homes (costly). Need to put in the General Plan update to give us the land raw – we can live on that land.
  - **A:** This was something we heard from the beginning of the General Plan process. As result, we had proposed a new Kuleana land use designation that would offer this.
- **C:** A 2014 & 2020 beneficiary survey found that most applicants wanted turnkey lots. We need to look at the different islands, and O'ahu doesn't have the space to accommodate all residential applicants. There's concern when building homes of not following County guidelines. Also, consider, DHHL spends millions of dollars refurbishing infrastructure, it will continue as long as homesteads age. Need to also consider housing that can be done on different islands. When considering housing, need to make sure that they are safe, and they can thrive.
  - **A (DHHL):** Mahalo for referring to information from the DHHL beneficiary surveys. For those of you would like to see the beneficiary surveys, they can be found here: <https://dhlh.hawaii.gov/po/beneficiary-studies-and-surveys/>

#### **Chat Box Comments:**

- "Use no more than 1.0% of Hawaiian home lands for Commercial and Industrial Uses" - General Plan 2002
- Access to quality and clean water should be listed on the 'What you're trying to achieve with Housing' list
- All sound great, but WHEN will it be done
- Kupuna housing...is there a way to ensure passing the 'lease' or is it done when kupuna passes?
- Challenge I see is financing any of these and for re-building on land already leased out. Your thoughts?
- Do additional goals include stop leasing or selling to private entities like Kroc center, churches and Navy lodge on Nimitz highway? \$250 million.
- Financial Highlights for Fiscal Year 2020: The Department's net position, the amount of assets exceeding liabilities, totaled \$897.9 million. The Department's net position increased \$12.2 million over the course of this year's operations.
- Please expand on the Dept's idea of increasing the potential for beneficiaries financing? Does the Dept have a vision for establishing 'our own' bank institution?

- We need Hawai'i's Congressional delegation to either add or create federal funding for HHCA beneficiaries, it's a Federal Act so they should be funding us.
- The DHHL fell short awarding only 280 something per year. Less than 10k Hawaiians awarded in the last 100 years? that math doesn't add up. More housing needed.
- Especially considering how much Hawaiian lands have been federally confiscated.
- I think DHHL needs training on financial and land management. The Department has 15 governmental funds, nine of which are separately disclosed as major funds for presentation purposes.
- WHY DID DHHL NOT USE NAHASDA AND SPEND DOWN THE MONIES?
- How's the 2-acre farm lot program going? Farm/Ag lots.
- Subsidize purchase of non-homestead lands. More options and let people stay in their own communities.
- **Q:** Is it possible to show how many waitlist applicants received viable "invitations" since signing-on to 10-year increments?
  - **A (DHHL):** DHHL has the ability to acquire new land and add to the trust inventory.
- Remembering the purpose of the Hawaiian Homes Commission Act "The intent of the homesteading program is to provide for economic self-sufficiency of native Hawaiians through the provision of land."
- Are we answering questions regarding \$250 million in fund to make DHHL independent? or why we lost NAHASDA Funds? Some were answered right away but mine was deflected and the meeting continued.
- For those who are ready for LAND and want to take over an open property. Check out DHHL Lot Offer page for available land. <https://dttl.hawaii.gov/awards/>
- **Q:** Is it possible to have a trailer or modular home built on DHHL? If so, why hasn't it been done in the past?
  - **A (DHHL):** Yes, it's possible. Heard this suggestion from the first round of beneficiary consultation. In General Plan update, we need to make sure to identify a land use category that can have trailer/modular homes, and the specific site for these can be designated at the Island Plan level.
- **Q:** Is it possible to get financing for trailer and modular homes?
  - **A (DHHL):** We want to be able to consider a wide range of housing options on DHHL lands, however, financing for these need to be researched more.
- If objective is to deliver 500 "new" residential opportunities/year or 10,000/est. next 20 years, will this be realistic as the actual leases was only 228?
- How was the number 500 determined, based-on or arrived at?
- I hope the County knows that because our leases SAYS... in part... "...Sec 10...COMPLIANCE ...the lease SHALL COMPLY to all County Ordinances, Codes et al..."
- I'm looking for a temporary homeless housing program to help those that cannot afford normally high monthly lease. Require education and job advocacy system like Catholic Charities program. Then our beneficiaries get a step up, not on the side.
- How do we get around that REQUIREMENTS?? We are as beneficiaries CAUGHT IN A CATCH 22.
- Will we ever see SUFFICIENT FUNDING?? from the Legislature?
- State doesn't give it when we ask.
- There's been some criticism that the lease of DHHL lands to Non-Hawaiians is below market rates.

- Yes we even went to the legislature about 5 years.
- WHY ARE NOT THOSE LOTS EVERYWHERE NOT BEING REAWARDED?
- CONTESTED CASE HEARINGS ... FOR DUE PROCESS
- No enforcement...it can take years....
- You need to get an answer to that question. How long does the process take????
- Some of those houses have been years.
- You should already know the answer, especially if these instances are constantly and consistently happening across the pae'aina.
- I feel like we should spend more energy allocating new lots than focusing on removing existing lessees.
- 2 homes in Kalāwahine unoccupied for too long! nothing happening! while homelessness is increasing in our neighborhood. people trespassing and moving on the land and unoccupied land and houses. These houses don't belong to the homeowners anymore. It belongs to DHHL now.
- Yes. We should have the choice of just having the land raw
- DHHL NOT DOING ITS JOB...The Process being used Contested Cases Hearing only benefits DHHL... Re Awarded ... the DUE PROCESS is BROKEN... when every 4 years we could potentially get a NEW ADMINISTRATOR.
- Give us back that option and opportunity for raw land.
- DHHL should have a permit department ...why are we paying County when we could use the funds toward our house?
- Absolutely. Hawaiians are resourceful. Put Hawaiians on the land right now then figure out the hard problems as we go.
- This is a great point because many families cannot qualify for conventional mortgage loans. Then many are stuck in the cycle where they just wait on the list.
- GIVE HAWAIIANS THE LAND... THEY DID IT WITHOUT INFRASTRUCTURE...1983-with 3500 lots awarded... GIVE THE BENEFICIARIES THEIR LOTS
- Families with bad credit will need not only deposit but with no credit buying power monthly mortgage increases then if you had stellar credit and readily available deposit. However, we need to keep in mind that because DHHL pays for infrastructure costs it takes off over \$100,000 +/- from cost of house.
- We beneficiaries can live catch water raise animals have farm. We should move collectively among ourselves we help each other to build and take care of each other. We develop our own group of beneficiaries to do the ground work for funding for water resource, road infrastructure alternative energy are all possible we are doing it here at Kahikinui.
- HHCA1920... says if you qualify (2) conditions be 50% blood and 18 years of age ... PERIOD WHATS THE PROBLEM???
- 2002 GP objectives are similar to what we are drafting up today. It seems we have been working on this exercise again. Does DHHL Administration really use the GP? Past Goals and Objectives have not even been met yet. Just saying.
- You need to consider your position when giving your opinion. DHHL IS responsible...that is why they are volunteered to be in that position via the Hawaiian Homes Commission Act.

### DISCUSSION ON HOUSING METRICS:

- **Q:** Is there any effort to decrease the 6–8-year homestead development timeline?
  - **A (DHHL):** Yes, some strategies DHHL is looking at are 1) trying to increase the kuleana lot offering, and 2) increase the subsistence lot offerings as these have less infrastructure.
- **C:** Infrastructure seems to be a big obstacle for DHHL. Bishop Estate on the Big Island had farming lots that had no infrastructure, but had water catchment systems, etc. – there’s a way to do things but you must commit to do your own infrastructure or address priorities so things can happen.
- **C:** In our homestead on the Big Island, our association figured out what’s best for our lessees. In the past, DHHL took themselves out of the maintenance part of homesteads, and the responsibility of building infrastructure was on our community (i.e., put together \$30 monthly dues). Need to figure out ways to get the community involved to solve these things – there’s a lot of ways to answer the long development timeline.
- **Q:** Why are the cost of turn-key homes so expensive? Are we screening the builders/contractors to make sure they’re charging reasonable rates?
  - **A (DHHL):** DHHL does go through a competitive bidding process through State procurement laws where contractors/developers are required to submit a cost estimate. One factor to select a contractor is trying to select lowest cost to build a home in addition to the quality of the home.
- **Q:** What is the average cost per square foot for a turnkey home?
  - **A (DHHL):** It depends on the location.
  - **Follow-up:** Right now, the average cost for DHHL to develop a residential lot with necessary infrastructure (not including built home) ranges between roughly \$200-\$300k per lot, however due to pandemic production and shipping issues for materials such as ductile iron pipe, the cost could increase up to \$300-\$400k.

### Chat Box Comments:

- DHHL forced DCCR rules that homesteaders have to pay for maintenance and many other things that DHHL should be responsible for. such as stream maintenance and detention basin maintenance...that they built! but they force association and DCCR rules..ku'e!!
- Island Plan makes my community Non-Priority. What you just said needs to include something to implement where I need.
- This proposed plan 2020-2040... we'll be talking the same thing... the DHHL "CREATED" Kahikinui... cause no one can show me now... WHERE IN THE ACT YOU CAN CREATE PLACE LIKE THAT?... the HRS ADMINISTRATIVE RULES ALLOWS FOR IT? The Organic documents we follow is the HHCA, 1920 as amended July , 1921 chapter 42, 42 stat. 108, 67th Congress... PERIOD .... No take my word... read what Congress ENACTED.
- Department continues to fail the plan and the beneficiaries. 500 awards per year falls short. Every year we fail to award the cost escalates beyond affordable housing projects. Raw lands are an

option. 20 years later we still watching the same rerun movies. Same needs and wants and same deaf ears. Sad state of affairs DHHL continues to fail the people.

- The kūleana option really sounds like a priority. Septic, rainwater catchment, solar and wind, and maybe a 4x4 you don't need infrastructure. The other thing is... once people are on the land... you could always add infrastructure if they want it. Sustainable and resilient homes however seem all the rage today. The tech is at a point where this can work. Tiny kit homes that are sub \$50k. The sooner Hawaiians aren't paying rent to pay someone else's mortgage we can start saving money and grow our generational wealth that was stolen from us in 1893.
- DHHL (STATE) CREATED THIS MESS and we are caught in it...Plan after plan after plans...like we the administrations change, policies change be we still here WAITING.
- STILL don't like HOA. That's why as Lessees have a Hawaiian Homestead Association.
- Mahalo uncle for sharing on how taking your own initiative for infrastructure can work collectively with others.
- Kalāwahine against DCCR We Ku'e that! and we no longer have it! We are happy to be partnered with Papakōlea and Kewalo homestead! EO!
- Infrastructure should be in the budget each year that way we have continuity. We won't get it built over night but as long as there is energy in motion, things will get done. Keep working towards a goal.
- We at Kahikinui have joined together to quikcrete bad sections of road and have developed a group called Kahikinui Lokahi Team assisting homesteaders with homestead plumbing carpentry weedwhacking animal husbandry build pallet pig pens hauling water for domestic and animal use We do our own homework research and share with homesteaders.
- For the multi-family homesteads, does this really make sense since the upkeep of large condominium buildings will be significant and difficult for lessees to bear?
- There are or were rules about running a business on Hawaiian homelands. Has this been revised since small business environment has changed? And with the pandemic.
- Unfortunately, DHHL (STATE) (DOI)... is Silent on this subject... Mahalo Andrew for Doing your job...AKA ILAILA
- For the slide on "potential housing metrics for 2040," is this what DHHL will measure its success on? Or what is the purpose of sharing these metrics?
  - **A (DHHL):** Yes, that is what is being proposed to measure success of housing goals.

## FOOD PRODUCTION ON HAWAIIAN HOME LANDS:

**DISCUSSION QUESTION:** *Do the land uses cover the types of agricultural activities/food production you would like to see on Hawaiian home lands?*

- **C:** DHHL failed the General Plan when they decided because of high demand for residential to not produce as much agricultural or pastoral lots. Concerned about the ongoing trend of DHHL not following their own policy. I went through the pastoral lot selection in the '90s (i.e., presented master plan, trainings, etc.), then DHHL closed the program and moved resources towards housing production. These agricultural goals are an empty vision if DHHL doesn't stick to the plan. Would like to see more specific metric to this plan to make it more realistic – Can we see 100 pastoral lots in the next 10 years?
- **C:** Are there any interests in hemp production to create building products for homes? DHHL has a lot of land that hemp can be grown on. It's a win-win situation, would DHHL do something like this? DHHL should start researching these types of crops.
  - **A (DHHL):** No, DHHL hasn't been approached regarding hemp production. Some policy direction can be considered: 1) in addition to food production, DHHL to consider cultivating other types of building material, 2) DHHL should consider alternative types of building materials that could help lower cost of construction.

### **Chat Box Comments:**

- Residential, Agriculture & Pastoral leases was for the REHABILITATION OF THE PEOPLE... not become COMMERCIAL FARMERS... it was to Care for their Families...
- Ag & Pastoral lots for us to reconnect & sustain our 'ohana & livelihood.
- So, how much acreage should be leased out if primarily for one's 'ohana? Sorry, I thought commercial was part of the intent for livelihood too.
- Food Production- Honey Farms, Coffee or any type of foods that can be exported. SBA Offers grants to aid farmers who are interested. They have a list of the most popular foods.
- Yes, I like the ideas proposed, but land needs to stay in Beneficiary hands not give the lease to foreigners and only give 1% of gross revenue in exchange for a 25-year lease with 10-year extension allowable. Let's have partnerships between companies and Beneficiaries.
- That's a great idea. Growing resources for housing construction. There's also rammed earth homes some Māori have found a good mix of native fibers and earth and built homes.
- Secure water resources. Newer homesteaders on Ho'olehua lands are battling for water to farm. Water pipes installed are so small from source to farm.
- Hemp is also drought resistant?
- Perhaps DHHL should consider leasing or selling the Kapolei office and move into a smaller facility. Income could be generated by renting space. Heard unconfirmed Kapolei building cost \$30 million. Just trying to put money back into our beneficiary trust land kitty.
- Perhaps the recommendation is that DHHL might give preference to commercial agricultural development that produces building products. But there must be a reason why there's no timber industry in Hawai'i.
- The Wampler 'ohana up Ho'olehua WAS very verbal about hemp production on their homestead and others lands on Moloka'i, back in the 1990's.

- Ag should be a requirement to having a lease. Now a days kids are more into their cars than the land.
- It would be good, as you developed different lands that homesteaders have support services to these homesteader to developers the ag lots and pastoral lots.

### DISCUSSION ON FOOD PRODUCTION GOALS/POLICIES/OBJECTIVES:

- **C:** Allowing communities to actually be partners with the renewable energy companies (e.g., Innergex Kalaeloa solar farm) allows for better benefits coming back to beneficiaries.
- **C:** Small Business Association (SBA) webinar about food import/export provided a list of food that they would help individuals be able to export – this program can help sustain beneficiaries on agricultural lands.
- **C:** Another SBA webinar taught people skills for trades (i.e., carpentry, plumbing), and has grants available. DHHL’s community agricultural land designations would be beneficial by teaming up with the SBA for beneficiaries to learn these trades, help sustain the lands, and apply for grants.
  - **CB:** This is through the SBA Apprenticeship program. SBA offers grants for People who want to learn a Trade. SBA offers an Import/Export training, and they have a list of the most successful foods that would sustain these AG lands. They offer grants so that people who are producing foods have another option.

### Chat Box Comments:

- When we look at healthy communities and healthy food production and sustainability, can we look at providing each community land space for community gardens to be sustained by the community to promote teaching our keiki how to plant, how to cultivate, how to share, to bring back values of old, and to limit fast foods, eating preservatives, etc. Just a thought.
- Re: Slide before Food Production Policies. Number 3 Purposes...for long-term sustainability.
- Provide infrastructure-seems opposite for opportunities. Please suggest funding options in order to award awards.

### DISCUSSION ON FOOD METRICS:

- **C:** Need to show steady consistent increase in profits/sales/customers over incremental time periods to measure success. If you haven’t increased the size of the land, but the business is growing is indicative of the business making the best use of the land and quality products. The size of the lot can correspond to the amount and types of crops a lot can produce. Co-ops and programs to teach agricultural farmers grow and make best use of land would be helpful.
- **C:** Water is important to be self-sustainable and to grow commercial crops. Water and climate changing is an issue. Need to add something about water issue in the metrics to make us more confident in taking care of large agriculture lands.
- **Q:** Shouldn’t these metrics be more specific, quantifiable?

- **A (DHHL):** Yes, we will add specific quantifiable targets later. These metrics don't have specific numbers yet as we wanted feedback from beneficiaries to see if these are the right metrics to hold ourselves accountable to.
- **Q:** Have we reviewed/researched how many farms are actually in agriculture production? How successful have these farms been all these years in raising crops? A lot of these farms aren't farming. How many people on the agriculture waitlist actually have an intent to farm?
  - **A:** A 2020 Beneficiary Agricultural Program Plan Survey found that 80% of applicants intended to farm and build a home on their agriculture lot, and 21% of existing agricultural lessees aren't currently farming.

**Chat Box Comments:**

- What are the current number of ag and pastoral leases awarded over the past 10 years? What are the number of target award for ag and pastoral lands?
- As mentioned, the metrics should be specific, quantifiable, and measurable. Without specific numbers or percentages, there is nothing to hold someone accountable to these metrics.

**DHHL GENERAL PLAN UPDATE  
BENEFICIARY MEETING (ROUND 2: PART 3)  
HEALTHY COMMUNITIES/NATURAL & CULTURAL RESOURCES  
JANUARY 19 & 20, 2021, 6:00 PM – 8:00 PM (via ZOOM)**

**Attendance**

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**Project Team:**

- **SSFm:** Melissa May, Jared Chang, Malachi Krishok
- **DHHL:** Andrew Choy

**Total Beneficiary Attendance: 103**

**Beneficiary Attendees (01/19/22):** 62 (Names shown as provided on Zoom)

- |   |                                      |                                |
|---|--------------------------------------|--------------------------------|
| 1. 615981                                 | 23. Johnnie-Mae L. Perry             | 43. LPK                        |
| 2. 18084971189                            | 24. K.Lacson (Sherrina<br>Lacson)    | 44. Manon Meisner              |
| 3. 9999 1000                              | 25. Kane Pai                         | 45. Maxine                     |
| 4. Agnes's Galaxy S9+                     | 26. Kanekawaiola                     | 46. Nanette Grambusch          |
| 5. Alohalani (Kaupo<br>Ohana - 3)         | 27. Kanoë Kealoha                    | 47. Nat                        |
| 6. Anela Wolfson                          | 28. Kapua                            | 48. Nephi's Ipad Mini 6<br>gen |
| 7. Bernadine Mertens<br>(Red - Bernadine) | 29. Kawehi Inaba                     | 49. Noel Shaw                  |
| 8. Carla Hare                             | 30. Kawehi Inaba -<br>La'i'ōpua 2020 | 50. Paul Kema                  |
| 9. Chad's iPad                            | 31. Keala's iPhone                   | 51. Ron & Doreen (PHHCA)       |
| 10. Charles Ka'ahanui III                 | 32. Kekoa                            | 52. Rose                       |
| 11. Charmaine                             | 33. Kelly Lincoln                    | 53. Roy Oliveira               |
| 12. Charmaine Rust                        | 34. Ken Kekona                       | 54. Russ & Frances Tyler       |
| 13. Desiree (Wakiu CDC)<br>(Desiree)      | 35. Kenny Fielder                    | 55. Sandy Barroso              |
| 14. Desiree of Kahikinui                  | 36. Keoni Mahelona                   | 56. Sandy_Mariano              |
| 15. Donna Sterling                        | 37. Kim# Sherrina & Robo             | 57. Sheri Bautista             |
| 16. E Auwae                               | 38. Lanell Lua-Dillard &<br>ohana    | 58. SM.                        |
| 17. Edmund Auwae                          | 39. LDMORNED-I                       | 59. Ululani                    |
| 18. Garla Souza-Roy                       | 40. Leilani Kalilimoku<br>Kaleiohi   | 60. Velma Mariano              |
| 19. iPadjojo                              | 41. LeVaughn Ohelo<br>Kaopio         | 61. Yhhook                     |
| 20. iPhone                                | 42. Louanna Kaio                     | 62. Zoom User                  |

**Beneficiary Attendees (01/20/22):** 41 (Names shown as provided on Zoom)

- |                         |                                    |                                       |
|-------------------------|------------------------------------|---------------------------------------|
| 1. 18082065671          | 9. h                               | 15. Irene                             |
| 2. Aminta Aina          | 10. Holly C. (Holly<br>Cabacungan) | 16. Joerina Anderson                  |
| 3. B.J. Awa             | 11. Home Schaedel                  | 17. kahealani keahi                   |
| 4. Cora Schnackenberg   | 12. iPhone                         | 18. Kahealani Keahi &<br>Punohu Keahi |
| 5. Desiree              | 13. iPhone<br>1392054973512        | 19. Kekahuna# Kama &<br>Mahoe Ohana   |
| 6. Donna Sterling       | 14. iPhoneLinda Dudoit             | 20. Kekoa                             |
| 7. Francine Kealoha     |                                    |                                       |
| 8. Frees Ohana (Alexis) |                                    |                                       |

- |                    |                         |                          |
|--------------------|-------------------------|--------------------------|
| 21. Keoni Mahelona | 28. M3                  | 35. Naomi Mersberg       |
| 22. Iani           | 29. Māhealani Kane      | 36. Nette Makua          |
| 23. Lani Weigert   | 30. MamaBear            | 37. Paahana01            |
| 24. Lawrence Kanoa | 31. Matthew Kalilikane- | 38. Paul Kema            |
| 25. Liko Wallace   | Kamaunu                 | 39. Ron & Doreen (PHHCA) |
| 26. lovey          | 32. Mia Prunesti        | 40. Scott Abrigo         |
| 27. Lu Ann Mahiki  | 33. Millie              | 41. Yhhook               |
| Lankford-Faborito  | 34. Nalani Fujimoto     |                          |

## Agenda

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1. Introduction
2. Where We Are in The Process
3. Healthy Communities on Hawaiian Home Lands
4. Natural & Cultural Resources on Hawaiian Home Lands
5. Wrap-Up & Next Steps

## Meeting Notes

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The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter polling platform. \*Questions **(Q)**, Answers from Project Team or DHHL **(A)**, Comments **(C)**, Chat Box **(CB)**.

### **INTRODUCTION:**

*Participants were asked to indicate their affiliation with DHHL and where they were calling in from. Mentimeter results combined from both meetings are shown below (47 respondents).*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 21 beneficiaries
- On Waitlist – 19 beneficiaries
- Undivided Interest Has Not Been Converted – 2 beneficiaries
- Other – 5 beneficiaries

**MENTIMETER QUESTION: Where are you calling in from?** (1 respondent per location unless otherwise noted)

- |                      |                |
|----------------------|----------------|
| • Hawai'i Island - 7 | • Moloka'i - 2 |
| • Kaua'i - 5         | • O'ahu - 14   |
| • Lāna'i - 0         | • Other – 9    |
| • Maui - 10          |                |

## HEALTHY COMMUNITIES ON HAWAIIAN HOME LANDS:

### 1/19/22 HEALTHY COMMUNITIES DISCUSSION:

1. ***Do does a healthy community look like to you and your 'ohana?***
2. ***What can everyone do to create healthy communities? (DHHL, Homestead Associations, Individuals and Families)***
  - **C:** There is value in having a democratic process in our communities, but the blood quantum requirements approved through Congress are not democratic. It is an old colonial law that continues to divide our communities.
  - **C:** Concerned with some phrasing of questions like whether we are going to be good stewards of the Trust's land. At the end of the day we are all Hawaiian and we know it is our kuleana to take care of the 'āina. That phrasing reminds us that DHHL owns the land, but from a Hawaiian world view people don't own land, we are only stewards of the land and we must take care of the land. When talking about healthy communities we need to be inclusive of all Hawaiians whether they are designated "beneficiaries" or not because there are many who will benefit and are important parts of our communities.
    - **A:** Want to acknowledge the mana'ō about opening up to other Native Hawaiians. To answer the question about who can participate in the democratic process, the Homestead Association provides rules for its membership on who can or cannot vote. For instance, several associations encourage not just the lessee, but also the spouse to participate actively in their matters. So it's up to each Association to decide who can or cannot participate in the process.
  - **C:** In Wai'anae there is a small boat harbor, know it doesn't belong to DHHL but there are many unsheltered people there. A land swap with DHHL would create a beautiful cultural community center. There is great potential for fisheries, medicinal plants, bringing tourism to the community. It an opportunity to showcase the community.
  - **C:** If you look at enforcement on DHHL land, for example fighting chickens, as times get tough, more illegal activities going to crop up on DHHL lands. We need education to develop leaders and organizations. If beneficiaries are going to lead Prince Kūhiō's legacy, we need to get stronger in that area and more engaged in what we get to gain instead of what we get to lose.
  - **Q:** Heard on the news that this legislature is going to give a lot of money to build homes on Hawaiian Home Lands –are they doing this so we support gambling on Hawaiian Home Lands? If we are going to be independent people, that is not being independent that is being dependent.
    - **A:** We will be talking about revenue generation in the next round of meetings.
  - **C:** When I think about what a healthy community looks like, it's something can provide space and care for keiki and kupuna.
  - **C:** I am the second generation that will be able to have access to this home but my children will not because of blood quantum. Having to be 25% to inherit the home is hard for some families

to stay home and come home. The HHCA doesn't align with our world view as Hawaiians as to what it means to be Hawaiian. Until that is addressed, our health of communities will be tarnished because don't have a sense of place and home.

- **C:** The home that we have was one of the first cookie cutter homes that DHHL made to provide housing to Hawaiian families. Our home is three stories high and thinking about aging in this home, it's not very accessible. It is not practical for houses to be built in this way. If we are going to have developers build homes, it needs to be thought about if we can age in those homes.
- **C:** There are opportunities to develop lands in communities to provide wellness centers. Waimānalo Community Health Center is a good example. Wellness centers and lo'i should be a staple in all of our communities.
- **C:** Individuals want to be doing this but we are also stuck in our 9 to 5 and this and that, so it's up to us to make that choice and come down to participate.
- **C:** Healthy communities is also about access to resources. When we moved home, we realized we couldn't live here unless we have access to higher level of internet service, which we rely on for our family's livelihood (Sandwich Isles only provided dial-up). If we don't have access to quality basics – water, internet services, parks and recreation, that is not a healthy community.
- **C:** How is the Hawaiian Homestead Act in alignment with being Hawaiian and how is it perpetuating that on all the levels, individual, family, etc.?
- **Q:** What percentage of total DHHL budget goes toward healthy communities?
  - **A:** Currently the commission allocated \$1 million from the Native Hawaiian Development fund and the current total operating budget for the department is roughly \$18-20 million. The Department also provides lands for community and other nonprofit organizations to provide services to our communities.
- **C:** Our community has a website and I think the most important part of healthy communities is communication and committed leadership. Because of that, we have people who come to the meetings and put together proposals that align with our community strategic plan.
- **C:** We have had association dues since the opening of our community in 2005. There was pushback at the beginning but now we all work as a team. The carrot and the stick is a good way for us to help our lessees understand through communication that in order for us to all move forward, we all need to be committed to this healthy community narrative.
- **C:** We will be asking for DHHL's commitment to use unencumbered lands in our community for things like community gardens and community centers. We can use our structure and governance to move ahead with a democratic process and get everybody on the same page as one community.

### Chat Box Comments:

- **CB:** Mahalo for sharing Indigenous perspectives defining resilience!!!
- **CB:** Regarding democratic process for homesteaders congress etc... do you have to meet colonial blood quantum requirements to be a part of the democratic process?
- **CB:** Waiehu Kou Phase 3, Hawaiian Homelands, Maui  
Federally Registered NHO (Native Hawaiian Organization)  
Website: <http://waiehukouphase3.org/>  
email: [waiehukouphase3association@hotmail.com](mailto:waiehukouphase3association@hotmail.com)
- **CB:** Homestead self-governance organizations will have a better chance of success if the department, in the early planning process look at and identify assets (lands) in communities that can be used to financially support these Homestead self-governance organizations.
- **CB:** As Roy spoke about maybe getting Grants to help generate monies for the homestead lands and areas. We all want our Keiki opio to go to college... but ALL cannot go. Some become parents and have a young family that needs support or some can't get scholarships to help with the school fees and still be able to live and function. Why can't we adopt or even help create a VOCATIONAL TRADE training?
- **CB:** What authority will be given to community associations, especially when there is conflict and when leadership changes?

### 1/20/22 HEALTHY COMMUNITIES DISCUSSION:

1. *Do does a healthy community look like to you and your 'ohana?*
2. *What can everyone do to create healthy communities? (DHHL, Homestead Associations, Individuals and Families)*

- **C:** Language is important for healthy Hawaiian communities, revitalization of 'ōlelo Hawai'i and being able to hear 'ōlelo Hawai'i in Hawaiian homestead areas. Would like to see it in the General Plan to show that this State department has some commitment to revitalizing 'ōlelo Hawai'i.
- **C:** There is talk about compliance and fear generated around compliance. There is a fear that our house or land that we have access to might be taken from us by the department – it really does affect health of the community. You mention self-determination as part of vision, but it's hardly self-determination when there are so many compliance issues and threats being imposed upon us on what we can and can't do on our lands.
- **C:** One idea for economic development is allowing a 200-500 sq meter hale on our land and host some tourists to make some money. Would be a way for families to bring more income, especially when many are working multiple jobs just to keep heads above water when we need to be standing above the water and out of poverty.
- **C:** Start at each island – one size does not fit all. Education, services, etc. costs money to support programs. There are existing Hawaiian programs already established. We can build and support the ones already in existence and start networking between them and DHHL

(i.e., Waiʻanae Comprehensive Health, Nānākuli Na Puʻuwai). Concern is that we are duplicating other Hawaiian services. Hope that you folks can look at other Hawaiian entities for partnerships and bridge with the others.

- **A:** We are establishing land uses in the General Plan that will be applied at the Island and Regional Plan level. Each Island and community will be able to apply them to fit their needs.
- **C:** In the past we have asked for an inventory of tracts that DHHL has and that is really important for economic development. Lets be clear when talking about land designations, do we have the inventory to designate these parcels for economic development? What about mercantile?
- **C:** If we can hold an association to certain rules and guidelines, I think it would help us as associations to not only gather together and share manaʻo, issues, concerns, but also approach DHHL on what our needs are as association. I am a lessee in Kalawahine and we have been blessed with Papakōlea and Kewalo and everything they have accomplished. When they speak, we all listen because they have been through many of these issues that beneficiaries face. One reason we moved into Kalawahine was because we could all be held to same guidelines, but not having the DCCR today it's more of a battle bringing us all together.

#### **Chat Box Comments:**

- **CB:** Is there active outreach to get feedback on "What a Healthy Community Means to Each Hawaiian"? Or are these meetings the only means to get this feedback?
  - **A:** We also have questions and policies for feedback up on the virtual open house: <https://dhhlgeneralplan.konveio.com/round-2-virtual-open-house>
- **CB:** Kūʻē! DCCR is Hewa!!! We are not a gated community! I enjoy being one with Papakōlea and Kewalo!

#### **1/19/22 DISCUSSION ON HEALTHY COMMUNITY GOALS/POLICIES/OBJECTIVES/METRICS:**

- **C:** We have keiki who want to go to college and become very successful in their lives, but not all keiki can go. In the world today we are short on skilled workers and there is a need for vocational training. Can training can be part the building of homestead communities – level the land, grading the land? Can we use grant money for that? If you teach a man to fish, he'll eat forever. If there is a young family where the kids cannot go to college, teach them a vocational trade so they can live comfortably for now until they or their kids can go to college.
- **C:** If the family met the blood quantum qualification when they first were given that home, they should be able to have that home forever. No matter what it started with that Hawaiian blood, that should be enough.
- **C:** Would like DHHL to allot associations funding for yearly events to honor the Prince, King and Queen and also for fairs like health fairs. In today's environment, everyone seems to be siloed

and there is a lack of engagement. There is so much funding for the Hawaiian people – millions and millions of dollars but people need to be engaged, which is what makes us stronger, smarter and better. That is how we are going to perpetuate our culture. Homesteads provide us with the tools and what is rightfully ours, but we have to do the legwork.

- **C:** DHHL should look at all homestead lands and identify the lands that could generate income so the association can pay people to go after and manage grants. Having a volunteer association makes it harder to reach this so-called self-governance dream. If there is economic opportunity for organizations to go after that money, we have a better chance for success.
- **C:** Outer islands are at disadvantage when comes to submission of grants to DHHL's office. There's a lot of hoops you have to go through. On O'ahu, you can walk the application in the last day it is due – would like to see ways for us to submit the paperwork digitally so outer island communities are not at disadvantage.
- **C:** There are no numbers tied to the metrics presented – what is the target? You could put a low number in there and it doesn't do much, so not having the numbers is kind of deceiving.
  - **A:** At this stage we are confirming the categories of metrics to make sure we are measuring the right things, and then can look at setting specific targets.
- **C:** Add a metric on education, like educating a certain # of people on vocational training or helping them pursue a higher degree.

#### **Chat Box Comments:**

- **C:** In Kalāwahine we did a collaboration event with Kewalo and Papakōlea for Kūhio day. It was community-run. Small story and coloring time that we just did out of our own.
- **Q:** My grandma too had passed and she was still on the waiting list for her Hawaiian home. Now my dad is on the list, my question is how long does a Hawaiian have to wait to get their Hawaiian home? All these other stuffs are happening on the land like the solar panel farm for example, for what? Healthy community to me is actually doing something that benefits us Hawaiians.
- **C:** Review past DHHL grant submission policy, especially as it concerns the outer islands and make it more equitable when bringing grant documents to be reviewed by DHHL within the time allowed.
- **C:** I totally agree and think it may also make it much easier for front office staff and Gigi.
- **C:** Healthy individual make healthy families make healthy communities make healthy nations.
- **C:** Add a healthy community goal of training/educating X individuals by successfully completing an education program. Targets at the county level in proportion to population size.

**Mentimeter Results:**



Share your level of agreement for each additional Healthy Communities Goal for 2040

Mentimeter



23

Share your level of agreement for each 2002 Healthy Communities Goal

Mentimeter



23



**1/20/22 DISCUSSION ON HEALTHY COMMUNITY GOALS/POLICIES/OBJECTIVES/METRICS:**

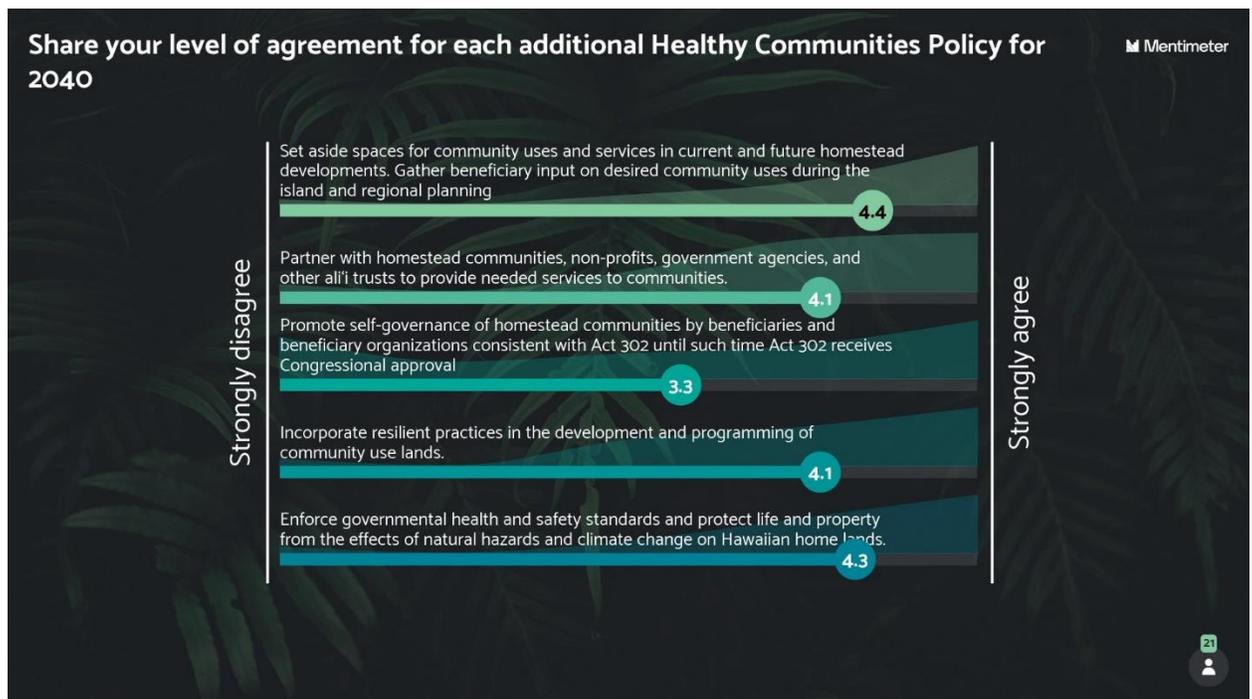
- **C:** Metrics are a nice way to see what success is but for a plan that is looking out toward 2040, hopefully we are monitoring more frequently, like on an annual basis.
  - **A:** Great suggestion to collect annually.
- **C:** These are good metrics, but don't think these will actually measure the health of our communities.
- **C:** Other metrics to consider: median household income, health statistics for preventable disease, language – how many are speaking and level of proficiency. Perhaps it's not DHHL's responsibility, perhaps is other organizations who are empowered to deliver these services.
  - **A:** Excellent suggestion. Usually when we enter partnerships with organizations it is through a license agreement to utilize DHHL lands. It makes sense to require those organizations to collect appropriate measures on health and education. Touches upon what was said earlier that we shouldn't be duplicating services but partnering with organizations more proficient in providing them.
- **Q:** Want to echo what was said about whether these metrics actually measure what a healthy community is. Have baselines been established to measure progress against?
  - **A:** A white paper on evaluation is being prepared, which will look into what baselines are available and also what data is available or possible to collect.
- **C:** Entities that are federally recognized have measures that are already built into their services, such as medical. DHHL can build off of what they are measuring.

- **Q:** Are you talking about considering the actual number of dispositions, acres, etc. for community use?
  - **A:** Yes.
- **C:** Not all homesteads and islands are the same. There are areas that have access to more lands than others so may not fit into the same metrics. Should reach out to the homestead associations in those areas to define metrics because they know their ahupua'a and region. Go from bottom up and look at those homesteads who have come together to define what they envision their projects will be for the next 10 years. From there the department can look at what they need to be providing so that these projects can come to fruition. Once done with this, look at the Island Plans and Regional Plans to establish a better line for these metrics.

**Chat Box Comments:**

- **CB:** Support what aunty says. having local (ahapua'a) level metrics and global ("state" wide) metrics
- **CB:** I skipped a lot of questions because the wording wasn't good
- **CB:** I skipped questions also because the wording

**Mentimeter Results:**



## Share your level of agreement for each 2002 Healthy Communities Objective

Mentimeter

Strongly disagree

Build partnerships with public and private agencies to ensure reliable and adequate delivery of services to homesteaders.

4.1

Establish and implement a planning system that increases beneficiary participation in the development and use of Hawaiian home lands and improves communications between DHHL and the beneficiary community.

4.4

Strongly agree

22

## Share your level of agreement for each additional Healthy Communities Goal for 2040

Mentimeter

Strongly disagree

Ensure both homestead and non-homestead land uses support healthy communities.

4.2

Promote caring for existing homestead areas and planning for new communities.

4.4

Support resilience and capacity building of beneficiaries and communities on Trust lands.

4.5

Strongly agree

23

## Share your level of agreement for each 2002 Healthy Communities Goal

Mentimeter

Strongly disagree

Empower the homestead associations to manage and govern their communities.

4.1

Establish self-sufficient and healthy communities on Trust lands.

4.2

Strongly agree

23

## Share your level of agreement for each proposed metric for 2040

Mentimeter

Strongly disagree

# dispositions issued for community use and community agriculture purposes

3.5

# acres designated for community use and community agriculture purposes

3.8

# of partnerships created with other service providers

3.7

# and type of community facilities and services

3.8

# of communities with disaster and climate change preparedness plans

3.8

Strongly agree

21

## NATURAL & CULTURAL RESOURCES ON HAWAIIAN HOME LANDS:

### 1/19/22 NATURAL & CULTURAL RESOURCES DISCUSSION:

1. ***What kinds of natural resource management activities would you like to see on Hawaiian Home Lands?***
  2. ***What expectations or rules should be in place to ensure that activities of beneficiaries accessing natural and cultural resource areas are pono?***
  3. ***How can beneficiaries participate in Natural Resource Management on DHHL lands?***
  4. ***How can DHHL better manage these special areas with limited resources?***
- **C:** In Kahikinui we have 24,000 acres and plans in place for forestry involving the community, homestead and animals. We would like to see a healthy community be engaged with DLNR, DOFAW, etc. where we, as beneficiaries of the Trust land, have a big say in how we manage the ungulates, keep the water clean. Our commissioner, Randy Awo, has been great and is stepping up to the plate.
    - **A:** Aligns with the some of the questions posted into the chat about who is going to do the management work. If beneficiaries can be trained to manage resources that is line with the direction DHHL is going as far as beneficiary engagement and empowerment for communities.
  - **Q:** On the east side of Hāna, how much of the land is for conservation and management (acres)?
    - **A:** Refer to the Maui Island plan ([https://dttl.hawaii.gov/wp-content/uploads/2012/05/Island\\_Plan\\_Maui\\_2004.pdf](https://dttl.hawaii.gov/wp-content/uploads/2012/05/Island_Plan_Maui_2004.pdf)).
  - **Q:** Thought I heard that some of the land will be going from agriculture into conservation? Does that include the Wakiu district? In Wakiu district we need better stewardship of lands so working with nonprofits and other organizations is an advantage for us.
    - **A:** The proposed Stewardship designation is intended to allow more participation in stewardship of DHHL lands. Beneficiaries and beneficiary groups have expressed desire to be more engaged in stewardship. Right now our land use designations include “General Agriculture” which is kind of misleading because it implies farming, but these are lands that are mostly dry, remote, and away from water resources, so not really farmable. But there is a large percentage of lands in this category and more often than not, these land have resource management needs that if left without an active steward can cause additional issues for DHHL and its beneficiaries. What we are proposing is instead of calling General Agriculture, we can call it Stewardship and improve the pathways for partnerships with beneficiaries to steward these areas.
  - **Q:** At a statewide level, there is a push to do solar and change up the way in which we get and utilize energy. Does the department have a plan for solar energy development and sustainable management of land and water resources? My opinion is that solar farming is something the department should seriously look at and think DHHL can be leaders in that into the future. Are we looking at beneficiaries being part of that movement?

- **A:** The DHHL has an energy policy (<https://dttl.hawaii.gov/wp-content/uploads/2011/05/DHHL-Energy-Policy.pdf>). It provides broad general direction on how to promote renewable energy – however it is over a decade old. When the opportunity presents itself, the department has looked at renewable energy on lands that are not suitable for homesteading. Those potential projects go through beneficiary consultation to gather mana’o on specific projects.
- **Q:** Lands that are not farmable or livable might be nice places to do solar generate income for the DHHL and its beneficiaries. Also aligns with the State’s push toward renewable energy. For people that perhaps might be farming parts of their properties – can they have solar farms on a portion of their lots and generate energy to share with neighbors?
  - **A:** If you were to receive a homestead lease, the department does allow roof-top solar on homes, but in order to develop a utility-scale solar farm you would have to check conditions of the lease. Those conditions are in place so people take into consideration their neighbors when they do activities on their land. Might be possible but would depend on the conditions of the homestead lease.

**Chat Box Comments:**

- **CB:** Where exactly are those Stewardship (\*NEW\*) lands?
  - **A:** The Stewardship lands would replace lands designated as General Agriculture.
- **CB:** Who is doing the Resource management work? Beneficiaries?
- **CB:** Can DHHL train beneficiaries to do the resource management work?
- **CB:** Traditionally, care takers would live on or very near these cultural resource areas. Would there be potential for this to be reinstated? I know it’s designated as such but those designations aren’t in alignment with Hawaiian ways of living.
- **CB:** 10,000 Hawaiian families have repatriated over the last 100 years with 28,000 still on the wait list we can do the math we have 200,000 acers to deal with.
- **CB:** What are the sustainable energy activities/plans that the Department currently is involved in with beneficiaries?
- **CB:** Who has the power to designate lands as conservation, special district and now stewardship lands? Can it be done by DHHL, and be approved by the DOI? Can it be done? Are these terms in the HHA?
  - **A:** Ultimately the HHC has authority to designate lands but they base their decision largely on beneficiary input through the Island Plans.
- **CB:** Each homestead had an EIS done by the department, for infrastructure, etc. Shouldn’t the department use that info for cultural and burial resources protection and share with homestead for protection and education?

### 1/20/22 NATURAL & CULTURAL RESOURCES DISCUSSION:

1. ***What kinds of natural resource management activities would you like to see on Hawaiian Home Lands?***
  2. ***What expectations or rules should be in place to ensure that activities of beneficiaries accessing natural and cultural resource areas are pono?***
  3. ***How can beneficiaries participate in Natural Resource Management on DHHL lands?***
  4. ***How can DHHL better manage these special areas with limited resources?***
- **C:** Should monitor the water in our rivers and make sure rivers are healthy from top of the ahupua'a down to the ocean.
  - **C:** When talking about cultural resource management, technical services have been very helpful in 'Ualapu'e because under environmental assessments, professionals are looking into all of these impacts. This is very beneficial for the beneficiaries who will be settling there. Another thing that was helpful was being able to get a study on how much water is available underground. Having this information available can continue to help our people and better manage our resources.
  - **Q:** Is there any information on whether the current activities have been successful and what are the lessons learned?
    - **A:** We interviewed the land management division and the slide on issues and opportunities sums it up. Basically they are really limited in what they can do with no dedicated staff for natural resources. They have been fortunate to find partners that will work with them and have overlapping missions but right now hard for them to get those partnerships in place. As beneficiaries who have tried to get access to land for mālama 'āina or management know, there can be a lot of red tape involved. DHHL is aware that it needs a better process to facilitate partnerships like that. If could get funding for additional staff that would be great too.
  - **C:** When we talk about what kinds of natural resource management activities we want to see, we understand there is a limit to resources in the department.
  - **C:** For expectations or rules that should be in place, each area is different. DHHL needs to define for its beneficiaries because what we get is two different groups that may not agree on what to do. DHHL needs to vet policies through organizations closest to these areas, because they know the place, know the 'āina and know what should and shouldn't be happening on the land.
  - **C:** DHHL needs to develop a plan for the right resource management of our lands not currently available to put home on. Every island, every homestead area needs to be part of the conversation for these types of resource management.

- **C:** How I understand the new Stewardship designation that it would be temporary until the land is ready for development. To me, that's one way of delaying putting our people on the land regardless if ready or not – could prolong putting people on the land. Don't agree with interim uses for lands that can be for homes.
- **C:** If planning has been going on for a year, where are the facts? If you want to have metrics, it would be nice to know what are the starting points. Without that it is difficult to see where we want to be in the future. It would be nice to see where we are today versus where we were 20 years ago and where want to be 20 years from now.
  - **A:** At the beginning of this process we looked at what has happened since the 2002 general plan and prepared an evaluation of progress on that plan as a baseline for this process. It is available here: <https://dhhlgeneralplan.konveio.com/dhhl-history-2002-general-plan-evaluation>
- **C:** Mentioned that DHHL doesn't have a lot of resources, but many Hawaiians do not have a lot of resources as well. Why can't Hawaiians get paid to do a lot of this work that you are asking community to do for free. Asking a community that has been marginalized for centuries to come together and do this work for free is a lot to ask.
- **C:** There are many Hawaiians who want to do work like this but don't have access to land and don't get invited to hui's like this because there are not "beneficiaries," but they could certainly work with beneficiaries and communities within DHHL.

**1/19/22 DISCUSSION ON NATURAL & CULTURAL RESOURCES MANAGEMENT GOALS/POLICIES/OBJECTIVES/METRICS:**

- **C:** Some people talked about land that is unfarmable and unlivable – those lands would be prime spots for vocational training. Teach people how to move things.
  - **A:** A lot of the lands we talked about in this section are conservation. Conservation lands are generally areas with sensitive environments for species or watersheds – typically lands you don't develop. There are opportunities to identify other lands where vocational education is possible.
- **C:** The pie scale showing the land uses – on Hilo side, there is very little Hawaiian home lands shown. Where I live, there is a lot of land owned privately but not a lot of use.
- **C:** I grew up in Puna, lived in Ainaloa, grew lots of dryland taro. As of today, I am not going to be living on catchment – we are drilling our own water well. Any native Hawaiians who have potable water below your land, there is a process to apply and do your own well. The State law allows you to share your well with up to nine other people – essentially can become own water company. In Puna, we could build subsistence lots and it's near the ocean, so not only growing own food but can fish too.

### Chat Box Comments:

- **CB:** Land use desalinization, solar farming good show
- **CB:** Has DHHL ever bought fee simple lands to expand the land base for homesteading, especially for O’ahu?
- **CB:** Solution for staff shortage = train, educate & hire beneficiaries.
- **CB:** Can a Policy be made to get the Department to use the information they have already like Cultural and Historic protection?
- **CB:** Mahalo to the kūpuna sharing their mana’o here. I’m learning so much.
- **CB:** E kala mai! I joined in a little late. Please explain/define: Share your level of agreement for each proposed metric for 2040. Metric?
  - **A:** Metrics are how we measure whether policies are succeeding. So for natural resources, that could mean measuring water quality, environmental resource projects. etc.

### Mentimeter Results:



## Share your level of agreement for each 2002 Healthy Communities Objective

Mentimeter

Strongly disagree

Build partnerships with public and private agencies to ensure reliable and adequate delivery of services to homesteaders.

4.1

Establish and implement a planning system that increases beneficiary participation in the development and use of Hawaiian home lands and improves communications between DHHL and the beneficiary community.

4.4

Strongly agree

22

## Share your level of agreement for each additional Healthy Communities Goal for 2040

Mentimeter

Strongly disagree

Ensure both homestead and non-homestead land uses support healthy communities.

4.2

Promote caring for existing homestead areas and planning for new communities.

4.4

Support resilience and capacity building of beneficiaries and communities on Trust lands.

4.5

Strongly agree

23

## Share your level of agreement for each 2002 Healthy Communities Goal

Mentimeter

Strongly disagree

Empower the homestead associations to manage and govern their communities.

4.1

Establish self-sufficient and healthy communities on Trust lands.

4.2

Strongly agree

23

## Share your level of agreement for each proposed metric for 2040

Mentimeter

Strongly disagree

# dispositions issued for community use and community agriculture purposes

3.5

# acres designated for community use and community agriculture purposes

3.8

# of partnerships created with other service providers

3.7

# and type of community facilities and services

3.8

# of communities with disaster and climate change preparedness plans

3.8

Strongly agree

21

1/20/22 DISCUSSION ON NATURAL & CULTURAL RESOURCES MANAGEMENT  
GOALS/POLICIES/OBJECTIVES/METRICS:

- **C:** We have deer, pigs and cows, you've got to allow our beneficiaries the right to hunt as part of our culture and resource management. Need to put in safety and rules for policy consideration to allow this type of activity.
- **C:** We have a lot of beautiful sites on Hawaiian home lands and we have a lot of people who are illegally going on these properties, how about we charge them? At 'Akaka Falls on big island the state hired Diamond Parking and started charging for parking. Don't think they charge locals. Thinking of Ka Lae (South Point) if you look at the picture, it's all tourists. Same for Maunakea. Always felt native Hawaiians should be able to put toll booth and collect entry fees. Every island has is wahi pana but biggest problem is DHHL's lack of enforcement powers.
  - **C:** Same thing happened on Maui in 'Īao Valley, have to pay.
- **C:** We need funding like Rep. Saiki's proposal of \$600 million for DHHL. Are we going to be able handle that kind of funding? Think that every island should be at the table to decide what types of housing they want to build for their communities. There is so much change in building technology for homes and every island should ask associations and beneficiaries from trades and ask: "if you could build your home, what would you use and how would you try to improve quality but reduce cost?"
- **C:** There are manufactured homes that can save 30-40% on cost of the homes. Why can't DHHL or an association do the business to build these up? Want DHHL to survey waitlisters and ask if they would be willing to live in homes like this. Also should be doing a test on trailer homes or modular homes. Got to think outside the box and got to be affordable for Hawaiian families.
  - **CB:** There are a lot of different home types. But the lack of utilities is our biggest concern.
  - **CB:** Yes! Affordable is \$7,500-25,000.
  - **C:** Where I live there are self-help homes where families come together, build each others' house and move to the next family.
- **Q:** Were the Mentimeter questions asking if we should carry the objectives forward to 2020? Don't think we met any of the 2002 objectives. Do we do that only in this conversation or the open house website?
  - **A:** If we talk about it today it will be documented, or you can put it into the open house website or you can email it to us.
  - **C:** Agree with the comments earlier that the wording is not very good for some of these policies – sounds negative or controlling. Also, it is difficult to consider moving some of these forward if they are not considered to have been successful.
  - **A:** Good point, the last plan was very short, 5 pages long and did not include any metrics. Plans today are a lot more oriented toward implementation, which is one of the things we are trying to do. Make sure to build in more accountability toward goals and policies ways of measuring progress. In planning processes we often start from a place where we didn't achieve goals of previous plans, but you still need to have a sense of

where you want to be in 20 years in order to identify and take the steps to move toward it.

- **C:** I am glad that this what brought up. When I first looked at the 2002 goals and plan, I tend to agree that much hasn't changed but that doesn't mean we haven't made progress in other areas. I had just moved into my home in 2002. In the back of my mind, I don't recall the department being able to have these kinds of meetings but I would venture to say that the conversation probably wasn't all that different from what we are having now. But I do think we have made some strides in some areas, especially for homestead associations.
- **C:** If we talk about our natural resources, I think we need to look at the spectrum of Hawaiian home lands. I live in a DCCR homestead – at first it was very difficult for people to adjust but after 20 years we find most people actually appreciate it. That said, a lot of things in our community that DHHL does should actually be done by City and County – for instance, every month I go around and check street lights that are out and DHHL comes and repairs them, DHHL also trims trees in our homestead on the main streets and repairs sidewalks. One bill in the legislature that is going forward says that within a year of a project being completed, the city and county takes over maintenance of our communities. These are the kinds of things that different homesteads need to look at. DHHL doesn't just handle getting people homes, there is a huge range of things they are responsible for.

**C:** When I saw another comment saying is it DHHL's responsibility or our responsibility? I would say that it is all of our kuleana. As beneficiaries we need to hold the department responsible, but we also need to share that responsibility, that kuleana, so I believe it is all of us and as Hawaiians we should know that. I live in an urban community and when I go to my cousin's home in Waiohuli it's so beautiful – there is such a stark difference from my homestead, although I love my homestead and love my neighbors, I don't see the natural beauty, I see houses. I don't see the beautiful from up on Haleakalā or if I go to Lai 'Opuā and see the oceans. Each of us have kuleana and we need to take that kuleana even if it means when walking on your street or your neighborhood, if you see 'ōpala on the street, you pick it up. Today's teenagers they don't know that lesson – they know how for throw it down, they don't know how for pick it up. So we have kuleana within our homesteads to make sure we teach our children to mālama our land, our resources, including the wai. I would say we all share in this kuleana.

**C:** I'm getting old now – I am old, I am there. I'm hoping these younger voices – I'm so happy you are here with us and have joined us. This may be your first meeting, may be your second meeting, but hope it won't be your last. I encourage all of our young people to go to your kupunas in your homestead or communities and ask them how can I help kōkua? How can I help mālama? That's where I think we need to look at for natural resources – our people are our greatest natural resources.

- **C:** I have to say when look at 2002 and currently, there have been changes and progress with DHHL and the associations. Got to put it out there that there are projects that have been on-

going and there are movement that has been positive. Cannot speak for every location but areas that are project related, have to give credit where credit is due for the partnership between DHHL and the associations.

**Chat Box Comments:**

- **CB:** See I read it that we beneficiaries needed to be responsible stewards of DHHL.
- **CB:** Many of the topics discussed tonight is great. I want to thank Andrew & DHHL for the support given to us in possible implementation of our South Point Resource Management Plan. We understand the shortfall of resources to DHHL (enforcement, employees to work on cultural and resource management). Hopefully 2022 will be the start of the Department receiving sufficient funding from our Legislators, our Governor, and the State of Hawaii.

**Mentimeter Results:**



## Share your level of agreement for each 2002 Natural & Cultural Resources Objective

Mentimeter

Strongly disagree

Preserve and protect significant natural, historic and community resources on Trust lands.

4.5

Manage interim land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.

4.2

Allow native Hawaiian use of natural resources on Trust lands for traditional and cultural purposes.

4.5

Strongly agree

12

## Share your level of agreement for each 2002 Natural & Cultural Resources Goal

Mentimeter

Strongly disagree

Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

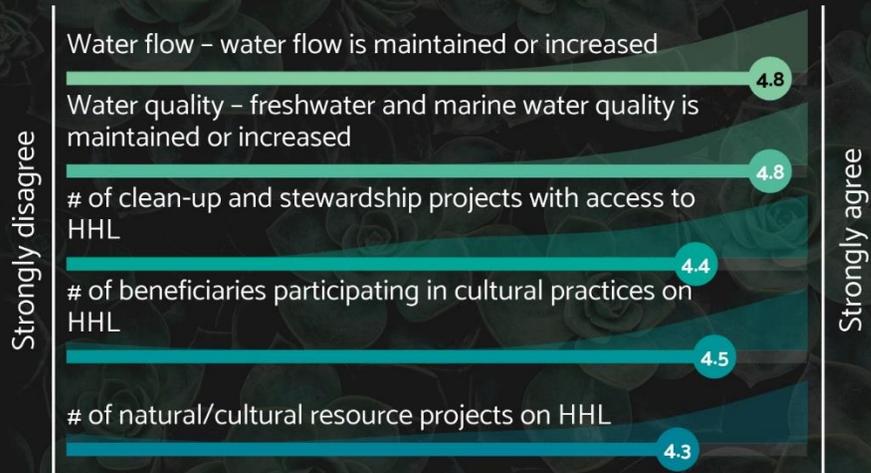
4.5

Strongly agree

12

# Share your level of agreement for each proposed metric for 2040

Mentimeter



12

**DHHL GENERAL PLAN UPDATE**  
**BENEFICIARY MEETING (ROUND 2: PART 4)**  
**ECONOMIC DEVELOPMENT & REVENUE GENERATION**  
**FEBRUARY 16 & 17, 2022, 6:00 PM – 8:00 PM (via ZOOM)**

**Attendance**

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**Project Team:**

- **SSFM:** Melissa May, Jared Chang, Malachi Krishok
- **DHHL:** Andrew Choy, Jobie Masagatani

**Total Beneficiary Attendance:** 94

**Beneficiary Attendees (02/16/22):** 50 (Names shown as provided on Zoom)

- |                                    |                                 |   |
|------------------------------------|---------------------------------|---|
| 1. 18082953228                     | 19. John Kaohelaulii            | 37. Paahana01   |
| 2. Bernadine Mertens               | 20. Jolina's iPhone             | 38. Paul K  |
| 3. bryan I                         | 21. Judy's iPhone               | 39. PeeWee Ryan PKHCC   |
| 4. Call-In User_1                  | 22. Kane Pai                    | 40. Princess Makaahoa   |
| 5. Carlene Haole-Keahi<br>(694145) | 23. Kaniloa Kamaunu             | 41. Pua Carpenter   |
| 6. Charles Ka'ahanui III           | 24. Kēhau Newhouse              | 42. Punett Maeda  |
| 7. Cindy cindy                     | 25. Kekoa                       | 43. Ray   |
| 8. Cora Schnackenberg              | 26. Keonona Marciel             | 44. RaymondKauhola  |
| 9. David Holskil                   | 27. Kevin Akiona                | 45. Ron & Doreen (PHHCA)  |
| 10. Dennis Neves                   | 28. Kihoi                       | 46. Roy Oliveira  |
| 11. Elmer Kaai                     | 29. La Verne Lucero             | 47. Scott Abrigo (Kapolei<br>Community<br>Development<br>Corporation) |
| 12. Fina's iPhone                  | 30. Liliha Frederick            | 48. Vanessa Iopa  |
| 13. Gerald Kalua                   | 31. Lucy                        | 49. Volsha Johnston   |
| 14. Herlene "Lyn" Hopeau           | 32. Lurlyne Paleka-Kama         | 50. Walter Ritte  |
| 15. Home Schaedel                  | 33. Momilani                    |   |
| 16. iPadjojo                       | 34. Mr.<br>Kawaileleohi'ilawe's |   |
| 17. Irene                          | 35. Nāko'olani Warrington       |   |
| 18. Janice's iPhone                | 36. Newhouse 'Ohana             |   |

**Beneficiary Attendees (02/17/22):** 44 (Names shown as provided on Zoom)

- |                                     |                                     |                                   |
|-------------------------------------|-------------------------------------|-----------------------------------|
| 1. Aminta Aina                      | 14. Irene                           | 25. Kawika Davidson               |
| 2. Anne                             | 15. Isaac kaopua                    | 26. Kekoa Enomoto                 |
| 3. Blossom Feiteira                 | 16. Iwalani Laybon-<br>McBrayer     | 27. Keonona Marciel               |
| 4. Carla Ritte-Hanchett             | 17. Judy's iPhone                   | 28. Lamakū Afterschool<br>Program |
| 5. Charles Mahoe Kaaukai            | 18. Julie-Ann Cachola               | 29. Iavine                        |
| 6. Cindy                            | 19. Kaapuni Kama<br>(Meghan Kenney) | 30. Mahea                         |
| 7. Cobb-Adams Ohana                 | 20. Kai MacDonald                   | 31. Mapuana                       |
| 8. Donna Sterling                   | 21. Kamakanaoakealoha               | 32. Namaka Rawlins                |
| 9. FS-5..NEFF & MADDY<br>MAIAVA (2) | 22. Aquino                          | 33. Nancy McPherson               |
| 10. Germaine Balino                 | 23. Kapua                           | 34. Nette Makua                   |
| 11. Hannah                          | 24. Kau'i Peralto                   | 35. Noe Asuega-Stark              |
| 12. Home Schaedel                   |                                     | 36. Pamela Nakagawa               |
| 13. Iese & Yolanda Tanielu          |                                     | 37. Pelekane Tamashiro            |

- 38. Puni Kekauoha
- 39. Rose Hatori
- 40. Ryan

- 41. Tamara Paltin
- 42. Tom Kanahale
- 43. Mango Stephens

- 44. Walt Keale  
(Webconference7  
YMCA)

## Agenda

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1. Introduction
2. Where We Are in The Process
3. Healthy Communities on Hawaiian Home Lands
4. Natural & Cultural Resources on Hawaiian Home Lands
5. Wrap-Up & Next Steps

## Meeting Notes

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The following notes summarize the questions and comments that were recorded during each portion of the meeting, as well as the results from polls that were conducted using the Mentimeter polling platform. \*Questions **(Q)**, Answers from Project Team or DHHL **(A)**, Comments **(C)**, Chat Box **(CB)**.

### INTRODUCTION:

*Participants were asked to indicate their affiliation with DHHL and where they were calling in from. Mentimeter results combined from both meetings are shown below (35 respondents).*

**MENTIMETER QUESTION: Could you please indicate whether you are a lessee, on waitlist, have undivided interest that has not been converted, or other?**

- Lessee – 19 beneficiaries
- On Waitlist – 11 beneficiaries
- Undivided Interest Has Not Been Converted – 3 beneficiaries
- Other – 2

**MENTIMETER QUESTION: Where are you calling in from?** (1 respondent per location unless otherwise noted)

- Hawai'i Island - 8
- Kaua'i - 3
- Lāna'i - 0
- Maui - 7
- Moloka'i - 6
- O'ahu - 9
- Other – 2

## ECONOMIC DEVELOPMENT ON HAWAIIAN HOME LANDS:

### 2/16/22 ECONOMIC DEVELOPMENT DISCUSSION:

#### 1. *What should DHHL's role be in creating economic opportunity for beneficiaries?*

- **Q:** How will DHHL fund different projects for economic development? Kuleana program has no budget for it right now.
  - **A:** The next section will cover revenue generation, which will hopefully answer your questions about the budget and funding.
  
- **Q:** Community use areas right now have some conflicts between land use designations set in the original plans and existing uses by projects. Moving forward, we will need to revisit plans to include more mercantile areas – how will you implement this after the fact?
  - **A:** Once General Plan gets approved by Hawaiian Home Commission, department will have to update the Island Plans. To do so, it will work with the communities on each island to identify what land uses make sense based on the new set of land uses adopted in the General Plan.
  
- **C:** Department should work to get back some of their valuable lands. For example, on Moloka'i, Kalaupapa is controlled by the federal government and State controls DHHL's mauka lands. Instead of government controlling these lands, homesteaders should control them and form the hui necessary to operate lands for economic development. Mālama Park on Moloka'i was recently given to DHHL by the State and is another area where we could develop economic schemes that benefit homesteaders.
  
- **C:** Heard about interviews with staff and commissioners, but did not hear anything about researching what beneficiaries were saying 40 years back. Was that included in the background research? There have been changes to economic system today, what we said then didn't happen and now things move a lot faster.
  - **A:** One of the shortcomings of DHHL in the past has been beneficiary consultation. The level of effort to engage with beneficiaries on a consistent basis has increased dramatically over the years. The only records that DHHL has going back 40 years are Commission minutes and beneficiary testimony given at those meetings. Part of this effort is not just looking at what was wrong in the past but how things have changed, what is currently affecting beneficiaries, and what beneficiaries would like to see over the next 20 years.
  
- **Q:** Is the extent of economic development by DHHL the \$500k in Native Hawaiian Development Program grants? What else is being suggested beyond the changes in land use designations?
  - **A:** Next section will go over policies from last general plan and additional policies proposed.

- **C:** The number of Hawaiians with degrees, income, etc. are fairly low and it's sad to see Hawaiians have not kept up with the economy and level of education in the United States. Hoping we can put a lot more effort into this so can really help people.
- **C:** Whenever we talk about economic development, need a place for that to happen. Department needs to identify lands available for economic development. Also need to look at how land is being used for economic development – e.g., homestead organizations using lands or individual beneficiaries utilizing lands. Department's other role is helping organizations and individuals build capacity in order to make sure that those utilizing lands are successful and creating wealth for communities and themselves.
- **C:** Our association is trying to approach a lot of the items covered. Planning to submit land use request for lands not available for homesteads – use the land to promote community gardens and take holistic approach to community development.
- **Q:** In past our grant applications have not been accepted because they were turned in close to deadline and had to mail it to O'ahu. Are we going to talk about improving education and access, especially for outer-island associations?
  - **A:** DHHL can look into making the grant process more accommodating.
  - **C:** You can go through your commission to be heard in Honolulu. Need a better process that tells beneficiary organizations how to get grants, the steps necessary, who to talk to, etc.
- **C:** Most important thing that goes with land is water. On Moloka'i we have a billion gallons of water for farmers on DHHL lands that was given to DLNR and then to the Department of Agriculture. It's critical for DHHL to get the water system back.
- **C:** There are two economic systems: cash economy and subsistence economy. Subsistence economy is dependent on the reef along our shores. Need to make sure we have management plans for these resources that we use for our subsistence economy, which also includes hunting. DHHL needs policy and management plan for hunting on Hawaiian home lands.

**Chat Box Comments:**

- **CB:** Is there any plans to make more Hawaiian homes either residential or agricultural available in 2022 and on for lessees?
- **CB:** DHHL role in regard to increasing economic opportunities.... Identify the mercantile tracts or inventory or modify island plan land use. DHHL to provide or allocate funds or start up kits depending on type of business by beneficiaries.

## 2/17/22 ECONOMIC DEVELOPMENT DISCUSSION:

### **1. What should DHHL's role be in creating economic opportunity for beneficiaries?**

- **C:** Sec. 207(c)(1) under Hawaiian Homes Commission Act – DHHL can reinstate the mercantile license program that they once had. Should also look at attaching training and small business development to those licenses.
- **C:** Homesteaders are already operating businesses out of their homes and are very successful – need to acknowledge this and make it legal. Revenue generation policy should allow for native Hawaiians to be able to have a place to operate out of a storefront instead of their house. Right now there is no place for these kinds of businesses.
- **C:** Kahikinui is unique – want to generate income from our live animals (goats). Market for goats is \$200-300 to sell. Is that something that could be included as an allowable business?
  - **C:** There are Dept. of Health rules around the movement and sale of live animals. If we move live goats out of Kahikinui to another area, that could be a major violation and fine. We need to come up with a way to resolve those challenges and not get homesteaders in trouble. Goats and ungulates in Kahikinui are definitely a big issue and impact natural resources.

### Chat Box Comments:

- **CB:** Great suggestions Blossom AGREE.

## 2/16/22 DISCUSSION ON ECONOMIC DEVELOPMENT GOALS/POLICIES/OBJECTIVES/METRICS:

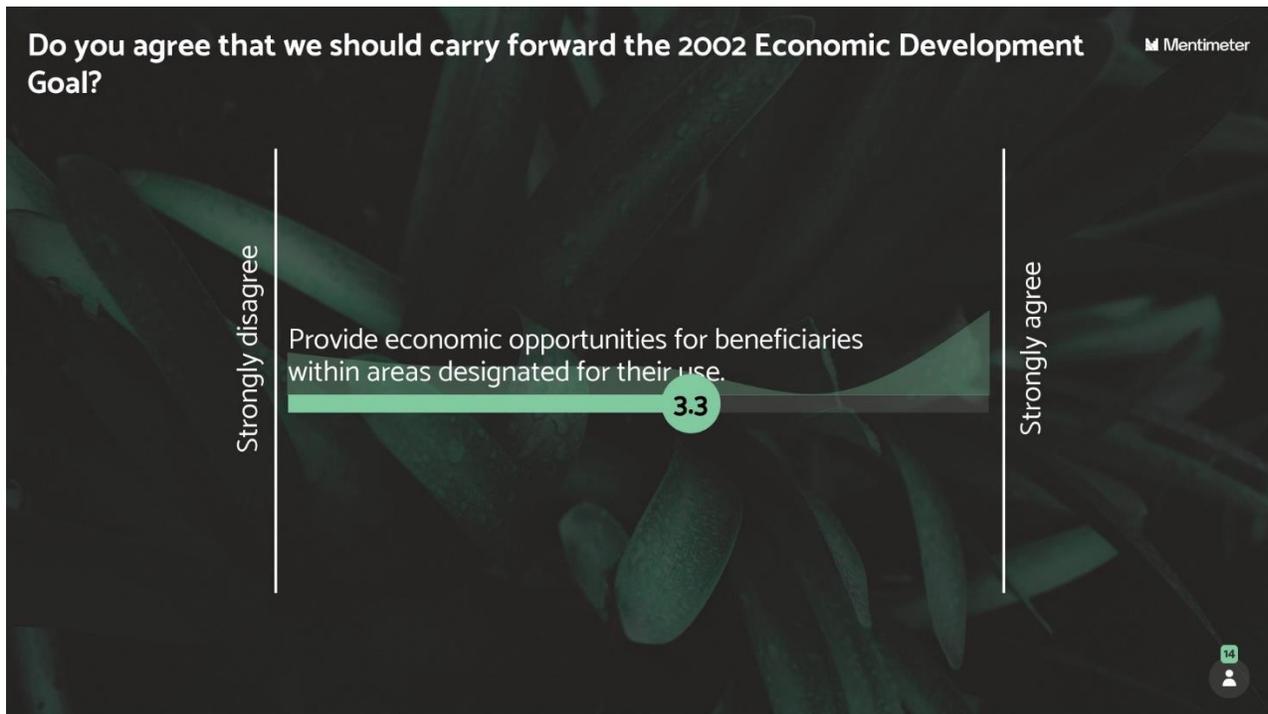
- **C:** Think that metrics measuring beneficiaries are most important.
- **C:** A lot of the policies are good ideas, but don't seem like they would make a big enough impact on the communities. We need to step up the game for economic development because native Hawaiians are falling further and further down ranks in development.
- **Q:** Where there are no additional goals for 2040, is that what we are suggesting? Keeping the existing 2002 goal?
  - **A:** Yes, but open to hearing additional goals for consideration.
  - **C:** Should be doing research on what is impactful rather than leaving it to beneficiaries to come up with the ideas.
  - **A:** Sometimes DHHL is criticized for not listening to beneficiary ideas, which is why we do consultation and want to hear what ideas you folks provide. A goal provides broad direction. The goal here is the only goal in the 2002 plan related to economic development for beneficiaries, so we want to know if this enough to capture the direction you want to go are there additional goals that capture a different direction you want to go.

- **C:** There are other communities and organizations on different islands that have successfully utilized DHHL lands for economic development – e.g., Maku‘u Farmers Market. Also keep in mind that land uses are different on different islands – e.g., in Kapolei we have commercial and community use property. The existing goal is fine but want to make sure that we understand that focus here is providing opportunities for our beneficiaries.
- **C:** We don’t have ag lands in Kona to do to the kinds of economic activities like growing flowers, gourds, or ipo, which we can do. In order to move forward, we need that land.
- **C:** You got to put the people on the land first and the water comes with the land. Seen this happening for 50 years – DHHL is always slow. Two thirds of what belongs to Hawaiians yet we have to fight for the water while people here are struggling. Before thinking about the businesses, get the people on the land with water.
- **C:** Menti doesn’t allow our area to add our comments – I would only agree with some of the policies under some conditions.
  - **A:** if you go to the open house, you can leave additional comments and you are always welcome to email us your comments directly.
- **Q:** For the proposed neighborhood mixed-use, can you explain what you envision? In Kapolei we are pushing on a commercial project that is super complex – would the neighborhood mixed-use accommodate a full-scale commercial development and would the department allow residential in these areas? Would there be constraints in terms of scale and density?
  - **A:** Neighborhood mixed-use is intended as a small-scale commercial use that should be compatible with other homestead uses.
  - **A:** Have not fully explored in terms of how such a use would be implemented through administrative rules, but the intent is for this use to be within homestead areas and address the strong desire we’ve heard for mercantile opportunities for beneficiaries.
- **Q:** Would specific parcels/areas be designated as neighborhood mixed-use or would there be an overlay on top of homestead areas that would allow homesteaders to pursue commercial uses from their homes? We have had instances where beneficiaries were operating businesses out of their homes and they were told they had to move the activities outside of homestead.
  - **A:** The neighborhood mixed-use is intended to identify areas where the primary use would be for mercantile licenses. It would be its own land use designation rather than an overlay and would be applied as part of the Island Plan. The land use designation communicates that this is an area for beneficiary businesses.
    - **C:** In Waimānalo the area where the old community center was could be a perfect location for a pop-up market or space for small beneficiary owned businesses or including walkable retail in an up and coming homestead in East Kapolei.

**Chat Box Comments:**

- **CB:** BENEFICIARIES #1 END WAITLIST 1971 born I'm 50yrs old today.....at 18 I applied for the WAITLIST
- **CB:** Here is a goal: Provide an economic development plan can help the beneficiaries generate enough money to help pay their mortgage or build their home.
- **CB:** EO ANAKE!

**Mentimeter Results:**



## Do you agree that we should carry forward the 2002 Economic Development Objective?

Mentimeter

Strongly disagree

Assist native Hawaiian entrepreneurs by supporting opportunities for business education, training, financing, planning and leasing.

4.4

Strongly agree

13

## Share your level of agreement for each additional Economic Development Policy proposed for 2040

Mentimeter

Strongly disagree

Expand opportunities for beneficiaries to generate revenue on Hawaiian home lands through the Neighborhood Mixed Use land use designation.

4.5

Encourage inclusion of community benefits packages in Development Agreements.

4.2

Pursue and facilitate more partnerships to leverage DHHL NHDDP grants.

3.8

Provide capacity building and technical assistance to support self-governance by beneficiary organizations.

4.5

Consider how homestead community location and design can support economic opportunity through access to jobs, transportation, and other factors.

4.6

Strongly agree

13



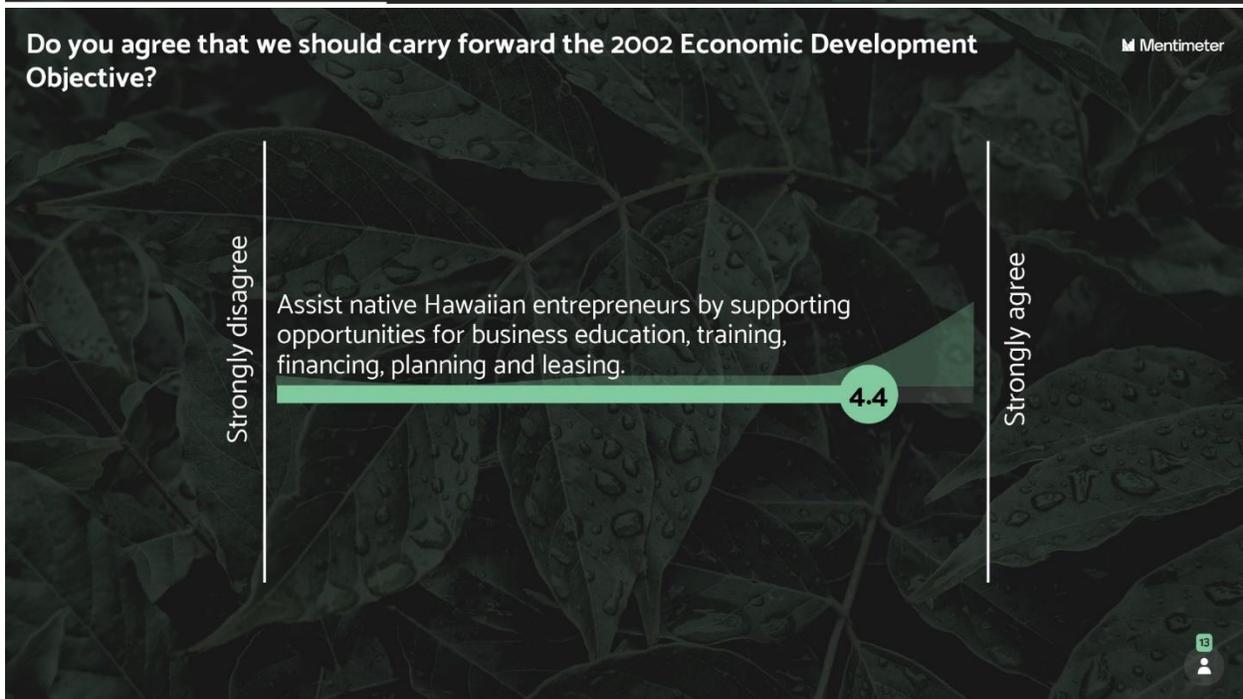
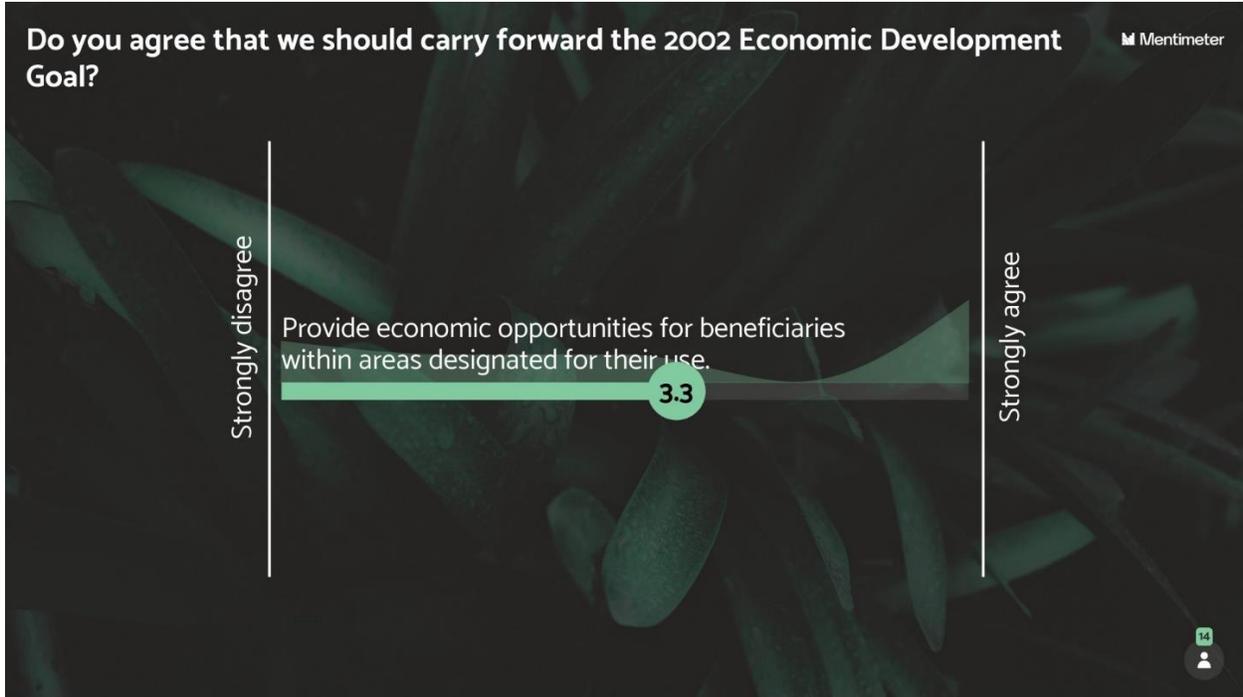
#### 2/17/22 DISCUSSION ON ECONOMIC DEVELOPMENT GOALS/POLICIES/OBJECTIVES/METRICS:

- **C:** Mercantile license program that existed got challenging because beneficiaries were asking to be taken care of first. If you use “set-aside” land in homestead communities for native Hawaiian businesses and mercantile licenses, you can get around the race and legal issue.
- **C:** Community reinvestment policy or program. DHHL generates revenue to support itself, which helps beneficiaries too, but if DHHL starts investing some that revenue into the community itself then they are really reinvesting in the community. Department could use Trust fund resources to establish a small business loan program – all of the little pieces and tools, if used correctly, can create great success and vibrant communities when they come together.
  - **A:** One part of that puzzle that DHHL can provide is land for those uses.
  - **C:** DHHL has not been taking full advantage of what NAHASDA funds can be used for, particularly the self-determination aspect. That’s another tool in the box.
- **C:** DHHL used to have a native Hawaiian development office which provided assistance to native Hawaiian businesses one-on-one, but haven’t offered those services since.
- **C:** For the goal, think about two parts – providing opportunities to beneficiaries, but only within areas designated for their use.
- **C:** Additional metric that supports policy for capacity building of beneficiary organizations – track data on how many associations are engaging and building capacity.

**Chat Box Comments:**

- **CB:** To support what Blossom was saying about community reinvestment, could include number of beneficiary businesses contracted by DHHL

**Mentimeter Results:**



## Share your level of agreement for each additional Economic Development Policy proposed for 2040

Mentimeter



13

## Share your level of agreement for each proposed metric for 2040

Mentimeter



13

## REVENUE GENERATION ON HAWAIIAN HOME LANDS:

### 2/16/22 REVENUE GENERATION GOALS/POLICIES/OBJECTIVES/METRICS DISCUSSION:

1. **What kinds of revenue generating activities would you like to see on Hawaiian Home Lands?**
  2. **What expectations or rules should be in place to ensure that activities benefit beneficiaries?**
  3. **Thoughts on goals, policies, metrics?**
- **Q:** Appreciate presentation on the money part, but it doesn't identify how money is allocated by island. Secondly, the same organizations typically get the grants. How can you even the playing field so everyone has equal opportunity to get funding?
    - **A:** A general plan policy that DHHL could consider would be to report DHHL expenditures by island in its annual report. DHHL's grant program utilizes the state procurement request for proposal process which is designed to create a fair and transparent process for grant applicants seeking DHHL grant funds. As part of the grants process, DHHL staff present grant award recommendations to the Hawaiian Homes Commission on an annual basis. A review of those Commission submittals shows that a variety of organizations have applied for and received DHHL grant monies over the years.
  - **C:** For Kuleana land use designation, need to consider that usually lots do not have a TMK, which is required by financial institutions. Unless DHHL is going to fund everything, which would be great.
    - **A:** The issuance of TMK numbers for lots usually occurs during the County review and approval of subdivision applications. DHHL and the Counties need to collaborate more to see if the Counties' subdivision processes and approvals can be amended to take into consideration DHHL homestead programs such as the Kuleana Homestead lot which has rural level infrastructure and currently does not meet existing County subdivision standards.
  - **Q:** What has DHHL done in addressing CWRM policy and their tendency to drag feet?
    - **A:** Since the adoption of the 2014 Water Policy Plan, DHHL has consistently advocated at CWRM for DHHL approvals. DHHL has also provided water law trainings to DHHL beneficiaries in order to provide beneficiaries with the tools to advocate before CWRM. Since 2014, CWRM has authorized DHHL water reservation requests on Hawaii Island, Molokai, Maui, and Kauai. In 2017, CWRM adopted an update to the State Water Projects Plan specific to DHHL water use. In addition, through DHHL and beneficiary advocacy, CWRM finally adopted DHHL's Kualapuu Aquifer Area Water Use Permit Application on the island of Molokai. DHHL first submitted this water use permit application in the late 1990s and was able to recently advocate for its successful approval in 2021.
  - **Q:** Is the \$25 million per year a reasonable goal for annual revenue generation?
    - **A:** A lot will depend on what happens after pandemic. Pre-pandemic DHHL was making about \$18 million off of available lands. Ka Makana Ali'i sublease rents will begin to kick

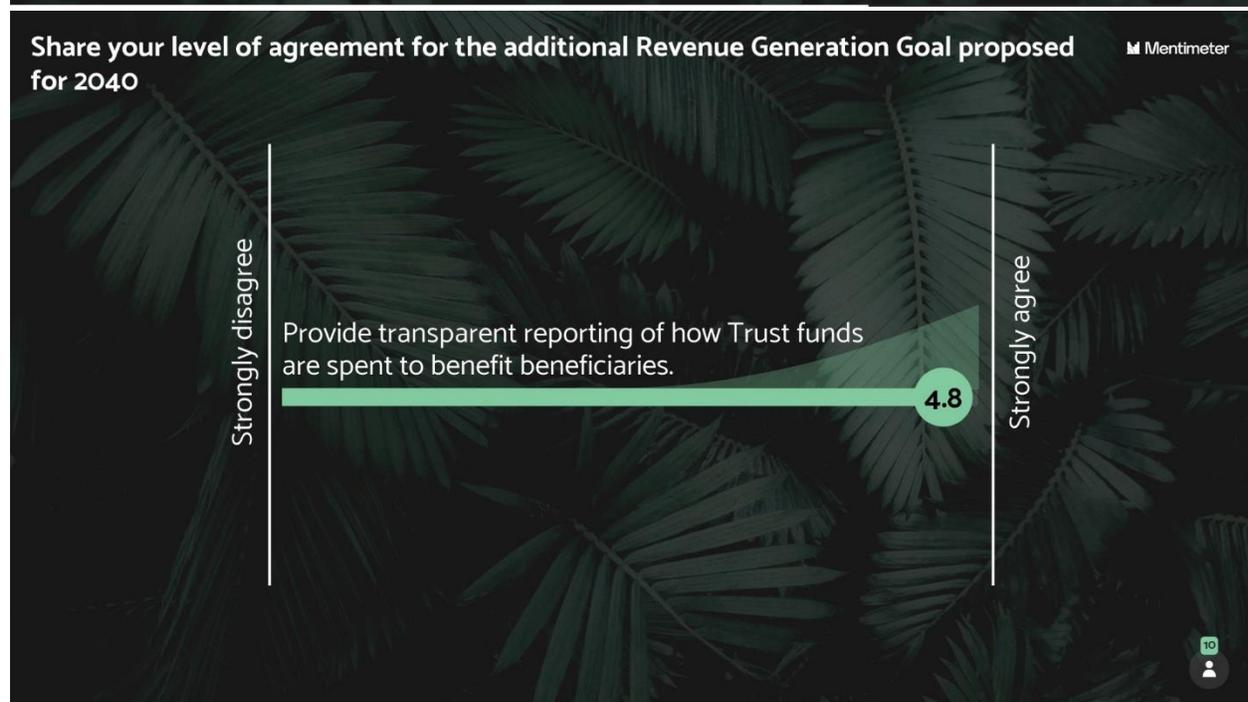
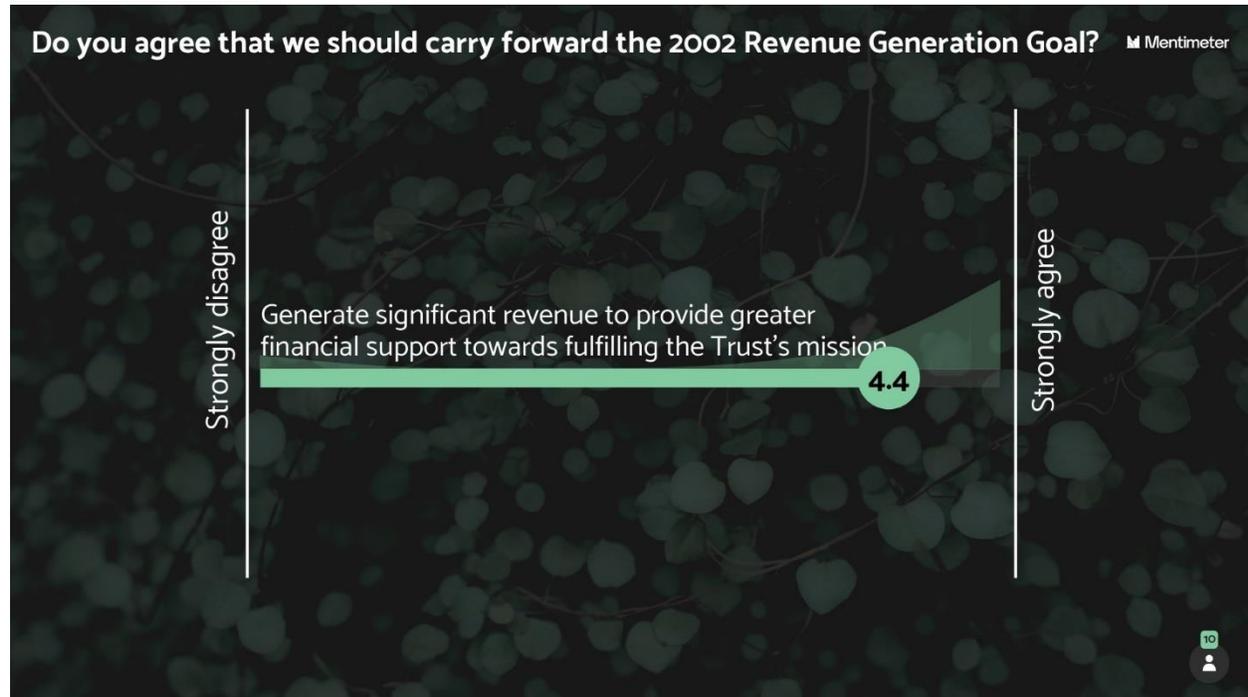
in so will be seeing a step up if everything performs as expected. Also really depends on getting financial assets performing better through implementation of investment policy.

- **C:** Would like to see some sort of update every five years about where we are and where we are going and what current priorities are – important for beneficiaries to see this more frequently rather than every 20 years. Also allows Commission to shift/make adjustments as things come up like the pandemic.
- **C:** Surprised that DHHL is just beginning to get to investing endowment now rather than 40 years ago.
  - **A:** When Act 14 money was coming in, it was used to build homesteads. Didn't start the endowment until 2018, so it's correct that DHHL probably should have started endowment sooner but that money was all that DHHL had to implement the homestead program. There has always been tension between resources for implementing the program and resources to keep the program running.
- **C:** Beneficiaries only have a couple of hours to review these goals and policies during the meetings – would like to see more new ideas presented to us instead of asking us for ideas.
  - **A:** Everything is available for further review online and open to comment after the meetings.

**Chat Box Comments:**

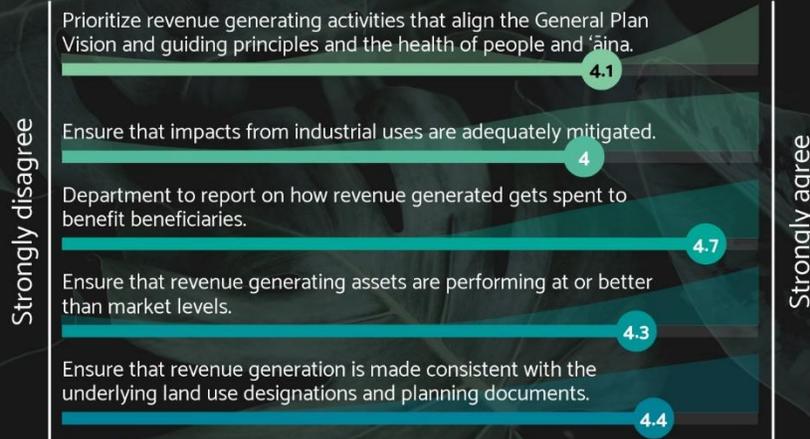
- **CB:** What will DHHL do with the \$600m ask in bill?
- **CB:** SOUNDS like FOCUS is on \$ not KANAKA still... AHUIHOU

**Mentimeter Results:**



## Share your level of agreement for the additional Revenue Generation Policy proposed for 2040

Mentimeter



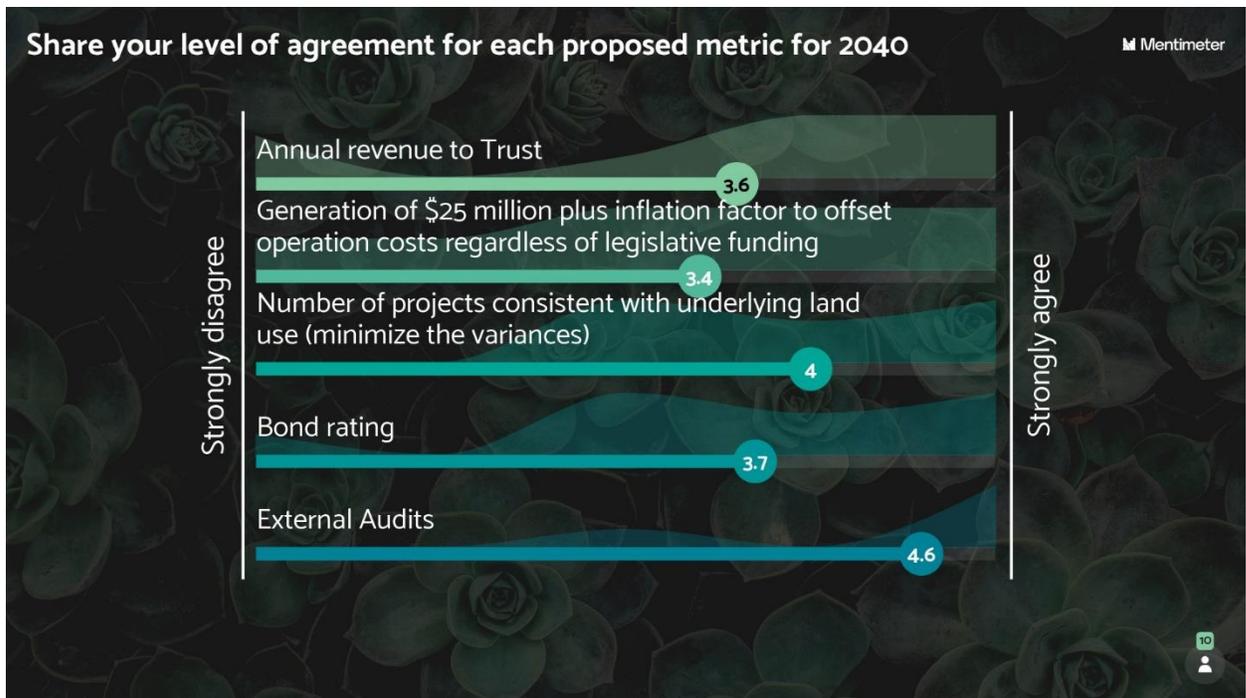
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## Do you agree that we should carry forward these 2002 Revenue Generation Objectives?

Mentimeter



10



**2/17/22 REVENUE GENERATION GOALS/POLICIES/OBJECTIVES/METRICS DISCUSSION:**

1. **What kinds of revenue generating activities would you like to see on Hawaiian Home Lands?**
  2. **What expectations or rules should be in place to ensure that activities benefit beneficiaries?**
  3. **Thoughts on goals, policies, metrics?**
- **CB:** Are beneficiaries always allowed to find their OWN loan, if they want to? Or we HAVE to take a mortgage loan/ construction loan from DHHL or their buddy bankers?
    - **A:** Beneficiaries have opportunity to find their own loan with private banks. DHHL is generally a lender of last resort if beneficiary cannot obtain their own loan from a private financial institution.
  - **CB:** Will a beneficiary be allowed to accept vacant land award despite having no American money and no American money system “credit score”? i.e., is capable of building a traditional hale from non-imported materials.
    - **A:** Kuleana homesteading program came from beneficiaries who asked the Department to only provide vacant land with minimal infrastructure. There are two kuleana homesteading projects planned on Kaua’i and one currently being planning on Moloka’i. These are specific areas available for those who may be financially challenged, in order to received homesteads.
  - **C:** Commission budget submitted to governor gets cut down to about \$100 million and Commissioners and Department have no say. Then budget gets sent to legislature – 9 out of 10 times legislature does not increase the amount.

- **C:** Regarding Nelson lawsuit, one reason why judiciary backed off forcing the legislature to pay DHHL sufficient funds is because legislature started jacking around with the judiciary budget. Let's be clear about how the state of Hawai'i treats our trust and its resources.
- **C:** Downside of revenue generation by Trust is that the more money DHHL generates for itself, the less money the State provides under the fiduciary obligation – stuck between a rock and hard place.
- **C:** Investment fund is going to be really important. Department is going to need a fund that they can draw from in order to meet needs of programs for applicants and existing homesteads.
- **C:** We need to be appearing at the legislature and providing testimony in support of the budget. We talk about it as the Department's budget, but in reality it is our budget. It is going to help us become self-sufficient in our own right. We need to start picking up that kuleana.
- **C:** When it comes to revenue generation 20 years ago, the thought process behind the 1% policy was that the Department should be getting most bang for buck from lands designated for revenue generation. Should revisit that policy – maybe need to increase percent of land but also need to make clear what lands we want to set aside.
- **C:** Any economic development opportunities in or near homestead communities needs to be community based economic development that supports the community that it is functioning in. E.g., Pulehunui set aside lands for agriculture development and also supported DHHL's desire to create a revenue generation engine in that area.
- **C:** Those who have been around for 20+ years have different perspective from some of the new families are joining and just learning. Jobie's presentation gave great insight on the budget that DHHL has to work with and shows that legislature has not been kind to the Department over the years. Encourage everyone to provide testimony supporting legislation proposing \$600 million in funding.
- **C:** When we think about who we are and the way we were taught by our kupunas – our values – and when we think of where we have been and where we are going, the plan hasn't really changed from 20 years ago. Hope to see more people getting involved because we are the stakeholders – we own stock and have kuleana in supporting what we feel is a good thing for beneficiaries as a whole. Uncle gave me three kuleana: [1] advocate for those on the waitlist, [2] advocate for those that have homes, [3] protect the Trust. As stakeholders our voices need to be heard and now is a good time for everyone to get involved at the legislature.
- **C:** There was a 2002 goal for acquiring lands for economic development. I would rather use existing lands that cannot be developed into homes. Would like the Department to acquire or exchange for land that can be developed into housing.

- **C:** Really appreciate participating and sharing mana‘o and it’s really good to see people interested and participating in this process.
- **C:** Abandoned and vacant homes is a common problem in homestead communities. Papakolea has always tried to ask that people get into those homes, get awarded from the waitlist. But because there is a very slow turnaround on vacant lots being re-awarded, lots get overgrown. DHHL can hire people from the communities to take care of these lots, rather than contracting outside companies to clean only certain lots.
- **C:** Start creating care homes for kūpuna in every homestead so they can be home in their own communities. Create or allow care home businesses within homestead communities.
- **C:** Hire enforcement from within the community as well as the community maintenance idea. Those in community know what is happening and are not necessarily getting involved, but support what is already being done. This also includes traffic enforcement.
- **C:** Often plans get passed and only a few beneficiaries are engaged. Full engagement of 80-90% of beneficiaries is really important with this plan going out to 2040.
- **C:** With \$600 million in the current bill, the priority has always been beneficiaries. Would like to see that those beneficiaries on the waitlist have first refusal to get off the waitlist by getting assistance to purchase a fee simple home.
- **C:** Need clarity on how County rules/laws interact with DHHL requirements. There needs to be general consensus on how process moves for each island. In Keaukaha it was confusing because Hawai‘i County said they had no jurisdiction on Hawaiian Home Lands but Department is requiring we following County code.
  - **A:** Often DHHL runs into disagreements with Counties on what the process is. Agree that it would be beneficial for that process to be clearer. DHHL has an MOU with Hawai‘i County that is supposed to clarify the roles of DHHL and the County. Currently trying to work on an MOU with C&C of Honolulu too. We could recommend a policy to work toward similar agreements for all Counties.
- **Q:** If loan fund feeds back into itself in order to give more money to beneficiaries, could some of the potential \$600 million be put into that loan fund?
  - **A:** The money from the legislature may come with conditions on how it can be spent, so a lot will depend on testimony. It will be different from Trust funds which are completely within the jurisdiction of DHHL. Governor did request \$5 million for loan related activities, which could help augment and grow loan funds.

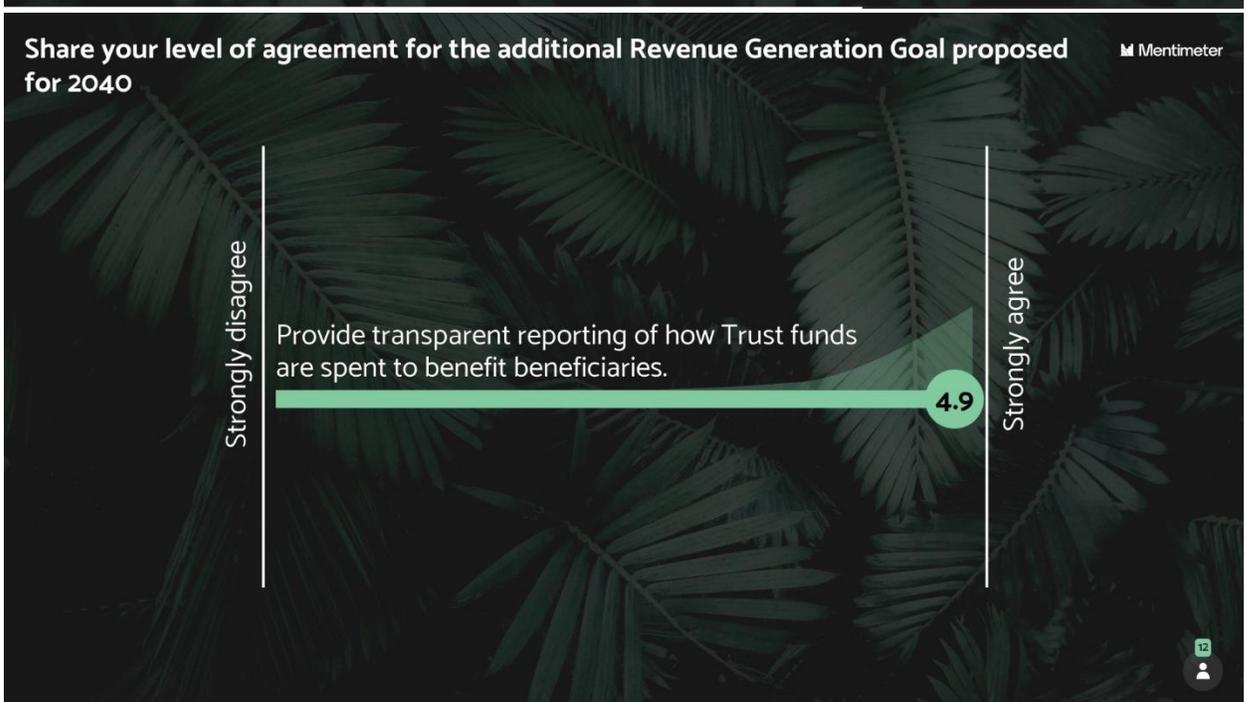
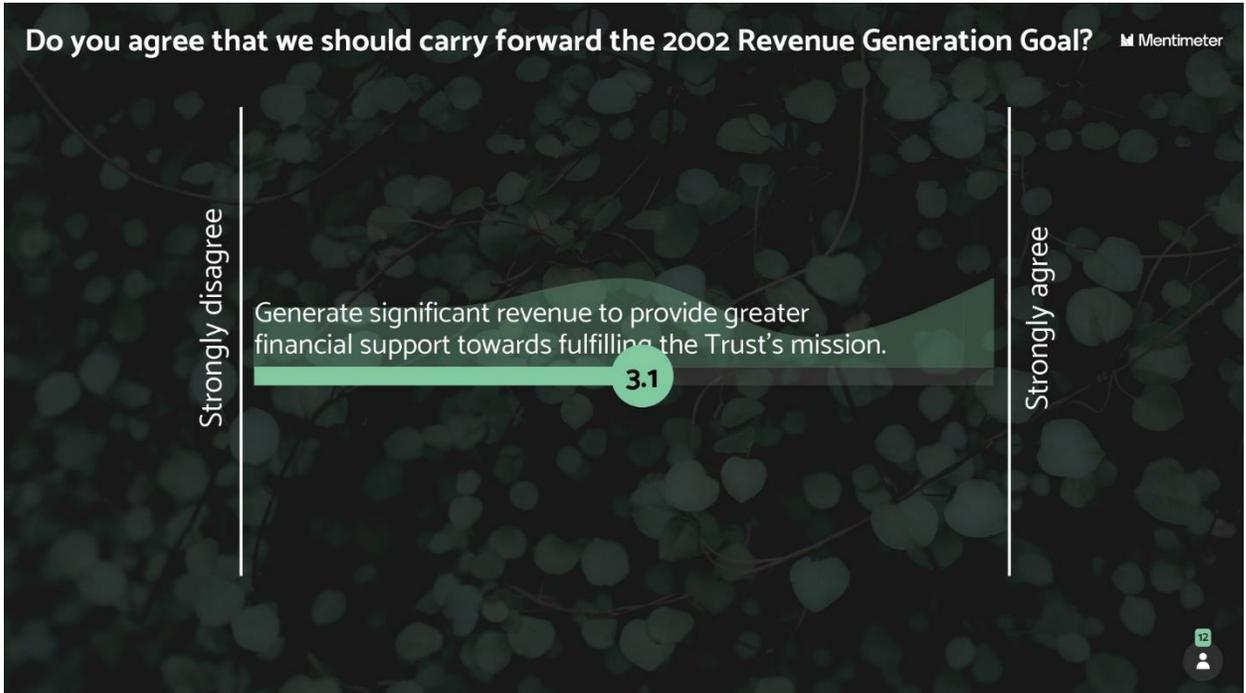
#### **Chat Box Comments**

- **CB:** The Act allows usage by beneficiaries that are 50% native Hawaiians for mercantile. Are all commercial/ industrial/ utility companies/ state have a beneficiary as owners paid mercantile properties

- **CB:** in the metrics, can we include the number of beneficiaries that participated
- **CB:** Is DHHL still considering to build a Casino in Hawaii?
  - **A:** Legislature did not pass that legislation last year
- **CB:** Is DHHL still considering to assist beneficiaries with fee simple down payment in lieu of getting off the waitlist?
  - **A:** this is an idea that DHHL is strongly considering. If the legislature follows through on commitment of \$600 million this legislative session, this will likely be considered as one of the ways to deploy those funds.
- **CB:** So if you can re-clarify for the record... most land awards currently ready and being offered on Kaua'i, are only available to people who have a credit score and will only be awarded AFTER the beneficiary qualifies for and signs for a mortgage or construction loan. Is this true?
  - **A:** Yes, this is true. The department does a beneficiary study once every six years. Those who responded to the survey strongly indicated that they would like a single-family residential home as their first preference. DHHL tries to tailor homestead offerings to the preferences expressed in those studies.
  - **A:** With vacant lots, if residential, main consideration of DHHL is whether lessee can meet conditions of lease, which requires occupancy within one year.
  - **A:** DHHL has revised rules to allow a lot selection agreement to go into effect when the beneficiary selects a lot, but when that converts to a lease DHHL has to make sure that the lessee can meet the requirements, and that usually involves proof of some kind of financing.
  - **A:** Conditions of lease are important to look at – e.g., subsistence agriculture lots require “utilizing” lots which could include residency or part-time residency and part-time farming so lessee may not require financing to meet those conditions.
- **CB:** But DHHL is not supposed to go outside the original PURPOSE of DHHL, even IF Americanized kanaka ASK for (or vote in meetings for) changes/procedures that diverge significantly from the original purpose stated in the Hawaiian Homes Act. Providing land for traditional Hawaiian living. Not American style imported houses and mortgages.
- **CB:** I would love to live Papakolea
- **CB:** No. 99 years. Cannot call it abandoned. Is that kanaka's land for 99 years even if he wants the land to “rest” and grow grass.
- **CB:** One Papakolea Care Home would be amazing!
- **CB:** Kahikinui Lokahi team was developed to help homesteaders with services needed to assist them
- **CB:** DHHL Andrew please answer the questions in the chat box...

- **CB:** EO Papakolea care home, it should be in every Hawaiian homestead. There is a lot of our kupuna who are in need and if the DHHL can hold a class on how the process works to get a license to take care of our Kūpuna.
- **CB:** Do you know when another meeting will be happening for the Laiopua Hawaiian homes in Kona ? The meeting was canceled about two months ago and never notified when another meeting will happen.
  - **A:** Please check the DHHL website for upcoming meeting information. Please go to: <https://dhhl.hawaii.gov/meetings/>
- **CB:** It was for the Akau homes being built Laiopua.
- **CB:** Why is this a condition for the lessees when DHHL doesn't meet their own timelines...not fair to beneficiaries.
- **CB:** Why they get to build their own on Maui but not on EVERY island?
- **CB:** Question to Jobie: If the department substantiates its ask for the budget, why is the governor able to change the amount that is submitted to the legislature? Doesn't this work against the constitution if the state is to provide what is substantiated in the budget?
  - **A:** The Hawaiian Homes Commission (HHC) has the fiduciary responsibility to make a request to the Hawaii State Legislature for what it determines is "sufficient sums" to meet the four primary purposes of the Hawaiian Homes Commission Act program as outlined in the Hawaii State Constitution. The Governor also submits an amount to the Legislature for DHHL as a part of his Executive Budget request. The Executive (Governor's) Budget request must take into consideration all of the priority needs of the state competing for limited resources when it establishes the amounts requested for DHHL. Thus, the Hawaii State Legislature, that ultimately must decide the funding levels DHHL will receive in a given year, considers 2 different budget requests for DHHL – the Governor's Budget request for DHHL and the HHC's sufficient sums request. Beneficiaries also have the chance to weigh in by advocating with their elected representatives and senators to provide sufficient sums to DHHL.

**Mentimeter Results:**



## Do you agree that we should carry forward these 2002 Revenue Generation Objectives?

Mentimeter

Strongly disagree

Acquire land that expands opportunities for revenue generation.

3.2

Create and maintain professionally-managed investment portfolio with a well-balanced mix of assets.

3.5

Strongly agree

11

## Share your level of agreement for the additional Revenue Generation Policy proposed for 2040

Mentimeter

Strongly disagree

Prioritize revenue generating activities that align the General Plan Vision and guiding principles and the health of people and 'āina.

2.9

Ensure that impacts from industrial uses are adequately mitigated.

4

Department to report on how revenue generated gets spent to benefit beneficiaries.

3.9

Ensure that revenue generating assets are performing at or better than market levels.

4

Ensure that revenue generation is made consistent with the underlying land use designations and planning documents.

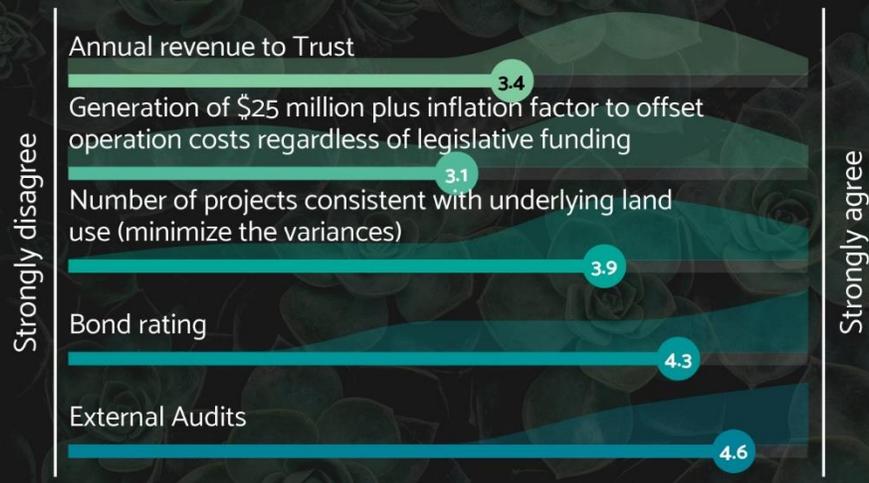
4.4

Strongly agree

8

# Share your level of agreement for each proposed metric for 2040

Mentimeter



8

## DHHL General Plan Beneficiary Consultation Round 2: Summary of Online Open House Participation

Open House Period: November 3, 2021 – February 28, 2022

Number of Users: 341

Page Views: 1,993

Registered Konveio Users: 3

Cities of Users:

Honolulu	63	Ives Estates	3	Goleta	1	<b>Not Specified</b>	57
Coffeyville	46	Frankfurt	2	Manteca	1		
Kapolei	15	Huntsville	2	San Jose	1		
Hilo	13	Fort Bragg	2	Englewood	1		
Kahului	12	Denver	2	Towaoc	1		
Kailua	11	Kāneʻohe	2	Haiku-Pauwela	1		
Ashburn	11	Kīhei	2	Pearl City	1		
Los Angeles	10	Kōloa	2	Chicago	1		
Kaunakakai	10	Līhuʻe	2	Folsom	1		
San Antonio	10	Mililani	2	Baltimore	1		
Waimea	7	Waipahu	2	Marshall	1		
Kula	6	Pleasant Garden	2	Kiln	1		
Waiʻanae	5	New York	2	Charlotte	1		
San Francisco	4	Nānākuli	2	West Wendover	1		
ʻEwa Beach	4	Princeville	2	Austin	1		
Puako	4	Hefei	1	Quincy	1		
Shanghai	3	Hyderabad	1	Milwaukee	1		
Zhengzhou	3	Busan	1	Marine Corps Base			
Kailua-Kona	3	Sedona	1	Hawaii	1		
Kalaheo	3	Atwater	1	Pecan Grove	1		
Hialeah Gardens	3	El Cajon	1	Waimalu	1		

# OPEN HOUSE SURVEY RESPONDENTS AND COMMENTS

**Land Use Designations:** 6 total respondents

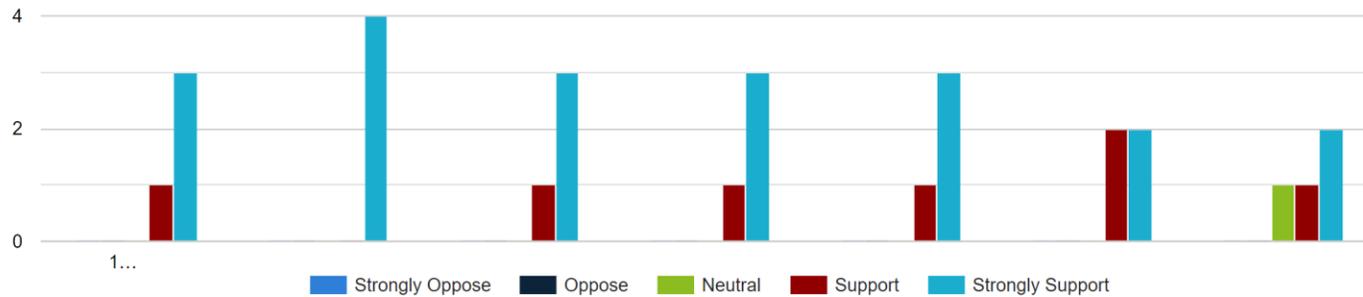
#	Submitted	User	IP Address	location_id	Do these designations capture the uses you would want to see on Hawaiian Home Lands?	Are there other land uses you would like to see on Hawaiian Home Lands?
7	01/29/2022 - 4:18am	nshaw808	75.85.42.37		Not Sure	The land use designations with changes are more in alignment with traditional land use practices of Hawai'i. They answer questions about what's truly needed for a place to be a home and what's manageable and sustainable at each phase of life for families. I currently live in a three story house that is flush against a mountain side. It is not practical for supporting our 'ohana (keiki to kupuna) throughout the phases of life that we will endure. We will make do but we can do much much better moving forward. The house we have now too closely follows standards western standards of a home. The idea of homestead rentals for homestead lessees to move to homes that best suit their need for each phase makes sense. I'm curious about stewardship lands being used for educational and recreational purposes. The stewardship lands sound like really good areas for learning. I'm certain that there exists historical documentation for what each parcel of Hawai'i was used for and those are invitations for what the land should be used for moving forward. Hawaiian Homes seems to be moving closer to administering the Hawaiian Homestead trust to better serve our communities in alignment with Hawai'i. I'd like to see them continue to do that not just in planning for new builds, but in circling back on previous projects. Maybe land designations can be changed so that some of the empty or abandoned lots can be used to create kūpuna homes or rental housing for people needing smaller space. Maybe Hawaiian homes can encourage Homesteaders with larger properties to build multiple homes on their lot for their family members waiting on the list. The possibilities are endless.
5	11/05/2021 - 2:25am	Anonymous (not verified)	76.173.74.78		Yes	
4	11/05/2021 - 2:25am	Anonymous (not verified)	76.173.74.78		Yes	no
3	11/05/2021 - 2:24am	Anonymous (not verified)	76.173.74.78		Yes	
2	11/05/2021 - 2:24am	Anonymous (not verified)	76.173.74.78		Yes	
1	11/05/2021 - 1:01am	Anonymous (not verified)	50.113.27.126		Yes	

## Land Use Draft Policies:

4 total respondents

Please indicate your level of agreement with the proposed Homestead policy statements

[Chart options »](#)



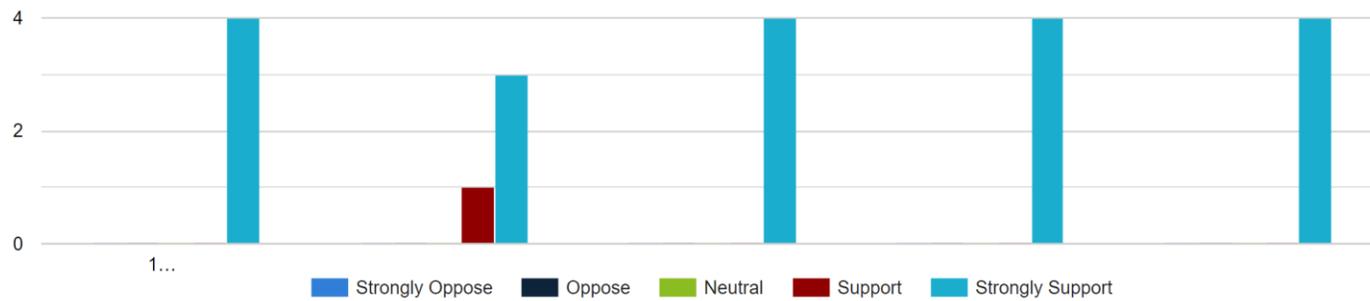
	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
1. Acknowledge existing place names, historical uses, and cultural knowledge.	0	0	0	1	3
2. Ensure availability of water resources for residential and agricultural uses.	0	0	0	0	4
3. Prioritize homestead communities in areas close to jobs, infrastructure, and services.	0	0	0	1	3
4. Ensure homestead communities include or have access to parks, open space, community gathering places, paths, and other elements of healthy communities.	0	0	0	1	3
5. Consider adjacent land uses and existing long-range plans of the County in land use planning.	0	0	0	1	3
6. Incorporate future climate change and hazard impacts into land use planning.	0	0	0	2	2
7. Continue considering Kuleana homestead opportunities for remote locations that otherwise would not support development of homesteads.	0	0	1	1	2

**COMMENTS: What other policy direction for Homestead uses should be considered for the General Plan Update?**

1. Ensuring homestead communities that are near each other are in the same districts for representation in "state" functions. (i.e., Papakolea, Kewalo, and Kalawahine should all be a part of the same district and have the same representative).
2. Include State planning as well.
3. Ensure that Island Plans by each County (example: Maui Island Plan) PRIORITIZE Hawaiian Homestead Development.
4. Details for community use

Please indicate your level of agreement with the proposed Non-Homestead policy statements

Chart options »



	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
1. Provide access for appropriate uses of non-homestead land that provide direct benefits to beneficiaries and/or the Trust.	0	0	0	0	4
2. Allow beneficiary access to Trust land for activities such as clean-up & stewardship, subsistence activities, cultural practices, education, etc.	0	0	0	1	3
3. Clearly communicate protocol and kuleana beneficiaries and DHHL must follow when accessing non-homestead lands.	0	0	0	0	4
4. Seek partnerships with other beneficiary serving organizations to facilitate access and responsible management of Trust lands.	0	0	0	0	4
5. Incorporate revenue generating opportunities for the Trust where determined appropriate and supported by market analyses.	0	0	0	0	4

**COMMENTS: What other policy direction for Non- Homestead uses should be considered for the General Plan Update?**

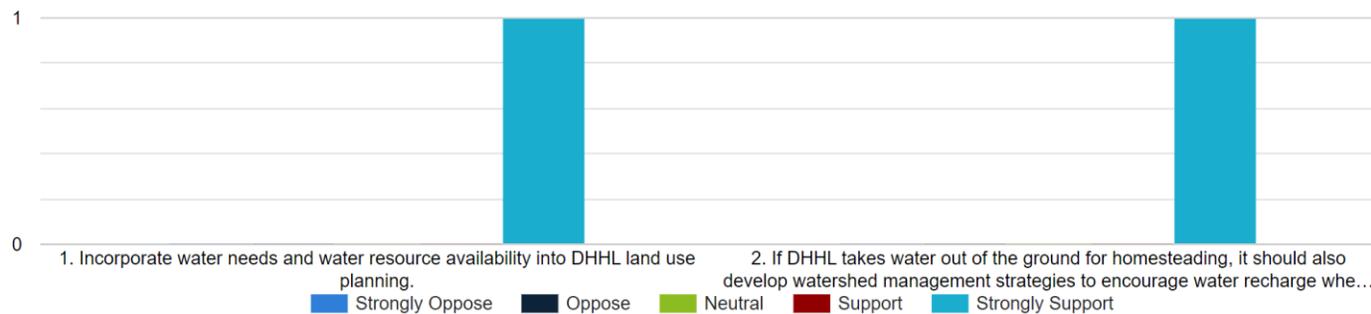
- Non-Homestead properties should also be considered for educational and job training use.
- Statement 3. needs clarity.
- #3 needs clarity #2 include departmental funds and or grants to support costs department would have to spend to maintain these areas.

**Water Resources Draft Policies:**

1 total respondent

Please indicate your level of agreement with the proposed Water policy statements

[Chart options »](#)



	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
1. Incorporate water needs and water resource availability into DHHL land use planning.	0	0	0	0	1
2. If DHHL takes water out of the ground for homesteading, it should also develop watershed management strategies to encourage water recharge when possible	0	0	0	0	1

**COMMENTS: What other policy direction for Water should be considered for the General Plan Update?**

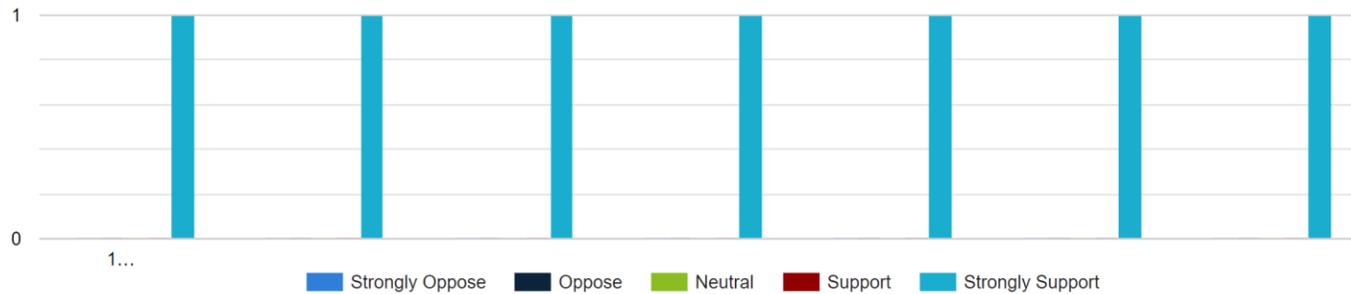
- Ensure that County Plans (i.e., Maui Island Plans) PRIORITIZE the development of Hawaiian Home lands before other plans.

## Infrastructure Draft Policies:

1 total respondent

Please indicate your level of agreement with the proposed Infrastructure policy statements

Chart options »



	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
1. Prioritize development in proximity to existing infrastructure.	0	0	0	0	1
2. Design infrastructure to County standards and dedicate systems to the Counties whenever possible.	0	0	0	0	1
3. Establish coordination and agreements with County planning and infrastructure agencies.	0	0	0	0	1
4. Establish a water branch to manage DHHL's existing systems.	0	0	0	0	1
5. Explore detailed level of service criteria for rural development with beneficiary input.	0	0	0	0	1
6. Conduct research and development on emerging and experimental technologies.	0	0	0	0	1
7. Explore communal management of infrastructure systems where feasible.	0	0	0	0	1

**COMMENTS: What other policy direction for Infrastructure should be considered for the General Plan Update?**

- None

**Housing Draft Policies:**

No Responses

**Food Production Draft Policies:**

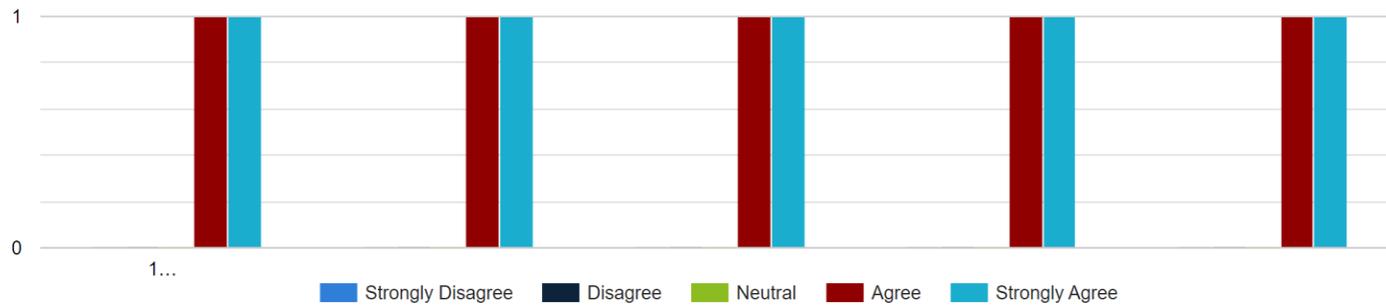
No Responses

**Healthy Communities Draft Policies:**

2 total respondents

Indicate your level of agreement with each Healthy Communities GOAL for 2040

[Chart options »](#)



	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
1. Empower the homestead associations to manage and govern their communities.	0	0	0	1	1
2. Establish self-sufficient and healthy communities on Trust lands.	0	0	0	1	1
3. Ensure both homestead and non-homestead land uses support healthy communities.	0	0	0	1	1
4. Promote caring for existing homestead areas and planning for new communities.	0	0	0	1	1
5. Support resilience and capacity building of beneficiaries and communities on Trust lands.	0	0	0	1	1

**COMMENTS: Are there specific Community uses you would like to see on Hawaiian Home Lands?**

- Native Hawaiian serving organizations (NHSO) have priority to make use of the spaces. NHSO have free use of spaces when programming is for native Hawaiians.
- More homes, More shelters, and Agriculture farms

**Community Economic Development Draft Policies:**

No Responses

**Revenue Generation Draft Policies:**

No Responses



## APPENDIX E:

## ROUND 3 BENEFICIARY CONSULTATION SUMMARIES

**DHHL GENERAL PLAN UPDATE  
BENEFICIARY MEETING (ROUND 3)  
Beneficiary Review Draft Open Houses  
August 4, 6, 8,9,13, 17, 18, & 22, 2022 (in-person)**

**Attendance**

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**Project Team:**

- **SSFm:** Melissa May, Jared Chang, Malachi Krishok, Noah Tabar
- **DHHL:** Andrew Choy, Nancy McPherson, Pearlyn Fukuba, Julie-Ann Cachola, Erna Kamibayashi, Rhonda Gadingan

**Total Beneficiary Attendance: 223**

Beneficiary Type:

- Lessee: 69
- Applicant: 61
- Both (Lessee & Applicant): 25
- Other/No Response: 68

**Kapolei Open House Attendees (08/04/22): 57**

- |                            |                           |                       |
|----------------------------|---------------------------|-----------------------|
| 1. Sarah Kālai Ahinaka     | 20. Henry Kelikuli-Grace  | 39. Leolinda Naihe    |
| 2. Raelene Like            | 21. Emory Tai             | 40. Kaimana Buaker    |
| 3. Mililani Watanabe       | 22. Kekoa Lancaster       | 41. Dorte Titsworth   |
| 4. Orin Jackson            | 23. Sharel Tautolo        | 42. Shirley Swinney   |
| 5. Pamela Arbitrario       | 24. Kim Germano           | 43. Walter Woods      |
| 6. Ione Mansinon           | 25. (Illegible)           | 44. Francine Escuadro |
| 7. Yolanda B. Aio          | 26. Raymond Hookano       | 45. Iualani Braja     |
| 8. Marvalin Kalahiki       | 27. Kenneth Hanohano      | 46. Danielle De Lima  |
| 9. Clifford K. Kaahanui    | 28. Emily Jean Hanohano   | 47. Wenny Kualia      |
| 10. Maile Kaopua           | 29. Mokihana Komida       | 48. Darlene Santos    |
| 11. Isaiah Song            | 30. Theresa Yamayahashi   | 49. Carl Perry        |
| 12. Mary Brittainy Lewis   | 31. Kealiihoalani Ledward | 50. Gordon Keaulana   |
| 13. Mokihana Ponimol       | 32. Patricia Magill       | 51. Ben Aina          |
| 14. Tesha Macawa           | 33. Rosemarie Hulama      | 52. Bode Kalua        |
| 15. Jerome Hatchie         | 34. Salina K Kealoha      | 53. Richard Landford  |
| 16. Lono Makanui           | 35. Gordon P. Wallace     | 54. Shirley Landford  |
| 17. Tracy Ann K Hao        | 36. Shiela K. Wallace     | 55. Yuy Mcku          |
| 18. Karen KH Gomes         | 37. Sarah Slater          | 56. Calvin Matthews   |
| 19. Wendy Kaniaupio Crespo | 38. Henry Lacson          | 57. Tiana Kaneakua    |

DHHL: Andrew Choy, Pearlyn Fukuba

SSFm: Melissa May, Jared, Chang, Malachi Krishok, Noah Tabar

**Lānaʻi Open House Attendees (08/06/22): 10**

- |                      |                        |                   |
|----------------------|------------------------|-------------------|
| 1. Diane Preza       | 5. Essencce Yuen-Silva | 9. Joanthan Preza |
| 2. Georgette Woolsey | 6. John Koanui Nefalar | 10. Gabe Johnson  |
| 3. Kainoa Kano       | 7. Chantell Schilling  |                   |
| 4. Winifred Basques  | 8. Isaac Zablan        |                   |

DHHL: Andrew Choy, Nancy McPherson

SSFm: Melissa May, Jared, Chang, Malachi Krishok, Noah Tabar

**Hilo Open House Attendees (08/08/22): 35**

- |                     |                      |                          |
|---------------------|----------------------|--------------------------|
| 1. Joyce Johnson    | 13. David Awa        | 25. Walt Gomes           |
| 2. Kalualoha Ohio   | 14. W Mapuana Waipa  | 26. Blossom Gomes        |
| 3. Chartrand T      | 15. Lori Hooluli     | 27. Kini K Burke         |
| 4. Sandra Laveria   | 16. Maka'ala Rawlins | 28. Iokepa Kolulo-Kaeo   |
| 5. April Brobst     | 17. Robyn Riedel     | 29. Justine Kamelamela   |
| 6. Teresa Agpoon    | 18. Ezeer McKeen     | 30. Debbie Leopoldo      |
| 7. Kihe Ahana       | 19. Isabella Spencer | 31. Kaaka Swain          |
| 8. Shanna Ahuna     | 20. Donee Leopoldo   | 32. Luis Hao             |
| 9. Herk Letao       | 21. Lorae Mortensen  | 33. Thoimas Leialoha Jr. |
| 10. Joanna Leialoha | 22. Hans Mortensen   | 34. Denise Medeiros      |
| 11. Herrint Kalua   | 23. Lanae Kekahuna   | 35. Leimomi Beaudot      |
| 12. Doreen Kodani   | 24. Paula Kekahuna   |                          |

DHHL: Andrew Choy, Julie-Ann Cachola

SSFM: Melissa May, Jared, Chang, Malachi Krishok, Jennifer Scheffel

**Waimea Open House Attendees (08/09/22): 26**

- |                      |                          |                                  |
|----------------------|--------------------------|----------------------------------|
| 1. John Kalahui Rosa | 10. MK Kapuniai          | 19. Laurie Mohika                |
| 2. Linda Mendonca    | 11. Kuuipo Nicolas Perry | 20. Samuel Whitehead             |
| 3. Pavi Mendonca     | 12. Rocky Cashman        | 21. January Herron-<br>Whitehead |
| 4. Robert Terukina   | 13. Noelani Cashman-Aiu  | 22. Mike Hodson                  |
| 5. Terence Yasuhana  | 14. Diana Terukina       | 23. Kauila Niheu                 |
| 6. Kimberly Abe      | 15. Kuwei Kuman          | 24. Soa Pacheco                  |
| 7. JoJo Tansuota     | 16. Parparal Branco      | 25. David Moku                   |
| 8. Gilbert Fallan    | 17. Leonard Low          | 26. Yayine Kahualelio            |
| 9. Tammy Harp        | 18. Rowena Low           |                                  |

DHHL: Andrew Choy, Julie-Ann Cachola

SSFM: Melissa May, Jared, Chang, Malachi Krishok

**Moloka'i Open House Attendees (08/13/22): 11**

- |                   |                                    |                            |
|-------------------|------------------------------------|----------------------------|
| 1. LuAnn Taborito | 4. Mice & Charles Kuahanui,<br>III | 7. Jessica/Leilani Wellace |
| 2. Bridget Mowat  | 5. Kapua Laufi                     | 8. SueAnn Hasegawa         |
| 3. Ella Gonzalez  | 6. Erna Cathcart                   | 9. Malendish Kahananui     |

DHHL: Andrew Choy

SSFM: Melissa May, Jared, Chang, Malachi Krishok

**Kaua'i Open House Attendees (08/17/22): 9**

- |                    |                 |                             |
|--------------------|-----------------|-----------------------------|
| 1. Charles Corr    | 4. Sean Andara  | 7. Carlei Contreats Barrett |
| 2. Jean Corr       | 5. Erwin Maumea | 8. Stephen Frank            |
| 3. James Nakaahiki | 6. Rachele Nam  | 9. Dennis Neves             |

DHHL: Andrew Choy, Nancy McPherson, Erna Kamibayashi, Rhonda Gadingan

SSFM: Melissa May, Jared, Chang, Malachi Krishok

**Maui Open House Attendees (08/18/22): 23**

- |                    |                 |                 |
|--------------------|-----------------|-----------------|
| 1. JoAbbie Brown   | 3. Carl Saffery | 5. Leslie Clark |
| 2. Danette Nakooka | 4. Linda Clark  | 6. Lefitia Ii   |

- |                      |                      |                     |
|----------------------|----------------------|---------------------|
| 7. Norman Cebihan    | 13. Blossom Feiteiva | 19. Glenda Luna     |
| 8. RoAn Momoa        | 14. Ernette Prones   | 20. Yvette Ocampo   |
| 9. Monn Kapaku       | 15. Manuel Vierra    | 21. Stan Gabin      |
| 10. Desiree Pali     | 16. Pearl Patterson  | 22. Edward Brown    |
| 11. Saafigs Foster   | 17. Patrick Ornellas | 23. Daniel Ornellas |
| 12. Freeanne Palanca | 18. Peroy Arfares    |                     |

DHHL: Andrew Choy

SSFM: Melissa May, Jared, Chang, Malachi Krishok

**Honolulu Open House Attendees (08/22/22): 52**

- |                      |                        |                        |
|----------------------|------------------------|------------------------|
| 1. Trudean Kahoai    | 19. Jewel Scoggins     | 37. Yvonne Kaaihue     |
| 2. Rosali Moore      | 20. Kapua Keliikoakama | 38. Miulan Omom        |
| 3. Sherhan Kolowena  | 21. Kaapuni Kama       | 39. Lokana Keliikiapua |
| 4. Kamakana Aquino   | 22. Bernise Paik       | 40. Tatiana Kekauoha   |
| 5. Beth Joy Kaupe    | 23. Evelyn Hines       | 41. Aana Sabado        |
| 6. Lana Alamillo     | 24. Terry Kemaewa      | 42. Allen Makua        |
| 7. Sharon Allen      | 25. Illinos Isaacs     | 43. Sarah K. Ahina     |
| 8. Marbeth Aquino    | 26. Bernadette Kanol   | 44. Jonathan J. Ahina  |
| 9. Hoonani Kaopua    | 27. Serrilynn Chang    | 45. Daniel K. Akina    |
| 10. Waylene Toyozaki | 28. Janett Aliifua     | 46. Arthur Akana       |
| 11. Wylene Dios      | 29. Deborah Richards   | 47. G. Ramirez         |
| 12. Thomas Friel     | 30. Punohn Keahi       | 48. P. Asing (Puka)    |
| 13. Mahealani Asing  | 31. Kahealani Keahi    | 49. Dolores L. Kalana  |
| 14. John Omerol Jr   | 32. Christian Choi     | 50. Bill K. Kalana     |
| 15. Bridget Kekauoha | 33. Stacie Friel       | 51. John Saito Jr.     |
| 16. Adeienne Dillard | 34. Tiffany Kaupe      | 52. Ladine Galdeira    |
| 17. Jenneal Maiava   | 35. Francine Popoalii  |                        |
| 18. Noel Shan        | 36. Derinnette Chaves  |                        |

DHHL: Andrew Choy, Pearlyn Fukuba

SSFM: Melissa May, Jared, Chang, Malachi Krishok

**Open House Overview**

The purpose of the series of DHHL General Plan open houses was to provide beneficiaries the opportunity to review and comment on the vision, guiding principles, goals and policies included in the Beneficiary Review Draft of the DHHL General Plan Update. The project team hosted eight in-person open houses statewide (see summary schedule below).

Island - Location	Venue	Date & Time
O’ahu - Kapolei	DHHL Hale Pono’ī	Thu., 8/4/22
Lāna’i - Lāna’i City	Lāna’i Elementary & High School	Sat., 8/6/22
East Hawai’i - Hilo	Keaukaha Elementary	Mon., 8/8/22
West Hawai’i - Waimea	DHHL Kūhiō Hale	Tue., 8/9/22
Moloka’i – Kaunakakai	DHHL Kūlana ‘Ōiwi	Sat., 8/13/22

Island - Location	Venue	Date & Time
Kaua'i – Līhu'e	King Kaumuali'i Elementary	Wed., 8/17/22
Maui - Kula	Waiohuli Homestead Community Center	Thu., 8/18/22
O'ahu - Papakōlea	Stevenson Middle School	Mon., 8/22/22

Each open house presented the same interactive and informative displays organized in three main sections: orientation, policy stations, and resource table.

The orientation station included an orientation video summarizing the General Plan purpose, the update process, draft vision and guiding principles, and information on the virtual open house. Poster boards summarizing this information were also presented at this station. Comment cards were available for beneficiaries to submit written comments on the vision & guiding principles.

Policy stations covered the seven policy topics included in the Beneficiary Review Draft providing summaries of the input received from beneficiaries on the topics, the applicable land use designations and allowable uses, and all policies with spaces where attendees were invited to place dots indicated whether or not they support each policy (see Attachment A for dot voting results). Comment cards were also available for beneficiaries to submit written comments on the goals and policies.

The resource table included hard copies of the Beneficiary Review Draft General Plan Update as well as QR codes linking to the draft plan with online commenting capabilities & draft plan appendices, information on the \$600 million legislative funding allocated to DHHL, and waitlist information. The links are included below for reference:

Draft Plan with online commenting and appendices: <https://dhhlgeneralplan.konveio.com/beneficiary-review-draft-comment>

\$600 legislative funding info: <http://dttl.hawaii.gov/wp-content/uploads/2022/08/C-4-Ex-A-Act-279-Prelim-Strategic-Approach-Aug-2022.pdf>

Waiting list information: <https://dttl.hawaii.gov/applications/frequently-asked-questions-by-applicants-who-are-on-the-waiting-list/>

The resources station also included hard copies of the DHHL Water Kuleana summary and keiki coloring sheets with crayons.

## Summary of Open House Input

### **INTRODUCTION:**

Eight open houses were set up to enable people to learn more about the draft General Plan, talk with team members, and provide input on the vision and guiding principles, and draft policies.

For each policy topic, participants were asked to indicate their level of support for each policy by placing a sticker in one of three columns: thumbs-up, “neutral”, thumbs-down. Comment cards were also available for written comments.

The table below summarizes the comment cards submitted through the eight open house meetings:

TOPIC	Kapolei	Lānaʻi	Hilo	Waimea	Molokaʻi	Kauaʻi	Maui	Honolulu	TOTAL
GENERAL/NO TOPIC	13	2	9	4	2	2	1	2	35
Land Use	4	-	3	3	-	-	2	4	16
Water	-	-	-	-	-	-	-	2	2
Infrastructure	4	-	1	1	1	-	-	1	8
Housing	8	1	3	1	-	1	1	-	15
Food Production	4	-	2	3	1	-	2	1	13
Healthy Communities	6	-	2	-	-	-	-	1	9
Natural & Cultural Resource Management	1	-	3	2	-	-	-	-	6
Revenue Generation & Economic Development	1	-	3	1	-	1	3	-	9
<b>TOTAL</b>	<b>41</b>	<b>3</b>	<b>26</b>	<b>15</b>	<b>4</b>	<b>4</b>	<b>9</b>	<b>11</b>	<b>113</b>

In the policy station summaries below, the tally of comments received referencing a specific draft policy is noted (in parenthesis). Some of the comment cards submitted included comments on multiple topics and ideas – these comments have been broken up and placed into the appropriate policy topic station.

See Attachment A for pictures of policy station posters with dot voting results.

## **ORIENTATION:**

### **VISION & GUIDING PRINCIPLES**

#### Comment Cards (number)

- **NO COMMENT CARDS ON VISION & GUIDING PRINCIPLES SUBMITTED**

## **POLICY STATIONS:**

### **LAND USE**

#### Comment Cards Referencing Policies (12)

- Policy LU-1A: Yes, include Native Hawaiians.
- Policy LU-1A: Feedback should be collected face to face and in multiple ways, based on the dots Hawaiians are indicating they want to play more of a role in DHHL land use policy. What are

specific ways that DHHL plans to engage people in this process? Where are the commissioners and why are they not participating in this process?

- Policy LU-1B: Define appropriate (not appropriate more than) Kawaihae has a cement company polluting the air and water health for beneficiaries.
- Policy LU-1C: Concern that exchanged lands or acquired lands not being accessible or used for Hawaiians. Prioritize lands that can be built with homelands.
- Policy LU-1C: No more trading our lands. If undevelopable, buy land that can be developed on.
- Policy LU-1C: Waihee & Waiehu Maui should be bought by DHHL and put 3k homesteads - already have water/sewer and HDOT has money for highway improvements. DHHL can partner to expand to handle new homes.
- Policy LU-2A: Yes – only build homes for waitlisters.
- Policy LU-3A: Include beneficiaries in assessment process.
- Policy LU-3B: When relocating on Molokai (Kapaakea) provide financing for homesteaders to build new homes. Not their fault sea-level is rising.
- Policy LU 4C: Would you be working with Kupu? In what way would it be used for conservation?
- Policy LU 4C: This goal is vague. Limit the applicants to Native Hawaiian organizations. Having other organizations coming in to manage areas for DHHL is not acceptable. Stop others manage our lands.
- Policy LU 4E: Double goal in two areas for enforcement NO! (see HS-5C). Does not have full context to role.

#### General Comment Cards

- DHHL does not own beneficiary land, therefore stop treating it like DHHL check books.
- Keep Hawaiian Lands in Hawaiian Hands.
- Make record available to the public anytime lands are in jeopardy.
- There should be a discussion about the planning being unique to smaller individual island communities or having exceptions. Each location is different and unique. For example on Lānaʻi there are no agricultural leases and all is zoned residential, but land designation still states agricultural, also commercial property is nonexistent currently and in the beginning stages our land was donated through a prior MOA from a land owner. It should be considered to have exceptions.
- Policy sections are very general and open. It is not clear on most questions on who DHHL serves. It seems open ended to service non-native Hawaiian beneficiaries & commercial businesses.
- Build staffing needed to implement policies into metrics. Not just the manpower people who care and able to do it with beneficiaries -- build relationships and follow through.

- There are ways to control General Leases – DHHL is working for beneficiaries and what they want trumps private/commercial interests. Usable land is finite, DHHL can make money off of useable land but can also put homesteads on that land.
- Gotta go on the ‘āina for tell what should be on the land.

## WATER RESOURCES

### Comment Cards Referencing Policies (1)

- Policy WR-1B: Wording should be “restoration and revival” – a lot has changed since 2002 and more ‘ike will be learned in future. We are making space for our keiki to relearn.

### General Comment Cards

- More water resources/well development.
- Water availability should be criteria for homestead - in act it says have to provide water.
- Water catchment cannot work everywhere.
- We are equal to other agencies in determining water needs of HHL – we do not need to ask but are equals to CWRM.
- Got to be able to harvest own water and invest in ways to secure water on HHL.

## INFRASTRUCTURE

### Comment Cards Referencing Policies (2)

- Policy IN-1A: DHHL should operate & own its own infrastructure. Establish our own self-sufficiency. Deal direct with the feds, get fed funds to finance the maintenance of the infrastructure. Don’t be beholden to county.
- Policy IN-2C: Support including solar on homesteads.

### General Comment Cards

- Would like to see more solar on homes.
- Do more renewable energy projects on Moloka‘i. Solar is the most efficient than wind.
- Energy/Electricity is number one expense. Reduce their (beneficiary expense). Denmark is an example.
- Battery storage is the biggest barrier. Need enough backup to get through the night - one battery per 10 families. Need 50-100 parcels to share.
- Should give option to lessees to generate own electricity or connect to grid. Lobby/Work with HECO to give lessees 1:1 credit for energy that goes to the grid.
- The policy solutions do not help the issues identified. People may want their land however they may not know or are not educated to know their full option. Cost of the current economy.

Therefore land awards & full infrastructure should be as stated within the commission act of 1920. Prince Kūhiō knew what was needed for Kānaka.

- The department should look into partnering with other large landowners when replacing or installing waterlines and or utility lines between adjoining land.

## HOUSING

### Comment Cards Referencing Policies (9)

- Policy HS-1C: I support undivided interest awards.
- Policy HS-1D: Fast track housing for kupunas like me to get a house or rental assistance till my lease award.
- Policy HS-1D: On the original proposal when the 600 million was approved there was an option to award wait listers funds to remove themselves from the list. I would propose that they reconsider this idea and bring it back to the table for negotiation. Maybe allow wait listers the ability to choose what they prefer to do. Option one: Stay on the waitlist. Option 2: remove self from list in exchange for \$100,000. This could give wait listers to look outside of DHHL to purchase a home. This way also gives them the means to possibly start a business which would give them a chance to be more self-sustaining financially rather than being stuck at a dead end 9-5.
- Policy HS-2C: Goal is get people on the land. Give Kuleana lots and the \$ saved on rent can be used to build own home.
- Policy HS-2C: Range of Kuleana – some need roads and water but some can do the roads and water themselves, if capacity in the community. It's about freedom.
- Policy HS-2D: Why don't you folks give out land & put tiny homes?
- Policy HS-2A: Will the price of turn key homes be fixed or constantly changing at market value comparison?
- Policy HS-3C: Offer low interest loans to the beneficiaries.
- Policy HS-3C: DHHL needs to provide services that assist housing program like CNHA. I wasn't able to secure DHHL loan due to high housing cost. So moving to CNHA allowed my full loan.

### General Comment Cards

- Support low income needs.
- Support community construction/home building.
- Need quality control on build out of tract homes, inspection is questionable for Kapolei Homes. If DHHL keeps building home not to standard not good.
- Need transitional housing for the beneficiaries incarcerated & below 80% income.
- Address housing waitlist with new funds provided by state legislature – people have been waiting a long time.

- What are building regulations for home building in Honolulu on subsistence AG land? Professional stamp? Building permit?
- Stop hiring developers (they have to make \$, DHHL should not use Hawaiians and access to homes to drive economy) to build homes for Hawaiians.
- More self-help homes, or create a construction arm that are DHHL employees who are paid just build homes. Also for self-help Hawaiians are over represented in our construction fields -- this is good for Hawaiian Homes.
- For beneficiary-built homes - DHHL should have own staff to do inspections and ensure code is being followed. Streamline for lessees so can get insurance, mortgage, etc.

## FOOD PRODUCTION

### Comment Cards Referencing Policies (9)

- Policy FP-1A: 3-5 acres for Subsistence Ag lots is too large. In modern concept of subsistence, don't need more than half-acre.
- Policy FP-2B: Hire our own Ag specialist not with UH. Make a permanent position in DHHL so we retain them for a long period.
- Policy FP-3A: While it's great to have successful beneficiary farmers, I don't think it's good to allow the few to monopolize the lands. They need to share the success so more beneficiaries combined it. No more than 10-20% available lands in their community.
- Policy FP-5A: I have concerns about using GM food sources.
- Policy FP-5A: What technology would they be testing & how much post land would they be available to? What company would we trust to use the land?
- Policy FP-5B: Land use for agriculture should state homestead community can be interpreted as non-homestead.
- Policy FP-5B: Regarding non-homestead uses, this policy needs to be specific to reference "homestead community" or any other way or small N but not general community.
- Policy FP-5B: These two goals/policies (see HC-2C) are vital emergencies in our community. A household supported by these policies alleviates emergency stress.
- Policy FP-5C: Stewardship and conservation lands should not be used for sustainable food production, but more to manage those unique resources to promote resource management & preservation practices.

### General Comment Cards

- Food production - more organic, support community agriculture.
- We should be able to build residence on both residential and Ag/pastoral/subsistence ag lots. Most of them are far apart & family may need to stay there when working or have family time together there.

- Would like to see classes on propagation, small livestock, aquaculture, and I wish we had certified kitchen & processing facilities in our communities even in the residential communities!
- Hawaiian Home Lands include a great variety of elevations, weather patterns, geography and topography. We could be teaching/learning a great variety of food growing, production, processing and trade or sales. This could feed and employ many.
- Traditional subsistence. What is traditional subsistence? Sell some, keep some, give away some?

## HEALTHY COMMUNITIES

### Comment Cards Referencing Policies (7)

- Policy HC-1B: Healthy communities need support from DHHL in seeing the long-term vision of organizations who try to build capacity for their org & surrounding communities.
- Policy HC-2B: Open space is very important. More than cram people in. More personalities, more conflicts. Important to have space.
- Policy HC-2C: Hire homestead beneficiaries for enforcement not staff, too much red tape.
- Policy HC-2E: These two goals/policies (see FP-5B) are vital emergencies in our community. A household supported by these policies alleviates emergency stress.
- Policy HC-2E: Make communities safer from tsunami and hurricanes.
- Policy HC-2F: Always green infrastructure. Cultural lead. No BWS water reservoirs on residential land.
- Policy HC-2H: Incorporate trees with canopy cover that are native to the island and don't make us much rubbish.

### General Comment Cards

- A few of the goals in the healthy communities, housing allowed "Associations" or HOA with DCC&R's to be infiltrated in the goals. No No No HOA or CDC's!
- Beneficiaries should not be subjected to an HOA with DCC+R's HOA.
- Support more homes in Makaha - need emergency evacuation route.
- Specifically having "green" open areas in neighborhoods (like Mililani). Planned communities, open areas re parks, community gardens, etc.
- No to non-homestead use and no to community use.
- We need a community center for every homestead as a place to gather and practice our culture, Also can be utilized in time of disasters and also preschool, community, kitchen.

## NATURAL & CULTURAL RESOURCES

### Comment Cards Referencing Policies (5)

- Policy RM-1A: Funding to hire expert "Native Hawaiian" not DHHL staff for natural & resources.

- Policy RM-1A: Remaking the wheel is unnecessary, those people are working in our communities and non-profits. Collaborate, conquer, & divide isn't the path to success.
- Policy RM-1A: Need an independent cultural team to execute, preferably from that area.
- Policy RM-1C: It would be good to see opportunities to grow things for traditional subsistence, cultural & religious purposes. Maybe in designated areas but I can also see it being a problem if it is not managed well. We don't want people to fight over who can/cannot use the resources.
- Policies RM-1B/C/D: Do not align - state law doesn't allow – must change county and state zoning laws to match.

#### General Comment Cards

- Support wildlife management & climate adaptation.
- This section should have been supported by DHHL. DHHL is lacking in simple identification to help enforce the set verbiage.
- Stream restoration not desecration.

### REVENUE GENERATION & ECONOMIC DEVELOPMENT

#### Comment Cards Referencing Policies (5)

- Policy ED-1B: Is there a way where homesteaders can learn a trade (construction, medical, etc.) so that they can afford to stay on the land? Vocational learning.
- Policy ED-1C: Amend language "continue to offer" to "reinstate"; "leases" to "license."
- Policy ED-1D: Amend language from "encourage" to "require commercial lessees to subleases to beneficiary-owned businesses first" (right to first refusal).
- Policy ED-1E: Amend language from "encourage" to "require"/ Add new section include homestead associations most impacted by commercial development in negotiations for community benefits package.
- Policy ED-2F: Change policy on 50-year commercial leases. If you are not using DHHL return to department so others can use.

#### General Comment Cards

- Revenue Generation Economic Development is really great. There are really great goals ED-1 & ED-2. Thank you for hearing the beneficiary and working towards a better future for our survival and to thrive.
- Get presentation of beneficiaries voices & input on Policy solutions.
- Maintain mission of putting our people onto the land. Into leases so they can build their homes. If there is vacant land -- what's the problem. I believe that the leases being given to commercial development is completely wrong for the mission of people living on the lands.
- Not on our Homestead lands! Before that -- we need our Native Hawaiians to have a chance of living on the land before Economic Development.

- Who will determine what?

### OTHER COMMENTS RECEIVED ON TOPICS NOT SPECIFIC TO GENERAL PLAN POLICY

Some comments addressed topics that were at a level of detail or scope that was outside the purview of the General Plan as a high-level policy document, but may be able to be addressed through other DHHL plans or programs. These were recorded and documented as part of the record, and are listed below, grouped under two main themes.

- Successorship
  - My father has passed while living in a care home. His children were told that his Hawaiian Home had a successor but none of his five children does know who he left it to. The children have been wanting to know since he passed seven years ago. And would like to know how we can be assisted in this matter.
  - DHHL should change policy to a successor without 25%, can have property appraised and sold themselves instead of homelands having property assessed. This policy purely benefits DHHL and there is no way to determine that DHHL's appraised value is fair.
  - DHHL does not provide a clear path for lessees to gather enough evidence for successorship. Keep in mind once you get into the 1800's documentation becomes limited and hinders lessees from passing to beneficiaries.
  - Blood quantum should not determine if you are Hawaiian. Native Americans and Alaska Natives do not base off of quantum -- one drop is all you need. If you can trace genealogy to Kumulipo why need birth certificates?
- Home repair resources & support
  - In a poor judgement I signed over my home to my son hoping he would take the responsibility seriously. But recently he has done nothing to fix/improve the home. So I'm desperately needing some kind of assistance in getting it back if he defaults in it as for as not paying the land tax/insurance.
  - I am my mother's successor of her home. I am also a veteran of the US Army Military retired with 23 years. I would like to know if there is a VA representative to work with veterans to use my VA benefit home loan to rebuild my mom's home, which is now mine because of the deterioration of a home built in 1974. It is desperately in need of it all the way down to the sewage/septic. Soon considering rebuilding.
  - We need assistance with home improvements. In Pana'ewa - some houses have tarps on the roofs or are being destroyed by water damage or termites. Some cannot afford to keep them up.

## RESOURCES TABLE:

### GENERAL FEEDBACK & COMMENTS

#### General Comment Cards

- Needs assessments to gather data:
  - How many kūpuna on waiting list live in public housing?
  - What are the fixed income levels and what will needs be for affordable housing in 2040?
  - Island land & housing inventories – determine desires of beneficiaries and what people can afford to identify gaps.
- Just wanted to say well done & mahalo. The presentations of the boards, formatting, and voting were a breath of fresh air easy to read/understand, and beats yet another town hall meeting. Jared was really helpful, friendly, and knowledgeable. Much appreciated DHHL and please continue to listen to the beneficiary voices – mahalo.
- Well organized. Dots are helpful. Easy to read presentation boards.
- May goals are partially developed. The same ideas were peppered throughout the goals & policies. Ex: HS5C & LU4E.
- The beneficiary was also peppered throughout the goals but not fully representing their voice of needs.
- Tonight's meeting misrepresents the community receiving pertinent information. Even reading the boards is very generic and non-specific to lessees.
- Not enough info make a choice offered on presentation boards.
- The questions can all be answered by reading the Hawaiian Homestead commission act of 1920. Help native Hawaiian business acquire land to operate.
- Arguably if 1,000 people show up to these open houses and provide feedback that still leaves 27,000 people on waitlist that you have not collected feedback from and 10,000 beneficiaries. Hawaiian Home lands must do more to advocate for their beneficiaries instead of to them.
- Stop developing anymore until you (DHHL) can complete projects that are already in the works. Complete projects that need completion. Use information from the meeting to drive decisions.
- This is all too much information -- it feels like it was meant to be intentionally confusing -- can we just discuss and focus on the issue -- GET BENEFICIARIES on land, KEEP BENEFICIARIES on land.
- The goals are too vague.
- Suggest there be a 4th response column; "Do not Understand".
- Advocate for 5% or 25% state tax for Hawaiian Homes. It can add tax for rail that doesn't benefit everyone. Then can do it for Hawaiian Homes.

- General comment: If using acronyms identify what it spells out either in a legend or next to the acronym.

### **OTHER COMMENTS RECEIVED ON ISSUES OUTSIDE OF THE GENERAL PLAN PURVIEW**

Some comments addressed topics that were at a level of detail or scope that was outside the purview of the General Plan as a high-level policy document, but may be able to be addressed through other DHHL plans or programs. These were recorded and documented as part of the record, and are listed below, grouped by theme.

- **DHHL**
  - DHHL staff frequently do not return phone calls, constantly sent to voicemail. COVID is not an excuse to not talk to lessees regarding issues at hand.
  - How much did this consultation process cost?
- **Waitlist**
  - Hoping to get a house soon been on waitlist since 1996.
  - It really like to see DHHL do away with cycling applicants back to the bottom of the waitlist for making changes to their application status. Ex: (Changing islands or swapping out for applicants should be rewarded based on date of application).
- **Community/Project Specific Questions/Comments**
  - Kauluokahai homestead is on a main highway. Put a retaining wall up for safety reasons.
  - Where is our land that was traded for the 50 acres of rail?
  - Please give an update of Phase 2 on Lanai. The Lanai vacant lots have water connections that are damaged.
  - Support Makuu Building a community center.
  - Homestead across Kawaiahae Harbor is in a tsunami zone, on HHL when the rain comes, the stream overflows into beneficiary lot.
  - No geothermal line through Auau channel because of inputs to food, cemetery, etc. to Hawaiians.
  - Location (*redacted*) (formerly under (*redacted*)). Reports from within the community about drug use, squatters, friends of son (*redacted*) known drug user & dealer. Shoot off guns intimidating surrounding neighbors. How do we ask for an investigation for a lease violation based on the reports of illegal drug use. His name has been reported to MPD. Known by them. How can we pursue this action? Sent report (10/6/20).
  - No detention basins in our Kahawai stream - restoration & maintenance.

## Virtual Open House Overview

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After the publication of the Beneficiary Review Draft of the General Plan Update, an online Virtual Open House was hosted on the project website. The Virtual Open House ran concurrently with the in-person open houses and presented the same information in a digital format. The online Virtual Open House was open to the public from July 18 through September 22, 2022.

Open House Period: July 18, 2022 – September 22, 2022

Number of Users: 489

Page Views: 2,985

Registered Konveio Users: 18

Cities of Users:

Honolulu	172	Other	77
Hilo	31	Location Not Set	67
Los Angeles	29		
Nānākuli	15		
Kailua	11		
Ashburn	10		
Kapolei	10		
Coffeyville	8		
Kahului	8		
Kaunakakai	8		
Wai‘anae	6		
Kāne‘ohe	5		
Waipahu	5		
Kīhei	4		
Pearl City	4		
Makakilo	4		
Phoenix	3		
‘Ewa Beach	3		
Līhu‘e	3		
Pukalani	3		
Waimalu	3		

### **ORIENTATION:**

### **VISION & GUIDING PRINCIPLES**

Online Comments

- **NONE**

## **POLICY STATIONS:**

### **LAND USE**

#### **Online Comments**

- This issue (addressing the waitlist) should have a published timeline to assist with comforting those parties involved. It has been an ongoing issue for many decades with no solution or deadline in sight.
- Commercial spaces that are provided to beneficiaries would assist in building up the homestead community to becoming successful entrepreneurs. The lease amounts should match those of the larger entities getting discounts at \$1/year. The larger entities such as the military should be paying market rate for their leases.
- Teaming up with general contractors and material supply houses for assistance in building affordable housing for beneficiaries could help to bring down the overall cost. Benefits to the GC & supply houses would come in the form of tax breaks that should be established by the State legislature.
- Having a park or community center in each subdivision could bring up the community morale. Finding employment to cover the security and maintenance could come in the form of free/cheap rent to spec houses owned by DHHL in the area.
- Solar fields could be installed on these parcels that are close to upcoming subdivisions to assist in promoting renewable energy sources for DHHL and its beneficiaries.
- This (commercial land use designation) could be mixed into the residential areas to assist with certain businesses that could be convenient to the people that use those facilities (general stores, gas stations, coffee shops, etc.).

### **WATER RESOURCES**

#### **Online Comments**

- Policy WR-1D: All housing should have the ability to have a catchment system if the area allows and the people want it. Sustainability is the key for a successful future.
- Need irrigation water for farming and pastoral lands.

### **INFRASTRUCTURE**

#### **Online Comments**

- **NONE**

## HOUSING

### Online Comments

- DHHL can partner with general contractors, material supply houses and banks to get a larger plan together to achieve affordable housing. The general contractors, supply houses and banks can get tax breaks from the State as the benefit for becoming partners in this venture.
- Allow for easier transition for those with current leases to trade leases to vacant lots if they so choose. We tried to do this to allow for our aged grandmother to live closer to family for health assistance and was told by DHHL that this cannot be done.
- These (vacant lots) should be offered to those on the wait list within a year of vacancy. The process should be as simple as possible.
- Allowing mobile or trailer homes would not allow for current FEMA support should a large storm roll in and cause extensive damage to the structures. It sounds good to allow for these, but a lot of research will need to be made to make sure the beneficiaries don't suffer if this occurs.
- A new department could be created to assist beneficiaries with this process. It could be called DHHL Building Dept and within the group have employees that assist in selecting pre-designed and approved home designs, getting assistance in funding with partnered banks and provide assistance with getting through the construction building process with the general contractors and sales teams that have experience in this field. I have an example dept plan breakdown available for further review if interested.
- I believe these (affordable rental housing) would need to be low-rent units available for the community. This could definitely help with the housing issue many people are going through.

## FOOD PRODUCTION

### Online Comments

- **NONE**

## HEALTHY COMMUNITIES

### Online Comments

- **NONE**

## NATURAL & CULTURAL RESOURCES

### Online Comments

- **NONE**

## REVENUE GENERATION & ECONOMIC DEVELOPMENT

### Online Comments

- I think this (consistent funding) can still be done - but not at the monetary rate being done now @ \$1/year. They should be required to pay market rate and then the funds be used to fund mortgage down payment assistance for beneficiaries.
- A program that DHHL could create/support to encourage entrepreneurs. If a restaurant is opened, DHHL can assist in connecting them to farmers for supplies and general contractors to help with the builds...maybe connect with the community college for incoming workforce participants.

## GENERAL FEEDBACK & COMMENTS

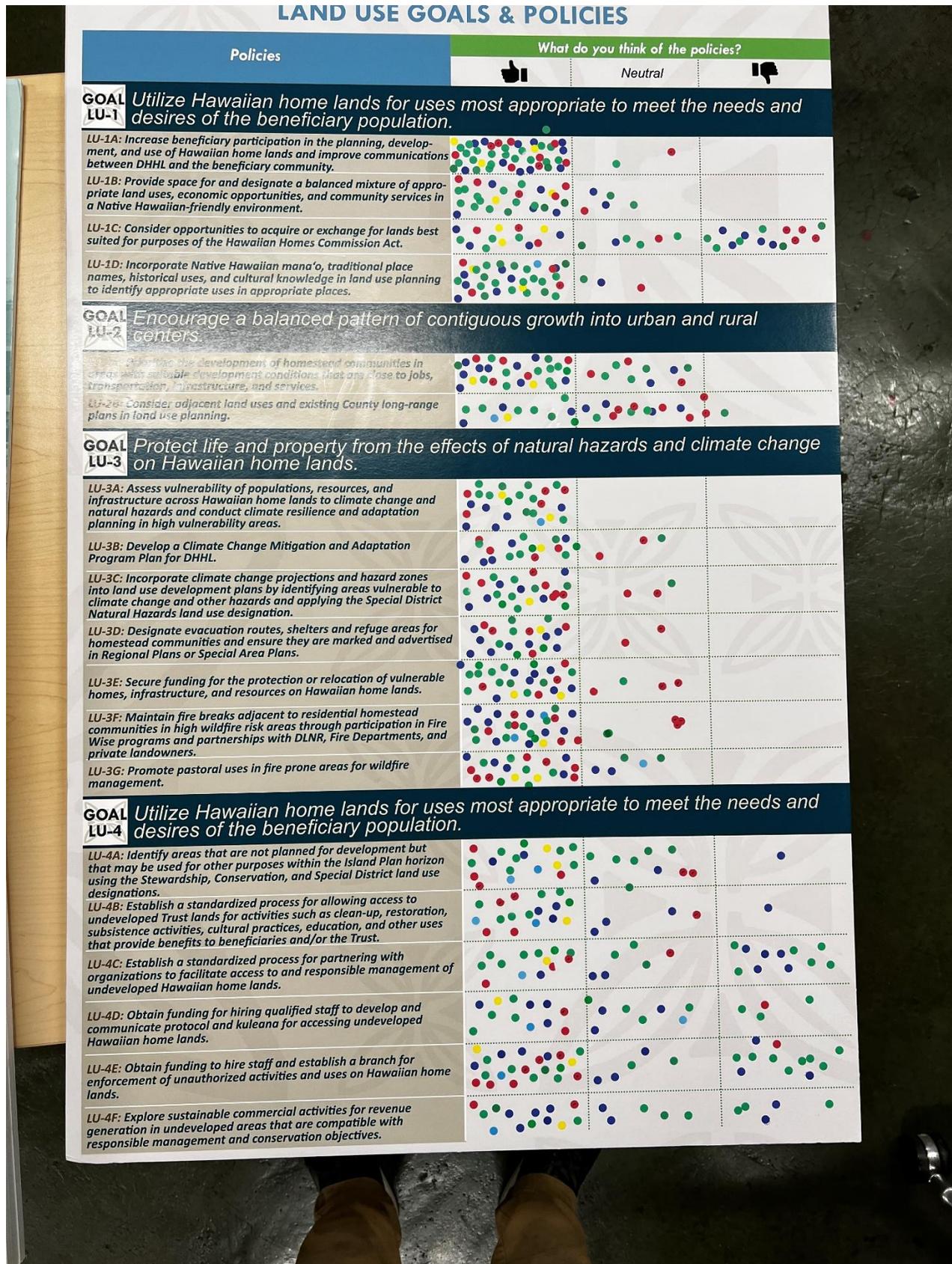
### Online Comments

- I would like to come to the next meeting on August 4th on the island of Oahu from 6 PM to 8 PM at the DHHL Hale Pono'i Kapolei.
- What is the status/update on the DHHL BUYOUT 2022/2023? Is it gonna be another lawsuit? Even the Kupuna that was on that list and won that lawsuit passed. If this is a repeat I will make sure that my babies get every penny that is owed to me when I win that lawsuit.
- I want to know if anything has been done with the 2002 plan what was done/completed then compare the 2002 plan, against the 2022, and explain everything.
- How could DHHL trade ceded land to the State when you have over 6,000 families waiting for years a chance to be selected, I am talking about Leiali'i Village in Lahaina.
- Our State Representative gain revenue over \$600 million for infrastructure on future housing plan project's, my understanding for Maui beneficiaries listing. What is happening with the housing projects?
- The underlining for the beneficiaries on the listing for upcoming selection needs to be given a timetable when the project will be fulfilled. (It's been a long waiting process, many applicants have pass on and Statewide listing needs be updated. My brother been on the list since 1976 and myself 1978, he gotten ill and waiting for a Hawaiian Home on Maui, there are repo Hawaiian Homes not reassigned, reasons beyond anyone's knowledge at Leiali'i in Lahaina. Please help us to get Hawaiian Home before our time runs out, also.
- Offer the beneficiaries on the waitlist:
  - 1. \$150,000 - Whoever came up with this idea is a genius. The first I heard of this idea the amount was \$150,000. In a matter of 2 weeks it got cut down by \$50,000 to a \$100,000. \$150,000 I believe was the fair and appropriate amount. This would help to clear the list for the Hawaiians who can afford to make a mortgage and help the kupuna that don't have the luxury to wait for the DHHL Committee to complete another "The 20-Year Plan."

- Supply the vacant lands with electricity, water, sewage and allow: (a.) Tiny homes; (b.) Container homes; (c.) RV homes.
  - I believe Chairman William J Aila Jr came up with this idea. Tiny homes. Another genius idea. This would prevent the Hawaiian people from being strapped to costly mortgages e.g. \$350,000+ and the risk of foreclosure if their financial situation changes, by unforeseen circumstances. It would allow more Hawaiians to buy and own their own home. This housing choice would help the Hawaiians to stay in their homes and give them the ability to pay off the loan sooner because of its affordability. Instead of being strapped to a mortgage for 30 years they could make a smaller amount loan and pay it off in 5 years. Thereby creating stability in the community.
- 3. If needed fight to change the laws to allow these type of structures on Hawaiian lands. I believe there are tiny homes built on the island but am not sure about container and rv homes. The laws should be more accommodating in this area. It would help to house more Hawaiians on the land and decrease homelessness in the Hawaiian community. Thereby creating stability.
- 4. Focus on the aesthetics surrounding the vacant lands. Create a pleasing environment/scenery to the public's eye. It may help to change the attitudes of those who are against such structures.
- 5. Buy the Hawaiian Homes that are currently vacant for whatever reasons and turn it into Rent to Own homes. Make it affordable for the tenant. \$2500.00 per month is not affordable.
- It is sad how the Hawaiian people are having to make choices within this framework. I'm sure Prince Kuhio wasn't envisioning this for his people.
- The Heiau of off Kukuihale road need to be used for the Anahola Cemetery. This area has been and is currently used to reintern Iwi Kupuna.
- Move the people on the wait list & award them lots. Provide infrastructure for roads, water, sewer, electricity and allow the awardees to build their own affordable homes. Even tiny homes should be acceptable on the lot. So they can connect to utilities provided. do not lock them into developer homes which will cost more money & the developers do not design homes for growing Hawaiian families. Here in Waiehu Kou, we have garages with electric doors which are being used as rooms for the ohana. I have a 3 bedroom, 2 bathroom, only the master bedroom is large for a king bed. 2nd bedroom - can fit a double bed but so cramped. The 3rd room lucky if can fit a twin bed & a small dresser. So poor planning. I'm thinking about my ohana on the waitlist.

**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**LAND USE GOALS & POLICIES**



**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**WATER RESOURCES**

**WATER RESOURCES GOALS & POLICIES**

**BENEFICIARY VOICES**

*"What strategies can we use in DHHL to hold the whole State accountable to Hawaiians on the homestead list? How can we rally and strategize ways to get Hawaiians on the land with water access, permits, and funding? This is where the focus of our energy needs to be – holding everyone accountable for Hawaiians."*

-Beneficiary, April 2021

*You got to put the people on the land first and the water comes with the land. Seen this happening for 50 years. Two thirds of water belongs to Hawaiians on Moloka'i yet we have to fight for the water while people here are struggling.*

-Beneficiary, February 2022



DHHL's Water Policy Plan was approved by HHC in 2014. The Water Policy Plan establishes four priority goals:

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis
2. Aggressively, proactively, consistently, and comprehensively advocate for the kuleana of the beneficiaries, DHHL, and HHC to water before all relevant agencies and entities
3. Develop and manage a Water Assets Inventory (WAI)
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water

Policies	What do you think of the policies?		
		Neutral	
<b>GOAL WR-1</b> Implement water planning and management strategies that meet current needs and protect water resources for the future.			
WR-1A: Implement the goals and policies from the DHHL Water Policy Plan.			
WR-1B: Incorporate watershed protection, water conservation, and recharge considerations in the use of groundwater and other water resources.			
WR-1C: Incorporate climate change projections and water conservation measures in water resource planning and management strategies.			
WR-1D: Implement water conservation and efficiency measures, such as water catchment, greywater reuse, and xeriscaping for Residential and Agricultural homesteads.			

**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**INFRASTRUCTURE**



## INFRASTRUCTURE

**THIS TOPIC GUIDES DHHL IN PROVIDING & MAINTAINING INFRASTRUCTURE FOR HOMESTEAD DEVELOPMENTS AND DETERMINING LEVEL OF SERVICE CRITERIA FOR DIFFERENT LAND USES.**

### GOALS & POLICIES

Policies	What do you think of the policies?		
	👍	Neutral	👎
<b>GOAL IN-1</b> Provide and maintain infrastructure for homestead communities within resource limitations.			
<b>IN-1A:</b> Design infrastructure to County standards and transfer systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.			
<b>IN-1B:</b> Establish agreements with the Counties around infrastructure standards and conveyance and licensing processes on Trust lands.			
<b>IN-1C:</b> Allocate adequate funding for operations and maintenance of DHHL-owned infrastructure.			
<b>IN-1D:</b> Establish and maintain a water branch to manage DHHL's existing water systems.			
<b>IN-1E:</b> Prepare an asset management plan that includes an inventory and evaluation of existing DHHL owned and maintained infrastructure on Hawaiian home lands.			

### EXAMPLES OF ALTERNATIVE INFRASTRUCTURE ON HAWAIIAN HOME LANDS



**Kahikinui Kuleana Homesteads**

DHHL Kuleana area in Kahikinui, Maui is off the grid and not built to county standards. Lessees had the responsibility to maintain roadways but have not done so. DHHL is now working on incremental improvements, but it is still not to county standards.



**Pu'ukapu Pastoral Homesteads**

Pu'ukapu pastoral lot subdivision in the Waimea Nui region of Hawai'i Island was developed in the 1990's under the acceleration program, initially creating 184 pastoral lots without immediate improvements such as roads, water, sewer, and electricity.



**Subsistence Agriculture Homesteads**

Honomū, Hawai'i Island Subsistence Agriculture community was designed to meet county standards for maintenance purposes with the original intent to provide a dirt and gravel road. It doesn't have potable water system, but it will have electrical service. Due to high rainfall, the roads have been a challenge to maintain.

**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**HOUSING**

**HOUSING**

**THIS TOPIC GUIDES DHHL IN ADDRESSING THE HOUSING NEEDS OF BENEFICIARIES.**

**GOALS & POLICIES**

**What do you think of the policies?**

**GOAL HS-1** Increase the number of housing opportunities awarded each year.

*HS-1A: Maintain a housing development pipeline in proportion to the number of applicants on the residential waiting list for each island.*  
*HS-1B: Prioritize housing for beneficiaries before considering other uses of Trust lands.*  
*HS-1C: Explore opportunities to expand undivided interest offerings to address the waitlist and allow for successorship.*  
*HS-1D: Explore alternative strategies to address the waitlist and expand housing opportunities for beneficiaries such as down payment contributions and mortgage assistance.*

**GOAL HS-2** Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.

*HS-2A: Provide a variety of residential types that match beneficiary needs in terms of housing products (owner-builder, turnkey, self-help, etc.), types of housing units (single family, multi-family, kupuna housing, rental, etc.) and financing.*  
*HS-2B: Support programs that enable beneficiaries to build homes (e.g., self-help, owner-builder, and other alternatives).*  
*HS-2C: Provide DHHL Kuleana Homestead opportunities in areas where development of residential homesteads and infrastructure is infeasible.*  
*HS-2D: Conduct research and development into alternative housing and prefabricated housing options that are affordable and sustainable.*

**GOAL HS-3** Provide residential homesteads, financing assistance, and other housing opportunities, especially to those most in need.

*HS-3A: Devote time and resources to serve applicants with income below 80% of the median family income level.*  
*HS-3B: Devote time and resources to serve applicants who do not qualify for NAHASDA funding but cannot afford fee-simple housing.*  
*HS-3C: Facilitate education in home ownership, financing, maintenance, and long-term financial resource management.*

**GOAL HS-4** Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.

*HS-4A: Ensure the availability of a range of housing types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and public and private facilities.*

**GOAL HS-5** Ensure existing homestead neighborhoods are maintained as safe, healthy, and attractive communities for future generations.

*HS-5A: Work with homestead associations to identify opportunities to revitalize existing neighborhoods.*  
*HS-5B: Balance resources to maintain and repair aging infrastructure in existing neighborhoods with meeting targets for new homesteads.*  
*HS-5C: Explore DHHL's role in enforcement and partner with law enforcement and community associations to improve safety within homestead communities.*  
*HS-5D: Incorporate energy efficient building materials and passive design into homesteads to lower energy costs, increase comfort, and reduce carbon emissions.*

**LAND USE FOR**

**Residential**

Types of Housing Allowed

- Single
- Multi
- Supportive

**Subsistence Agriculture**

Types of Housing Allowed

- Single
- Multi
- Supportive

**Supplemental**

Types of Housing Allowed

- Single
- Multi
- Supportive

**Pastoral**

Types of Housing Allowed

**DHHL Kuleana**

Types of Housing Allowed



ATTACHMENT A: POLICY STATION DOT VOTING RESULTS

HEALTHY COMMUNITIES

**BENEFICIARY COMMUNITIES**

important for healthy communities is the language, wai'i and being able to wai'ian home areas.

February 2022

and funding for self-associations; of DHHL requests, diligence for necessary lease can inherit their family sense of place and

requirement to with our world means to be our health of use we don't ne."

**Solutions**

homestead

ation

and

nity

## HEALTHY COMMUNITIES

**THIS TOPIC ADDRESSES HOW DHHL FOSTERS BENEFICIARY COMMUNITIES THAT ARE SELF-SUFFICIENT, HEALTHY, RESILIENT, AND GROUNDED IN CULTURAL KNOWLEDGE AND TRADITIONS.**

### GOALS & POLICIES

Policies	What do you think of the policies?		
	👍	Neutral	👎
<p><b>GOAL HC-1</b> Promote self-governance of homestead communities by beneficiaries and beneficiary organizations.</p> <p><i>HC-1A: Explore options to formalize relationships between homestead associations and the Department of Hawaiian Home Lands.</i></p> <p><i>HC-1B: Provide Departmental guidance, capacity building, and technical assistance to support self-governance by beneficiary organizations.</i></p> <p><i>HC-1C: Implement reporting requirements for recipients of DHHL grants to track use of awarded funds.</i></p>	[Dots]	[Dots]	[Dots]
<p><b>GOAL HC-2</b> Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents.</p> <p><i>HC-2A: Partner with homestead associations, government agencies, and other organizations to communities.</i></p> <p><i>HC-2B: Conduct a feasibility study related to establishing a law enforcement and compliance division within DHHL that would have full police powers, investigative capabilities, and adequate staff to serve all islands.</i></p> <p><i>HC-2C: Explore the use of non-homesteading lands for community-serving uses such as parks, gathering spaces, paths and trails, schools, cemeteries, pasture management, and community agriculture in current and future homestead developments. Gather beneficiary input on desired community uses during the development planning process.</i></p> <p><i>HC-2D: Incorporate community planning principles to design homestead communities that are welcoming, safe, and foster a sense of place and community.</i></p> <p><i>HC-2E: Encourage homestead associations to build the resilience and emergency preparedness of their communities through preparing disaster preparedness plans, obtaining training and certifications, assembling emergency supplies, and other measures.</i></p> <p><i>HC-2F: Incorporate green infrastructure and low impact development principles in future homestead communities to manage stormwater in a way that promotes green, open spaces within homestead communities to the extent possible.</i></p> <p><i>HC-2G: Incorporate complete streets, Safe Routes to School, and other features to increase the safety and attractiveness of walking, biking, and transit in future homestead communities when possible.</i></p> <p><i>HC-2H: Incorporate trees with canopy cover into homestead communities to increase comfort, offset urban heat island effect, and mitigate climate change impacts.</i></p>	[Dots]	[Dots]	[Dots]

**LAND USE**

**Non-Community Use**

**Allowable Uses**

- Parks
- Community center
- Public facilities
- Cultural activities

**Applicable Land**

General Lease,

**Community**

**Allowable L**

- Small-scale
- Community

**Applicable L**

General Lease

Wai'anaa community (source)

**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**NATURAL & CULTURAL RESOURCE MANAGEMENT**

## NATURAL & CULTURAL RESOURCE MANAGEMENT

THIS TOPIC ADDRESSES HOW DHHL STEWARDS AND MANAGES LANDS THAT ARE UNDEVELOPED OR HAVE ECOLOGICAL AND CULTURAL RESOURCES.

### GOAL & POLICIES

Policies	What do you think of the policies?		
	👍	Neutral	👎
<p><b>GOAL RM-1</b> Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.</p>			
<p><b>RM-1A:</b> Obtain funding for dedicated and qualified staff within DHHL for natural and cultural resource management.</p>			
<p><b>RM-1B:</b> Identify, preserve, and restore natural, historic and cultural resources on unimproved home lands, using the Special District land use designations to identify areas with resources requiring protection or management.</p>			
<p><b>RM-1C:</b> Allow Native Hawaiian use of natural resources on Hawaiian home lands for traditional subsistence, cultural, and religious purposes in undeveloped areas.</p>			
<p><b>RM-1D:</b> Pursue partnerships that support resource protection and conservation on Trust lands.</p>			

Anahola, Kaua'i beneficiaries are partnering with Kaua'i Fire Department to clear out illegally dumped rubbish, cars, and other illegal activities on DHHL lands. (source: SSFM)

Ka'ala Farm in Wai'anae, O'ahu is a Cultural Learning Center located on DHHL Lands designated Special District. (source: DHHL)

**ATTACHMENT A: POLICY STATION DOT VOTING RESULTS**

**REVENUE GENERATION & ECONOMIC DEVELOPMENT**

## REVENUE GENERATION & ECONOMIC DEVELOPMENT

THIS TOPIC ADDRESSES HOW DHHL GENERATES REVENUE AND PROVIDES ECONOMIC OPPORTUNITIES FOR BENEFICIARIES ON TRUST LANDS.

Policies	What do you think of the policies?		
	👍	Neutral	👎
<b>GOAL ED-1</b> Provide economic opportunities for beneficiaries on Hawaiian home lands.			
ED-1A: Partner with organizations that support Native Hawaiian entrepreneurs and community based economic development through business education, training, financing, planning, and leasing.	[Dot plot showing high positive feedback]		
ED-1B: Support partnerships with skilled trades education and training programs on Hawaiian home lands.	[Dot plot showing high positive feedback]		
ED-1C: Allow limited types of low-intensity commercial activities on Residential and Agricultural homesteads per the Island Plans and continue to offer the option of Mercantile leases for qualifying activities.	[Dot plot showing high positive feedback]		
ED-1D: Encourage commercial lessees to sublease to beneficiary-owned businesses.	[Dot plot showing high positive feedback]		
ED-1E: Encourage inclusion of community benefits packages in Development Agreements.	[Dot plot showing high positive feedback]		
ED-1F: Explore partnerships to utilize Hawaiian home lands to provide economic opportunities for beneficiaries.	[Dot plot showing high positive feedback]		
ED-1G: Implement the Native Hawaiian Development Program Plan (NHDPP) to build capacity and opportunity within homestead communities.	[Dot plot showing high positive feedback]		
ED-1H: Pursue and facilitate more partnerships to leverage DHHL NHDPP grants.	[Dot plot showing high positive feedback]		
ED-1I: Explore opportunities to reinvest trust lands revenue back into communities by hiring beneficiary employees for maintenance and management of Trust assets.	[Dot plot showing high positive feedback]		
<b>GOAL ED-2</b> Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.			
ED-2A: Designate areas for revenue generating Commercial and Industrial uses through the Island Planning process with beneficiary input.	[Dot plot showing high positive feedback]		
ED-2B: Acquire land that expands opportunities for revenue generation.	[Dot plot showing high positive feedback]		
ED-2C: Prioritize revenue generating activities that align with the General Plan Vision and Guiding Principles and the health of people and 'āina.	[Dot plot showing high positive feedback]		
ED-2D: Maintain a professionally managed investment portfolio with a well-balanced mix of assets.	[Dot plot showing high positive feedback]		
ED-2E: Ensure that impacts from industrial uses are adequately mitigated.	[Dot plot showing high positive feedback]		
ED-2F: Ensure that DHHL's revenue generating assets are performing at or better than market levels.	[Dot plot showing high positive feedback]		
ED-2G: Ensure that revenue generating uses are consistent with the underlying land use designations and planning documents.	[Dot plot showing high positive feedback]		

**LAND USE FOR REVENUE & ECONOMIC DEVELOPMENT**

**Non-Farm Community Use**

- Allowable Uses**
- Schools/childcare
  - Churches
  - Cultural arts space
  - Cemeteries/wāhi kūia
  - Renewable energy
  - Agricultural crop
  - Food & beverage

**Applicable Land Use Designation**

General Lease

**Commercial Allowable**

- Schools/childcare
- Churches
- Cultural arts space
- Food & beverage
- Retail
- Personal services
- Office

**Applicable Land Use Designation**

General Lease

**Industrial Allowable**

- Landfill
- Air conditioning
- ...

**BENEFICIARIES**

Systems: cash economy  
subsistence economy is  
our shores. Need to  
ment plans for these  
subsistence economy,  
DHHL needs Policy and  
on Hawaiian home

2022

Needs to federal,  
in beneficiary

DHHL  
provide  
revenue

Initiatives in  
to be  
ment that  
coming in."

Initiatives  
ment

25



**APPENDIX F:**  
**LAND USE WHITE PAPER**





**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

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## **LAND USE**

A Technical White Paper Prepared by SSFM International for the DHHL  
General Plan Update

FINAL – July 2022



## Table of Contents

<b>1. Background</b>	<b>4</b>
<b>2. Overview of DHHL Land Use System</b>	<b>5</b>
2.1 Hawaiian Homes Commission Act of 1920	5
2.2 Hawai'i State Constitution Article XII, Section 1	5
2.3 DHHL Land Use Implementation	6
<b>3. Land Use Designations</b>	<b>9</b>
3.1 Ways of Thinking About Land Use	9
3.2 Land Use on Hawaiian Home Lands	12
3.3 Land Use Benefits to Beneficiaries	17
3.4 Proposed DHHL Land Use Designations	21
<b>4. Criteria for Determining Use of Available Lands</b>	<b>34</b>
4.1 Background	34
4.2 Homestead Uses	40
4.3 Non-Homestead Uses	51
<b>5. Applying Land Use Designations Through the DHHL Planning System</b>	<b>62</b>
<b>6. Land Disposition</b>	<b>64</b>
6.1 Disposition of Homestead Lots	64
6.2 Disposition of Non-Homestead Lands	65
<b>7. Conclusions &amp; Summary of Recommendations</b>	<b>67</b>
<b>APPENDIX A: Land Use Designations &amp; Benefits Table</b>	<b>68</b>
<b>APPENDIX B: Master Use Table</b>	<b>69</b>
<b>APPENDIX C: Land Disposition Alternatives Matrix</b>	<b>70</b>

## Figures

Figure 1: DHHL Planning System .....	7
Figure 2: Model Ahupua'a Land Division .....	10
Figure 3: Land Use Type Hierarchy.....	11
Figure 4: Turnkey Home, Kanehili Subdivision, Kapolei, O'ahu .....	23
Figure 5: Hale Makana o Nānākuli Multi-Family Rental leased by Ahupua'a o Nānākuli .....	24
Figure 6: Example 1-acre Subsistence Agriculture Lot Sketch .....	26
Figure 7: Ka'ala Farm in Wai'anae, O'ahu is a Cultural Learning Center located on DHHL Lands designated Special District.....	30
Figure 8: Nānākuli cemetery on O'ahu is an example of a Community Use.....	31
Figure 9: Makiki Community Garden plots rented to the public and managed by the City & County of Honolulu .....	31
Figure 10: Ka Makani Ali'i Shopping Center located on Commercial land in Kapolei, O'ahu .....	32
Figure 11: DHHL Industrial lands in Kapālama, O'ahu.....	32
Figure 12: Early Agricultural Hawaiian Homestead on Moloka'i .....	44
Figure 13: Maku'u Farmer's Market, Pāhoa, Hawaii Island .....	46
Figure 14: Kuleana Lot Kahikinui, Maui .....	49
Figure 15: Kauai Island Utilities Cooperative Solar Farm on DHHL Lands, Anahola, Kaua'i .....	60

## Tables

Table 1: Conventional Zoning versus Form-Based Code.....	12
Table 2: Existing DHHL Land Use Designations.....	15
Table 3: DHHL Landholdings by Existing Land Use .....	16
Table 4: DHHL Applicant Totals (2020) .....	17
Table 5: Homestead Uses .....	22
Table 6: Non-Homestead Uses .....	27
Table 7: Residential Land Suitability .....	41
Table 8: Agricultural Land Suitability .....	44
Table 9: Pastoral Land Suitability .....	47
Table 10: DHHL Kuleana Land Suitability .....	49
Table 11: Commercial Land Suitability.....	55
Table 12: Other Criteria for Commercial Uses.....	57
Table 13: Other Criteria for Industrial Land Uses .....	58
Table 14: Renewable Energy Land Suitability.....	62
Table 15: Land Use & Land Disposition.....	65

# DHHL General Plan Update: White Paper on Land Use

## 1. Background

The Department of Hawaiian Home Lands (DHHL) is undertaking an update of its General Plan, which establishes statewide policies to guide agency land management and programs. SSFM International, the lead consultant for the General Plan update, is preparing a series of White Papers that provide research and analysis to inform General Plan policy direction and provide guidance to inform DHHL's Island Plans and other parts of the DHHL Planning system.

The research topics and analysis in the white papers also fulfill specific Hawai'i Administrative Rules (HAR) governing the General Plan and the required content within. The HAR criteria for the General Plan that will be addressed in this white paper are to:

1. Establish a Uniform System of Land Use Designation.
2. Establish criteria to identify suitable lands for homesteading.
3. Establish criteria to identify lands for revenue generation.
4. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building.
5. Establish criteria to determine available lands not required for homesteading within the planning period.
6. Establish relationship between the land use designation and applicable type of land disposition.

The proposed land use designations in criteria #1 are presented in Section 3.4. Criteria 2-5 are addressed in Section 4. DHHL land disposition alternatives (criteria 6) are presented in Section 5.

In addition, it addresses the following policy questions:

- How can DHHL categorize its land uses to the benefit of the HHL Trust and beneficiaries?
- How should DHHL decide which lands to prioritize for different types of development and/or swap/sale/acquisition?

The white paper analysis draws from research of existing data provided by DHHL and external references on best practices and examples of innovative approaches to land use planning, development of land use designations (LUD), and land disposition.

## 2. Overview of DHHL Land Use System

### 2.1 Hawaiian Homes Commission Act of 1920

In 1921, United States Congress in passed the Hawaiian Homes Commission Act (HHCA) of 1920. The passage of HHCA marked the culmination of efforts by Prince Jonah Kūhiō Kalanianaʻole encouraging the U.S. government to adopt a policy of ‘āina hoʻopulapula or restoration [of Native Hawaiians] through the land.” These efforts arose in response to the widespread displacement of Hawaiian people from their lands following European contact, the overthrow of the Hawaiian monarchy, and the ensuing annexation and occupation of former crown lands by the United States government. The Act provided a homestead program for “native Hawaiians”<sup>1</sup> to deliver land, resources, and water to native Hawaiians to live, farm, ranch, worship and provide non-profit/public services, and do business on. The HHCA places approximately 200,000 acres of former crown lands (designated as “available lands” in the Act and eventually assuming the status of “Hawaiian home lands”) into the Hawaiian Home Lands Trust (the Trust) under the jurisdiction and control of the Hawaiian Homes Commission (HHC).

### 2.2 Hawaiʻi State Constitution Article XII, Section 1

During the 1978 Constitutional Convention for the State of Hawaiʻi, delegates concerned with DHHL depending on revenues from general leasing of Hawaiian Home Lands to cover operating costs proposed an amendment guaranteeing sufficient funding for four purposes. Article XII, Section 1 lists these purposes as:

1. Development of home, agriculture, farm and ranch lots;
2. Home, agriculture, aquaculture, farm and ranch loans;
3. Rehabilitation projects to include, but not limited to, educational, economic, political, social and cultural processes by which the general welfare and conditions of native Hawaiians are thereby improved;
4. The administrative and operating budget of the department of Hawaiian home lands; in furtherance of (1), (2), (3) and (4) herein, by appropriating the same in the manner provided by law.

While these four purposes were adopted by the State Legislature and have been invoked in legal proceedings, they have not been approved by Congress or incorporated into the HHCA.

In 1990, the Hawaiʻi State Legislature passed Act 349, which added new text to the HHCA under Title 1A, Section 101 further specifying the purposes<sup>2</sup> of the Act. Under Section 101, the principal purposes of the Act include, but are not limited to:

- Establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act;
- Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner and assuring long-term tenancy to beneficiaries of this Act and their successors;

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<sup>1</sup> native Hawaiian is defined as “any descendent of not less than one-half part blood of the races inhabiting the Hawaiian Islands previous to 1778.”

<sup>2</sup> The five purpose statement clauses of the HHCA were not part of the original act. The purpose statement clauses were subsequently added to the HHCA and are awaiting Congressional approval.

- Preventing alienation of the fee title to the lands set aside under this Act so that these lands will always be held in Trust for continued use by native Hawaiians in perpetuity;
- Providing adequate amounts of water and supporting infrastructure, so that homestead lands will always be usable and accessible; and
- Providing financial support and technical assistance to native Hawaiian beneficiaries of this Act so that by pursuing strategies to enhance economic self-sufficiency and promote community-based development, the traditions, culture and quality of life of native Hawaiians shall be forever self-sustaining.

The purposes as described above provide a picture of the responsibilities the HHC and DHHL balance through the management of Hawaiian Home Lands and the Hawaiian Home Lands Trust. The highest priority is establishing a land base for uses that benefit native Hawaiians – the most direct benefit provided is through 99-year homestead leases to native Hawaiians for housing, agriculture, and ranching. In most cases, in order to make lands available for homesteading, Trust resources are also necessary to develop lands so they are usable and accessible. While homesteading is the highest priority, DHHL also provides programming to rehabilitate beneficiaries and support general well-being to enhance the self-sufficiency of native Hawaiians.

Lastly, it is important to note that although “sufficient funding” is mandated under Title XII of the Hawai‘i State Constitution, through its history, DHHL has never received funding sufficient to pay for all its staff salaries and department expenses from the legislature.<sup>3</sup> Because of this, DHHL has had to use Trust funds to cover administrative and operating costs necessary for the department to fulfill its core purposes. As such, revenue generated through general leasing and dispositions of land assets that could be used to build infrastructure for new homesteads, loans or providing services to homesteaders already on the land, must instead be used to pay for DHHL operations.

## 2.3 DHHL Land Use Implementation

### A. DHHL Planning System

In 2002, the HHC adopted a tiered planning system for DHHL to guide planning of its land holdings and policies for resource management, for benefit of current and future beneficiaries (Figure 1).

The first tier (Tier 1) of the planning system is the General Plan, which articulates the vision, identifies long-term goals, and organizes priorities for DHHL and the HHC. Tier 2 includes Strategic Program Plans, which focus on statewide programs and policies, as well as Island Plans with longer-term, island-specific land use goals based on the General Plan. Tier 3 includes Regional Plans and Area

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<sup>3</sup> In 2007, six native Hawaiian beneficiaries of the Hawaiian Homes Commission Act filed suit against the State of Hawai‘i for failing to sufficiently fund the Department of Hawaiian Home Lands as mandated by article XII, section 1 of the Hawaii Constitution. After the lower court that “sufficient sums” amounted to over \$28 million annually, in 2018, the Hawai‘i State Supreme Court ruled (4-1 majority) that the Hawaii State Legislature is only required to fund the Department of Hawaiian Home Lands (DHHL) the amount that the delegates of the 1978 Hawaii State Constitutional Convention estimated it takes in administration and operating expenses, adjusted for inflation. The majority said in its opinion that when the 1978 delegates approved a constitutional amendment requiring the Legislature to make sufficient sums available for the administration and operating budget of DHHL, they estimated that the annual cost at that time was between \$1.3 million and \$1.6 million.

Development Plans, which identify and address issues and opportunities relative to existing homestead communities and future development in that region.

Updated Administrative Rules for the planning system were adopted in 2018, HAR, §10-4, that codified DHHL’s planning system. The amended rules state that the purpose of the planning system “is to further the objectives of the act by systematically coordinating the management of Hawaiian home lands and programs in a manner that is comprehensive, consistent, and collaborative” (HAR, §10-4-51, 2018). The rules also specify what plans within each tier of the planning system must include and provide requirements for implementation, evaluation, and beneficiary consultation. Ultimately, all plans must be presented to and adopted by the Hawaiian Homes Commission.

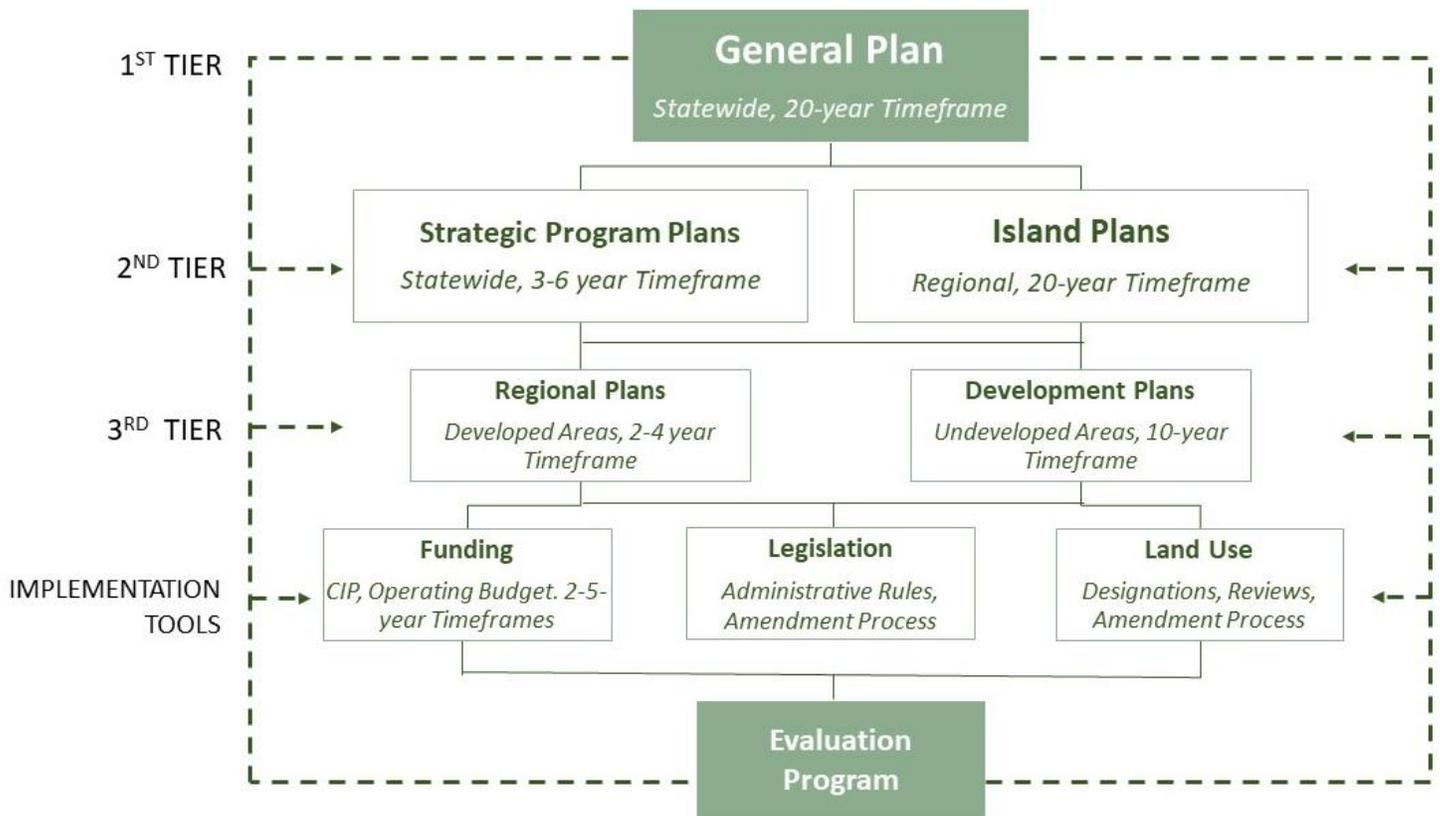


Figure 1: DHHL Planning System

**B. Island Planning Framework**

Island Plans establish longer-term land use goals and objectives for each island (*mokupuni*) based on the General Plan.

The first generation of DHHL Island Plans began in 2002 after the adoption of the original multi-tiered DHHL planning system. Island Plans have been adopted for Hawai’i Island (2002), Kaua’i (2004), Maui (2004), Moloka’i (2005), and O’ahu (2014). The island planning process also identifies priority areas for homestead development in each *mokupuni* based upon applicant preference and site analysis to identify developable lands. Generally, the Island Plans include five components:

1. Baseline analysis of existing physical and environmental conditions;
2. Analysis of beneficiary preferences;
3. Preliminary identification of appropriate land use alternatives;
4. beneficiary and stakeholder consultation/input;
5. Final land use analysis and recommendations.

The 2018 amendment to the Hawai'i Administrative Rules Chapter 10-4 updated the requirements for Island Plans, which are required for islands with over one-hundred acres of Hawaiian Home lands. At a minimum Island Plans are required to:

1. Apply the criteria from the general plan to identify suitable homestead lands, including areas for new development, infill, and redevelopment;
2. Apply criteria to determine available lands not required for homesteading, including areas for revenue generation, community use, and other non-homesteading uses designated in the general plan;
3. Prioritize the development or redevelopment of designated homestead lands based on defined criteria;
4. Identify infrastructure requirements; and
5. Analyze state and county plans to identify potential impact on department land use and infrastructure.

At the time of this white paper, no Island Plans have been updated in accordance with the 2018 rules. The updated General Plan, which this white paper is supporting, will provide the criteria to identify suitable lands for homestead lots and lands not required for homesteading.

Due to several factors, the first iteration of Island Planning was not consistent across all five plans, nor is the content covered in each plan uniform. From a land use planning perspective, the quantity and quality of available lands differs from island to island. For example, O'ahu has the longest waiting list for residential homestead lots but the fewest total acres of DHHL landholdings. These are very different conditions than are found on other islands – during those Island Planning process, the applicant/beneficiary pool was much smaller and the land base for the plan larger. As such, the O'ahu Island Plan looked at the homestead potential for all unconstrained land whereas the other Island Plans focused more on identifying priority locations for future homestead development based on beneficiary preferences.

Timing was also a factor due to the fact that the Island plans were completed over a 12-year timeframe. O'ahu was the last of the Island Plans to be completed in 2014 and came *after* regional plans were developed and adopted for the five regions on the island. As such, the regional plans identified land uses within their regional planning area prior to the Island Planning process.

The content in the Maui Island Plan differs the most from other plans. The Plan includes far more detail and provides discussion of alternative land use plans for each of the planning regions. The Maui plan is by far the longest of all the Island Plans.

### 3. Land Use Designations

This section addresses the first criteria required under HAR 10-4-55: Establish a uniform system of land use designations that all island plans shall use. The section covers different approaches to land use planning, the current context of land use planning for Hawaiian Home Lands, and summarizes input related to the needs and desires beneficiaries wish to see and experience on Hawaiian Home Lands. The section concludes with an overview of the proposed land use designations for this DHHL General Plan Update.

#### 3.1 Ways of Thinking About Land Use

Land use planning is intended to ensure that that land resources are efficiently utilized for appropriate activities, which may include a range of uses such as residential development, agriculture, and preservation of open space and natural habitat. The process of land use planning is used to identify the location and amount of land necessary to implement various economic, social, and environmental policies, plans, projects, and programs. Land use designations are assigned based on these factors and implemented to guide development of land into the future. There are different ways of assigning or categorizing land uses, some of which are grounded in traditional cultural approaches and others that arose out of the field of land use planning. Key approaches are summarized below for the purposes of informing a uniform system of land use designations for Hawaiian Home Lands.

##### A. Traditional Hawaiian Land Use Systems

In Hawai'i, broad-scale land use planning began as early as 1,000 AD and continued throughout the time of ruling chiefs. On each of the islands, the paramount chiefs divided the island into moku (districts), which were further divided into ahupua'a (watershed management units) established by the original 'ohana (extended families) of farmers and fishers who cultivated and cared for the land and resources within each ahupua'a.<sup>4</sup> Each ahupua'a was divided to ensure access to important resources according to three major ecological zones (Figure 2):

1. Mauka Zone (Wao Nahele) - Firewood, timber, birds, and plants of the forest;
2. Agricultural Zone (Wao Kānaka) - Planting of potatoes or dry taro field cultivation in the upland, and planting of irrigated taro lo'i (pond fields) served by 'auwai (ditches) in the alluvial lowland areas of the kahawai (streams) and tree crop plantation such as breadfruit trees; and
3. Coastal Zone (Wao Kahakai)- Fishing and shellfish, limu (seaweed) and salt gathering on the reef, including fish management in the many types of fishponds.<sup>5</sup>

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<sup>4</sup> McGregor & MacKenzie, 2015

<sup>5</sup> Minerbi, 2006

Each ahupua'a was further divided into 'ili or 'ili 'āina (strips of land), assigned to the 'ohana to live on and cultivate, which were passed down through generations.<sup>6</sup> Throughout this time of ruling chiefs, land in Hawai'i was not privately owned, the chiefly class provide stewardship over the land. While the ruling chiefs changed through war, marriage, and succession, the tenure of the 'ohana on the land remained stable.<sup>7</sup> This generational connection created a strong sense of identity tied to a place and knowledge of its resources. As such, the traditional Hawaiian land use system reflected the pattern of land use that had evolved over generations as the most efficient and beneficial to the well-being of the "ohana.<sup>8</sup>

Today, it is rare for a single entity to have ownership of an entire ahupua'a. However, the approach to land use as stewardship of land, water and other natural and spiritual resources that are within or are connected offers a perspective that is not widely practiced in the private property system.

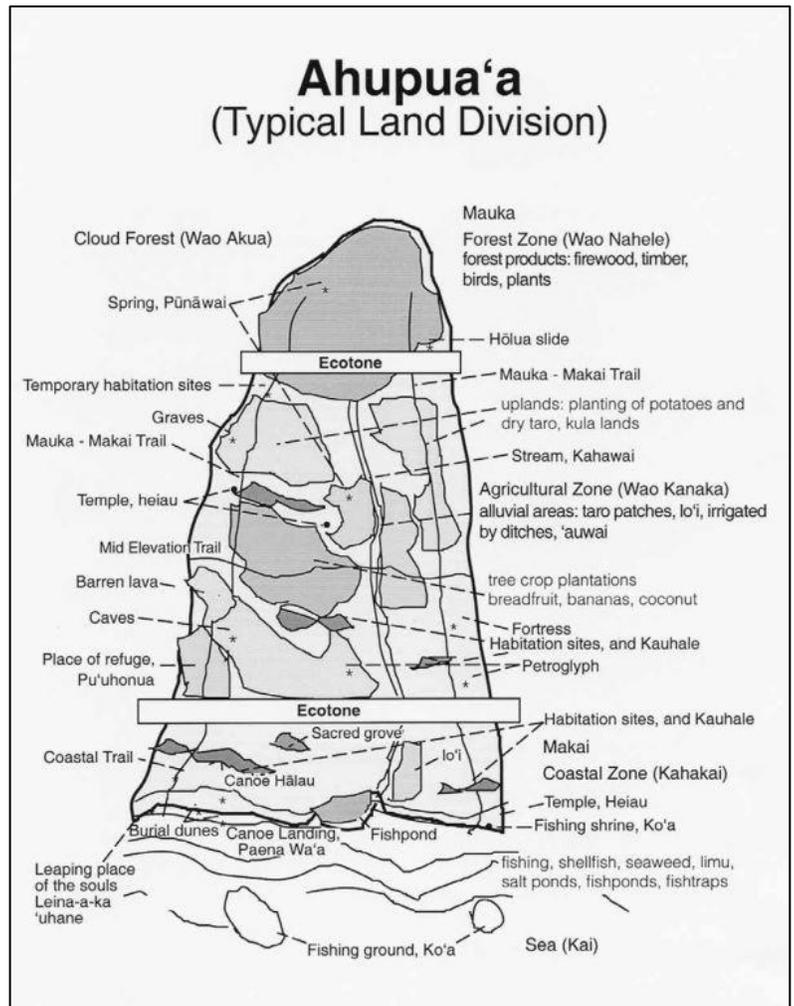


Figure 2: Model Ahupua'a Land Division

### B. Conventional Land Use Zoning

The most common type of land use planning through the 20<sup>th</sup> century is called "Euclidean" or "exclusionary" zoning, which focuses on the separation of different land uses. This type of land use planning is organized around predominantly single-use zones such as residential, commercial, industrial, etc., where only one kind of use is allowed in each zone. One of the original intents of Euclidean zoning was to protect public health and safety by separating incompatible uses. This separation of uses was implemented to mitigate the negative social effects of crowded tenement housing as well as the public health outcomes caused by placing residential areas adjacent to highly polluting industries in early 20<sup>th</sup> century.<sup>9</sup>

<sup>6</sup> Ibid.

<sup>7</sup> Handy, Handy & Pukui, 1972

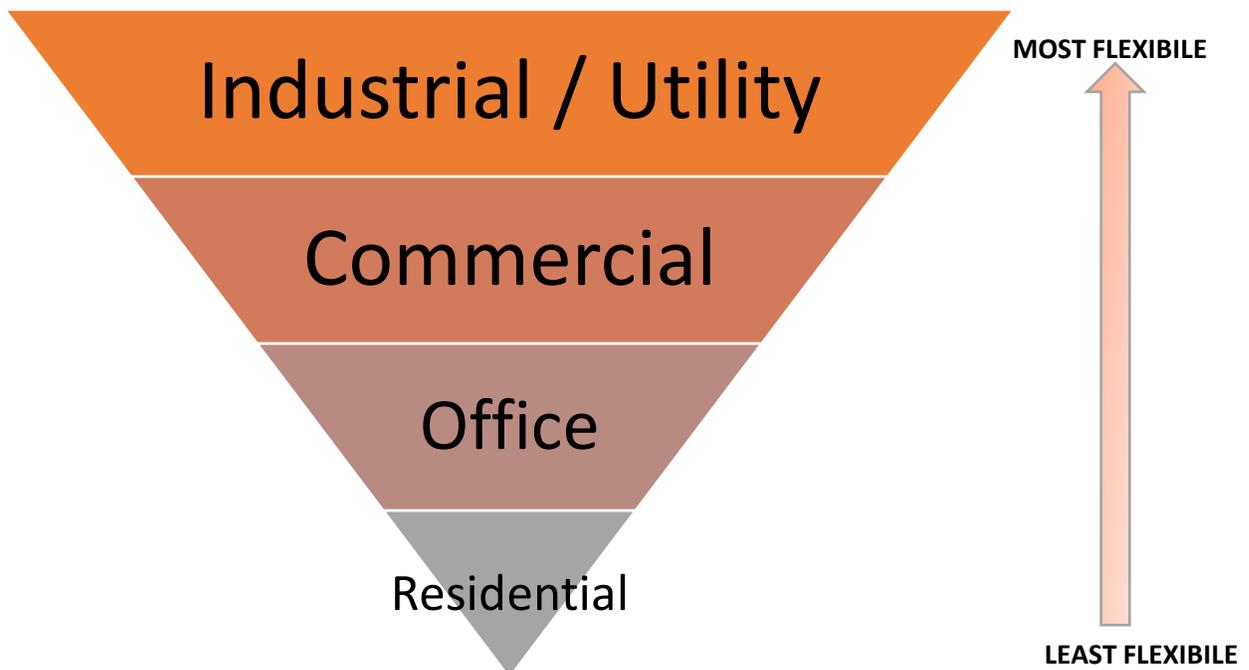
<sup>8</sup> McGregor & MacKenzie, 2015

<sup>9</sup> Planetizen Planopedia, accessed 2021

Though the most common type of zoning in the United States, recent trends in land use have moved away from Euclidean zoning. The strict implementation of separate land uses has been seen as a main driver for the suburban sprawl and car-dependent development patterns that are now commonplace across the United States. Land use tools that are less restrictive or based on criteria other than use (such as form-based zoning) may allow more mixed use zones where more than one type of use is allowed in a building or where a wider range of uses is allowed within a specific zoning or land use district.

### C. Hierarchical Zoning

Hierarchical zoning still separates certain uses but it is more flexible than Euclidean zoning. The hierarchical model envisions land uses like a pyramid where the bottom is most flexible and top level is least flexible. Industrial uses are typically at the bottom because the public is generally unconcerned with activities occurring in these areas unless they are interfering with their day-to-day quality of life or harming the environment (e.g., freight traffic, noise, odor, etc.). At the top of the pyramid is the most inflexible land use, such as conservation. As Figure 3 illustrates, any less flexible land use can exist within the more flexible districts above it. For example, industrial, retail and residential uses can occur in districts designated industrial, however industrial uses would not be allowed in areas designated retail or residential.



*Figure 3: Land Use Type Hierarchy*

### D. Form-Based Codes

Form-based codes (FBCs) provide an alternative to Euclidean zoning, emphasizing physical form rather than separation of uses. FBCs were popularized in the 1980s and 1990s to reinforce more compact, walkable, mixed use environments that build upon the existing character of places. The nonprofit Form-Based Codes Institute defines FBCs as follows:

“Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of use) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.”

Table 1 below summarizes the way that FBCs differ from conventional zoning approaches.

**Table 1: Conventional Zoning versus Form-Based Code**

Conventional Zoning Codes	Planning and Form-Based Codes
Segregated land-use planning principles that can generate “drivable,” auto-oriented development	Mixed use, compact development-oriented principles that can generate “walkable” pedestrian-oriented development
Organized around predominantly single-use zones, e.g., R-2, C-G, etc.	Based on spatial organizing principles that identify and reinforce an urban hierarchy, such as the rural-to-urban transect, and are supportive of mixed use environments, e.g., T-3, T-4, etc.
Use is primary	Physical <b>form and character</b> are primary, with secondary attention to use
Tend to be <b>reactive</b> to individual development proposals (i.e., the outcome of development standards may not be clear until a project has been proposed)	Tend to promote <b>proactive</b> community visioning (i.e., development standards are more clearly illustrated to demonstrate a project’s outcome)
Emphasizes numerical standards and parameters that may have unpredictable physical outcomes, such as density and floor-area ratio requirements	Emphasizes standards and parameters with predictable physical outcomes, such as build-to lines, or graphically depicted frontage and building type requirements
Tend to regulate only private realm elements (such as buildings), or address private and public realm components separately	Tend to be holistic, providing regulations for both public realm elements (such as civic spaces and thoroughfares) and private realm elements (such as buildings) that are presented in a unified format

Source: Key differences between Conventional Zoning Codes and Form-Based Codes, adapted from Form-Based Codes, a Guide for Planners, Urban Designers, Municipalities, and Developers, by Daniel Parolek, Karen Parolek, and Paul Crawford, Wiley Press, 2008.

### 3.2 Land Use on Hawaiian Home Lands

The Hawaiian Homes Commission Act does not include language directing the application of land use designations on Trust Lands, however, the purposes of HHCA discussed in Section 2.1 provide guideposts for how Hawaiian Home Lands should be managed and used.

### **A. State and County Land Use Planning**

DHHL is not subject to County zoning or State Land Use Designations when developing its lands.<sup>10</sup> As such, the utilization of Hawaiian Home Lands for uses that support the Hawaiian Home Lands Trust and its beneficiaries is the prerogative and kuleana of DHHL and the Hawaiian Homes Commission. In assigning land use designations, health and safety regulations still must be enforced and complied with, but ultimately all land use decisions related to Hawaiian Home Lands come from DHHL and must be approved by the HHC.

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. These districts are defined and mapped by the LUC in order to ensure compatibility with neighboring land uses and protection of public health. The State has designated DHHL landholdings into one of its four use districts. However, DHHL will exercise its exemption authority when the State LUC designations conflict with the needs of DHHL and/ or the core tenets of the Act.<sup>11</sup>

Each county in the State of Hawai'i has its own land use planning system, zoning ordinance, and associated standards. Though Hawaiian Home Lands are exempt from zoning, the Department is required to build roads and infrastructure to County standards if it desires to transfer the jurisdiction and maintenance of the roads, sewer, and water systems to the County upon completion. DHHL must coordinate dedication of roads and infrastructure with the County and is responsible for any necessary improvements prior to turning over the maintenance. If this does not occur, then DHHL remains responsible for operations and maintenance of these systems. Some DHHL developments are also subject to County subdivision permit requirements, which may affect lot sizes and other design parameters. For residential lots, buildings must also be built to code and have the proper permits in order for lessees to secure a loan to purchase the home.

The challenges and costs of owning and operating infrastructure are significant enough that it is DHHL's stated preference to connect to existing County systems and/or dedicate roads and infrastructure to the Counties wherever possible. The coordination to accomplish this can be time-consuming and costly as well, and could be improved through establishing a Memorandum of Agreement (MOA's) with each County to facilitate and streamline the process. Currently, DHHL has a Memorandum of Agreement with one County, Hawai'i County, delineating the respective roles, responsibilities and obligations of the County and DHHL related to land use planning, infrastructure maintenance, enforcement of laws, and collection of taxes and other fees on Hawaiian Home Lands. The General Plan white paper on Infrastructure contains greater detail on this topic.

### **B. DHHL Land Use Designations**

Current utilization of Trust Lands can be broken down into two main categories – homesteading and non-homesteading uses. This is an important distinction because it acknowledges that not all Trust

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<sup>10</sup> HHCA Section 204 states: "all available lands shall immediately assume the status of Hawaiian home lands and be under the control of the department to be used and disposed of in accordance with the provisions of this Act."

<sup>11</sup> O'ahu Island Plan, 2014

lands are able to be developed into homestead lots and differentiates between land uses on which 99-year leases are offered and those where general leases and other land dispositions can be utilized to generate revenue for the Trust.

Homesteading uses are the primary means by which DHHL promotes the well-being and economic self-sufficiency of its beneficiaries, and thus are the priority use for the department. Homestead uses are assigned to lands that are developable and suitable for residential, agricultural, and pastoral use, and awarded to beneficiaries through a 99-year lease for an annual lease fee of one dollar.

Non-homesteading uses are applied to lands that are deemed to be not currently suitable for homesteading, lands that are supportive to homestead communities, or where the Trust can achieve greater benefit through revenue generation to fund homestead development elsewhere. The DHHL is authorized to lease land and issue revocable permits, licenses, and rights-of-entry for these lands to non-beneficiary entities. Non-homesteading uses such as commercial, industrial, and other revenue producing purposes provide financial support to the Trust, DHHL, and administration of the homesteading program. DHHL is authorized to grant licenses for easements for utilities and railroads as well as for public purposes such as churches, hospitals, public schools, and post offices on Trust lands (HHCA Sec. 207). The same section also authorizes granting license for theaters, garages, service stations, markets, store, and other mercantile establishments owned by native Hawaiians or organizations formed and controlled by native Hawaiians. Mercantile licenses are still provided to qualifying applicants, however HHC rescinded the preference policy for commercial lease & license to beneficiaries in 2002. Lands that are not developable are also included under non-homesteading uses and typically are designated Conservation or Special District. An interim land use called "General Agriculture" currently exists. DHHL can generate revenue on these lands, but this designation is intended to be used until the land can be utilized for a higher priority use (i.e., homestead).

See Table 2 for a list and description of the existing homesteading and non-homesteading land use designations. Each Island Plan includes a list of 10 land use designations and the setting, intent, and purpose, lot size and minimum infrastructure required under each. Because there were no uniform land use designations prior to the 2018 HAR updates the planning system (HAR 10-4), some of the language defining the land use designations is not consistent across all island plans. Table 2 uses the language from the most recent Island Plan, which was completed for O'ahu in 2014. While there is a range of land use designations available, the land currently designated under each is heavily skewed toward non-homestead uses, particularly General Agriculture (31%), Special District (16%), and Conservation (15%), which together account for one-third of all land. Land currently designated of homestead uses other than Pastoral account for about 13% of all lands. See Table 3 for the land uses and approximate acreage for each use within each of the island plans.

**Table 2: Existing DHHL Land Use Designations**

Land Use Designation	Setting, Intent, Purpose	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure.	1 acre or less	Water (potable), all utilities, road access (paved), County standards.
Subsistence Agriculture	Small lot agriculture. Close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products. Occupancy optional.	5 acres or less ( <i>min. 10,000 sq. ft.</i> )	Water (catchment, potable or surface); road access (unpaved)
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Occupancy optional.	40 acres or less	Water (catchment or surface); road access (unpaved) <b>Not Available on O'ahu</b>
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Occupancy optional.	1,000 acres or less	Water (for livestock) and road access (unpaved) <b>Not Available on O'ahu</b>
<b>NON-HOMESTEADING USES</b>			
General Agriculture	Intensive or extensive farming or ranching allowed. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g., natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, and greenways.	To be determined	To be determined
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County Standards
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards

Source: O'ahu Island Plan (2014)

**Table 3: DHHL Landholdings by Existing Land Use**

		Acreage by Island						
	Land Use Designation	Hawai'i Island	Maui	Moloka'i	Lāna'i	O'ahu	Kaua'i	TOTAL <sup>12</sup>
Homestead Uses	Residential	4,421 acres	1,983	726	43	1,533	2,093	10,799
	Subsistence Agriculture	6,618	358	2,392	NONE	29	1,213	10,610
	Supplemental Agriculture	NONE	170	5,826	NONE	29	NONE	6,025
	Pastoral	40,514	NONE	1,896	NONE	NONE	623	43,033
Non-Homestead Uses	General Agriculture	37,236	6,321	7,503	NONE	1,001	12,572	64,633
	Special District	8,423	15,708	6,589	NONE	251	2,824	33,795
	Community Use	1,105	177	217	5	316	184	2,004
	Conservation	18,485	7,962	655	3	2,754	670	30,529
	Commercial	913	165	55	NONE	94	160	1,387
	Industrial	774	332	16	NONE	691	17	1,830
	Undesignated	NONE	143	13	NONE	1,076	NONE	332
<b>TOTAL</b>		<b>118,489</b>	<b>33,319</b>	<b>25,888</b>	<b>51</b>	<b>7,774</b>	<b>20,356</b>	<b>205,877</b>

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<sup>12</sup> The total acreage is derived from GIS data intended for planning purposes only. As such, the numbers do not match those in the DHHL Annual Reports. The DHHL Annual Reports data does not show a breakdown of acreage by Land Use Designation for each island.

### 3.3 Land Use Benefits to Beneficiaries

The HHCA was passed during a time when Hawaiians were being forced out of rural areas and into crowded, urban settings. The Act aimed to rehabilitate native Hawaiians by putting them back onto the land to cultivate the connection and relationships between ‘āina and native Hawaiian people.

Because the primary benefit that DHHL provides directly to native Hawaiians is the 99-year homestead lease for residential, agricultural, aquaculture, or pastoral purposes, land use on Trust lands is largely measured against whether homestead leases can be awarded under a given use. Publicly, the number of existing leases and new ones awarded is tracked and reported as the most visible indicator of success for putting native Hawaiians back onto the land. While administering the Homestead Program is an imperative for the DHHL, developing homes on around 65% of DHHL’s landholdings is not currently viable, and furthermore managing and maintaining these lands not in homesteading use has historically been under resourced within the department. Proposals to sell or divest lands held by the Trust that are not suited for development have historically not proved popular with beneficiaries. Thus, better identifying how *all* lands can be used in ways that provide benefits to the Trust’s beneficiaries, including those who are not lessees, would help the department to better utilize Hawaiian Home Lands for purposes more directly related to the rehabilitation of Hawaiians.

#### A. Beneficiary Surveys

In 2020, a beneficiary survey was distributed to those with existing awards (“lessees”) as well as beneficiaries on the waiting list. The survey administered to those on the waitlist focused on housing preferences and factors affecting the applicant’s lease preferences.

Based on the applicant pool, the majority of beneficiaries on the waiting list would like a residential lot, followed by agricultural and then pastoral. These preferences vary by island however, for example, O’ahu has the longest waiting list and the highest percentage preferring a residential lot awards (76.7%), while just 43.4% of Hawai’i Island applicants are waiting for a residential lot. See Table 4 below for the full breakdown of application types by island.

**Table 4: DHHL Applicant Totals (2020)**

		Residential	Agricultural	Pastoral	Total
O’ahu	Count	11,797	2,856	734	15,387
	Pct.	76.7%	18.6%	4.8%	100.0%
Maui	Count	4,075	2,836	931	7,842
	Pct.	52.0%	36.2%	11.9%	100.0%
Hawai’i	Count	5,147	4,382	2,328	11,857
	Pct.	43.4%	37.0%	19.6%	100.0%
Kaua’i	Count	1,468	1,260	419	3,146
	Pct.	46.6%	40.0%	13.3%	100.0%
Moloka’i	Count	553	653	225	1,431
	Pct.	38.6%	45.7%	15.7%	100.0%
Lana’i	Count	160	137	62	359
	Pct.	44.6%	38.1%	17.4%	100.0%
State	Count	23,199	12,124	4,698	40,021
	Pct.	58.0%	30.3%	11.7%	100.0%

Source: DHHL Applicant Survey 2020.

Note: The total number of applications is greater than the total number of applicants because each applicant can apply for more than one type of list. 587 Applicants with no specified sign-up list were excluded in this table.

Among residential applicants, approximately 54 percent would choose a turnkey unit (a residential lot with a single-family dwelling) as their first choice. About 22 percent of the residential applicants would choose a lot with water, sewer, electricity but no house as their first choice. Less than 10 percent of the residential applicants would prefer a single-family house to rent with the option to buy (8.9%).

The survey also asked applicants to identify factors affecting their decision to accept a lease award. Approximately one-third of the applicants indicated that the location of the community is the most important factor. The second most important factor in the decision of accepting the lease is the ability to qualify to finance the house (22%), followed by the price of the unit (13%). The type of housing unit and the size of the lot are, in contrast, relatively less important and location near jobs and/or schools and nearby community amenities ranked toward the bottom.<sup>13</sup>

The lessee survey asked lessees' opinions on the optimal use of DHHL land that is not suitable for residential development. Four land use options were identified most often as the best use of DHHL lands not ideal for residential development: Cultural Activities (43.3%), Family Gathering Spaces (42.8%), Community Gardens (41.9%), and Mālama' Āina (natural resource managed area; 41.8%). Commercial and light industrial uses were not widely supported (16.1% and 11%, respectively).<sup>14</sup>

## **B. Beneficiary Consultation for the General Plan Update**

In 2021, beneficiary consultation for the DHHL General Plan update began by focusing on developing a shared vision for the future and understanding beneficiary needs and preferences as they relate to the use of DHHL lands. Beneficiaries were asked what land uses they would like to see on Hawaiian Home Lands over the next 20 years and what types of uses they think are appropriate in certain kinds of places (e.g., urban, suburban, coastal areas, etc.).

Comments received relating to existing and proposed new land uses included suggestions to remove the "General Agriculture" designation and replace it with a land use designation that better describes its intent. Currently, lands designated General Agriculture are lands that are not currently slated for homesteads, but in need of an interim use designation for higher and better uses to become available. A better articulated land use designation may open these lands for uses by beneficiaries or DHHL that provide more immediate benefits, such as parks, renewable energy, community or commercial agriculture, art and dance space, education space, access for traditional gathering and practices, restoration and other mālama 'āina activities that would not impact the longer-term homesteading opportunities on the land. One beneficiary comment noted that many homestead communities are close to these kinds of lands and beneficiaries would like the opportunity to mālama such areas.

A couple of comments articulated ways in which greater access to non-homestead lands for stewardship and other beneficiary ties into the rehabilitative purpose of the HHCA. One comment suggested that if DHHL provides more apartment type housing opportunities, beneficiaries living there may lose out on opportunities to connect with 'āina – providing more access to Hawaiian home lands not in homestead use for programs and stewardship may help remedy this. Another comment noted that 60 percent of Hawai'i's prison population are Native Hawaiian and suggested that Hawaiian

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<sup>13</sup> DHHL Beneficiary Study, Applicant Report, 2020. SMS.

<sup>14</sup> DHHL Beneficiary Study, Lessee Report, 2020. SMS.

home lands provide areas for programs serving this population to support reintegration and reconnection to their ‘āina, kuleana, and Hawaiian blood.

A new land use designation for Kuleana homestead lots was also suggested during beneficiary consultation. Kuleana lots are undeveloped (raw) parcels with minimal road access where individual homesteaders are responsible for responsible for developing water, sewage, solid waste disposal, energy and telephone/communications services, as their resources and abilities allow. The first Kuleana lots were leased in Kahikinui on Maui in the 1990’s. Though that community has endured its challenges in developing livable lots, the concept has garnered newfound interest as an opportunity to accelerate lease awards and offer affordable homesteading opportunities. Administrative Rules are already in place for Kuleana lots and the DHHL has taken steps toward improving the education and resources for interested beneficiaries.

During the meetings, a number of beneficiaries also expressed the desire for more commercial and business opportunities specifically for beneficiaries on Hawaiian Home Lands. Some of these comments invoked the “mercantile clause” in Sec. 207(c)(1)(B) of the HHCA, which allows the department to grant license to lots for “theaters, garages, service stations, markets, stores, and other mercantile establishments (all of which shall be owned by native Hawaiians or by organizations formed and controlled by native Hawaiians).”<sup>15</sup> One beneficiary said that doing so would “keep Hawaiian home lands in Hawaiian hands.” The same beneficiary went on to suggest land uses that provide space for ‘ohana farming, ‘ohana businesses, and ‘ohana living. Other suggestions related to economic opportunities derived from homestead land included farmers markets and processing opportunities for beneficiaries growing food and designating beneficiary-specific commercial spaces.<sup>16</sup>

Some beneficiaries also showed interest in alternative housing opportunities that prioritize giving people an affordable place to live on Hawaiian home lands. For homestead uses, some suggestions included allowing less permanent/transitional homes such as modular, container or mobile homes, especially in areas where infrastructure is not readily available. Housing opportunities that would not provide 99-year homestead leases were also suggested, such as affordable multi-family rental buildings and kūpuna housing.

In addition to identifying specific uses beneficiaries would like to see on Hawaiian Home Lands, input was gathered on benefits that they would like to experience through the utilization of DHHL lands. These benefits are organized under four themes that align with the draft vision elements for the 2040 DHHL General Plan:

#### *Sustainable Trust*

It was recognized by beneficiaries that adequate funding and resources are necessary for the DHHL to develop homesteads and ensure the well-being of the Trust, Trust lands and its beneficiaries. The benefits identified from consultation include:

- Revenue generation
- Land exchange/acquisition

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<sup>15</sup> Hawaiian Homes Commission Act Section 207(c)(1)(B)

<sup>16</sup> HHC rescinded the preference policy for commercial lease & license to native Hawaiian beneficiaries in 2002

- Sustainable energy generation
- Maintaining for future generations

#### *Healthy Land and Water*

This theme encompasses benefits that protect, sustain, and enhance the abundance of Trust lands. These benefits recognize the importance of natural and cultural resources, and the necessity for access and opportunities to steward such resources. The benefits identified from consultation include:

- Protection of water
- Access to water
- Delivery of water
- Protection of significant natural resources
- Restoration of land and natural resources
- Access for cultural and spiritual practices
- Access for subsistence practices
- Access for food harvesting/hunting/cultivation

#### *Strong Communities*

This theme brings together benefits that make for healthy, resilient, connected, and caring communities. These include tangible benefits like access to healthcare, childcare, and other services, as well as less tangible benefits like community connections and sharing of gifts and mana'o. The benefits identified from consultation include:

- Education
- Cultural practice
- Healthcare and healing resources
- Safe neighborhoods
- Access to resources and services
- Care and services for kūpuna and keiki
- Community involvement and connection
- Participation in decision making
- Community economic development
- Community income generation and reinvestment
- Intergenerational exchange of knowledge
- Physical activity and competition
- Sharing of gifts and mana'o
- Preserving stories of place and people

#### *Empowered 'Ohana*

This theme focuses on the needs that allow for families to thrive, grow, and build a legacy on Trust lands. These benefits echo some of the outcomes Prince Kūhiō envisioned as important for the rehabilitation of Hawaiians, such as being able to afford and own a home in Hawai'i and resources to feed and support one's family on Trust land. The benefits identified from consultation include:

- Affordable housing
- Home ownership
- Financial literacy
- Owning and growing assets
- Growing your own food

- Opportunities to run family business and generate income
- Ability to support other family members
- Ability to stay/live in Hawai'i
- Leaving a legacy for future generations

The benefits summarized above informed a land use benefits framework, which aims to distinguish how specific land uses support or enable certain benefits. This framework is included as Appendix A. In the table, each column represents a specific benefit and each row a different land use; the dots indicate when a benefit is tied to a land use category. The land uses come from existing uses specified in DHHL island plans and programs, land uses that were suggested during the first round of the DHHL General Plan beneficiary consultation, along with other common land uses.

### 3.4 Proposed DHHL Land Use Designations

The HHCA and Hawai'i State Constitution set forth that Hawaiian Home Lands may be leased as home, agriculture, aquaculture, and ranch lots. With the exception of aquaculture, the existing land use designations provide for these uses, however there are some opportunities to create new homesteading land use designations that provide for the same uses, but in new ways that may provide additional benefits and opportunities to beneficiaries. Though aquaculture does not have its own homestead land use designation, it is accommodated under numerous homestead designations.

The land use designations proposed for the General Plan update were developed based on the information provided in the sections above. Many of the land use designations are carried forward from the current land use system, and several new designations are proposed. New designations are highlighted in yellow in the tables below. These land use designations are intended to be applied to new homestead communities and utilized in future Island Plan updates, in which existing homestead communities may revisit land use designations and determine if and how to update them.

This land use framework was developed to address the HAR requirement of establishing a uniform system of land use designations for use across the DHHL system. The framework is also intended to promote alignment of future land use decisions with the General Plan vision, goals, and policies. Toward this end, Appendix A includes a table showing how the proposed land use designations align with the components of the General Plan vision and how each land use can provide specific benefits to the Trust and its beneficiaries. Appendix B includes a Master Use Table describing the types of allowable uses that are appropriate within each land use designation. Additional criteria to guide how DHHL decides to designate its lands are detailed in Section 4 of this white paper, and instructions for applying the land use framework to planning of homestead communities is provided in Section 5.

#### **A. Homestead Uses**

The core homestead uses as defined in the HHCA and Article XII of the State Constitution remain intact. The core uses are: home, agriculture, aquaculture, and pastoral. Aquaculture leases have not been awarded by DHHL but are considered an allowable use under some of the proposed land use designations.

Residential offerings have evolved over the years and recent HAR amendments have opened up even more opportunities for range of housing products and options that could fall under the Residential land use designation. DHHL may want to consider creating subdistricts to differentiate areas

designated for single-family residential homesteads and areas that could support multi-family housing like duplexes, townhomes or accessory dwelling units.

After many years without offering any new agricultural homestead leases, DHHL has ramped up efforts to increase agricultural homestead awards over the last five years. The proposed land use designations are unchanged, however since the existing island plans were established for each island the administrative rules for subsistence agriculture have been revised and DHHL has initiated planning for several subsistence agriculture communities.

A new DHHL Kuleana land use designation is proposed to more clearly identify lands for suitable for Kuleana homestead lots, which have different criteria for siting and infrastructure than other types of homestead uses. This is in response to beneficiary input expressing a desire for homesteads that are affordable and enable traditional lifestyles and alternative ways of living on the land. A separate designation for DHHL Kuleana acknowledges that there are different criteria for siting and developing these homesteads.

**Table 5: Homestead Uses**

<b>Land Use Designation</b>	<b>Setting, Intent, and Purpose</b>
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure.  Subdistricts may be established for multi-generational and /single family housing types.
Subsistence Agriculture	Small lot agriculture. Close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.
Supplemental Agriculture	Large lot agriculture intended to provide opportunities for agricultural production for supplemental income and home use. Agricultural plan required.
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required.
DHHL Kuleana	Raw (without infrastructure) lots. Areas are intended for “off-grid” subsistence lifestyles to allow for more choices as to how lessees wish to develop their lots. Must participate in maintenance of the right-of-way to the Kuleana Homestead tract.

Residential Homesteads

The existing land use designation for residential homesteads is for subdivided lots one acre or less built to County standards. Since the 2002 General Plan, the primary offering in these areas has been single-family, turnkey homes, however, as the on- and off-site costs of developing and delivering these parcels has increased so has the price of these homes leaving many on the waitlist unable to qualify and accept an award. To expand homesteading opportunities for those on the waitlist, DHHL has diversified the types of lots being offered as residential awards.

#### *Developer Built Turnkey*

Based on beneficiary surveys, developer-built turnkey single-family homes are the preferred homestead option for most beneficiaries on the waitlist. While desirable, turnkey home development is the mostly costly of offerings, limiting the number of eligible beneficiaries. As of 2021, these turnkey homes range anywhere between \$200,000-\$400,000, and are typically financed through a mortgage and purchased from the developer.<sup>17</sup> Beneficiaries also enter into a lease agreement with DHHL for the 99-year homestead lease of the underlying land.



**Figure 4: Turnkey Home, Kanehili Subdivision, Kapolei, O'ahu**

#### *Rent-with-Option-to-Purchase*

The first pilot rent-with-option-to-purchase product was offered in the Kapolei Ho'olimalima Project, which resulted in 61 new beneficiary homeowners in 2017. The program targets beneficiaries who may have had difficulty qualifying for turnkey developments. A second community is under development in Kealakehe, Hawai'i Island. This product targets qualifying families who earn up to 30 percent, 40 percent, and 60 percent of the area median income. This program differs from a rent-to-own product, where rent will not contribute to the purchase of the home. Instead, the tenant's Area Median Income (AMI) level at the initial qualification to occupy the units will be the same AMI level used in determining the sale price at the end of the 15 years.<sup>18</sup>

#### *Vacant Lot Awards*

Vacant lot awards have become a higher priority for the DHHL, recently ramping up this type of offerings in 2017. Vacant lots are planned and will continue to be offered in future projects that are currently under development. These awards offer beneficiaries flexibility to build a home that meets their needs and can range from a large multi-family dwelling to a tiny home. For these lots, DHHL incurs the off-site and on-site infrastructure costs, while the lessee is responsible for the cost of the vertical home construction, which can be done by the owner or through a self-help program. DHHL has partnerships in place with Habitat for Humanity for the self-help program that can provide resources and manpower to help beneficiaries build a home on these lots. To qualify for financing, homes must be built to County code.

#### *Alternative Residential Housing Products*

Since the 2002 General Plan, DHHL has sought alternative housing options to meet the diverse financial and lifestyle needs and desires of beneficiaries waiting to for homestead awards.

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<sup>17</sup> FHA 247 & 184A

<sup>18</sup> [Department of Hawaiian Home Lands | DHHL Offers Rent-With-Option-To-Purchase Homes on Hawai'i Island \(2021\)](#)

In 2011, community meetings around developing a Kauhale Concept Homestead were convened on Hawai'i Island. A modern version of Kauhale living where multiple residential units would share common living areas that could be shared among an extended family on a single homestead lot. Kauhale living may be better suited for larger lots such as subsistence agriculture lots.

In 2019, Governor Ige signed new Administrative Rules allowing rentals on Hawaiian Home Lands. This opens up opportunities to provide relief to beneficiaries who are currently waiting for a homestead offering or are unable to afford other types of homestead offerings. These could take the form of multi-family rentals, kūpuna housing, transitional or other supportive housing. The 2020 applicant survey shows that around half of beneficiaries on the waitlist are renting their current home.<sup>19</sup> Multi-family options can range in density from duplexes with 2-units per building to multiplexes, such as townhouses, with four or more units to one building, to high-rise apartment buildings (Figure 5). There are currently three multi-family rental properties on DHHL lands – 'Ulu Ke Kukui in Mā'ili on O'ahu, Hale Makana o Nānākuli in Nānākuli on O'ahu, and Kulanakauhala Maluhia o Na Kūpuna in Waimānalo on O'ahu.



**Figure 5: Hale Makana o Nānākuli Multi-Family Rental leased by Ahupua'a o Nānākuli**

At the time of this white paper, DHHL has an existing proposal to amend Chapter 10-3 of the Hawai'i Administrative Rules to create a 5-year pilot program allowing supplemental dwelling units (SDU), also called "ohana units" or "accessory dwelling units" on residential leased Hawaiian home lands. The proposed rule would allow the lessee to build one supplemental unit that meets the underlying County's requirements and standards for building a second dwelling unit. Typically, the biggest constraint in getting second dwelling units approved at the County level is capacity of existing infrastructure. Under the pilot, the lessee would be able to rent the SDU to a native Hawaiian (as defined by the HHCA), 'ohana who qualify under section 209(a) of the HHCA, or the lessee may live in the SDU while renting the primary dwelling to a native Hawaiian or qualified 'ohana. Short-term rentals would be prohibited.

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<sup>19</sup> DHHL applicant survey 2020, p. 20

To support these expanded residential homestead products and opportunities, the new Land Use Designations should consider creating sub-districts within areas designated for Residential use that specify areas for single-family homestead lots or multifamily homestead products. Areas that would be able to support multi-family or accessory dwellings will typically require more infrastructure capacity and be in areas with similar density.

Rental offerings would not be 99-year leases and thus are not considered part of the homesteading program. Rather, rentals would be considered other rehabilitation projects<sup>20</sup> and the land use would be considered a non-homestead use. Under the new administrative rules, renters who are applicants on the waitlist would maintain their place on the waiting list while renting.<sup>21</sup>

#### Supplemental Agriculture Homesteads

Supplemental Agriculture lots are intended for lessees to supplement their individual incomes through farm production. Under the existing land use designation, these are large lots that are 40 acres or less. Lessees with these awards are required to submit a farm plan and cultivate two-thirds of their awarded lot. Lessees are allowed to reside on the lot, subject to approval. Infrastructure may be below County standards and thus may not be able to be dedicated to the County. Aquaculture would be an appropriate use under this designation.

#### Subsistence Agriculture Homesteads

Subsistence Agriculture lots are homesteads where beneficiaries can farm the land to grow food for the private consumption of their families or to supplement their income with small-scale economic agricultural activity. Aquaculture would also be a supported use under this designation. These lots are three acres or less (Figure 6). Unlike Supplemental Agriculture lots, lessees do not need a farm business plan and are not required to keep two-thirds of the acreage in cultivation – homes are also allowed on these lots, but not required. An amendment to the HAR governing Subsistence Lots was adopted in 2017 which provided for smaller lot sizes and rules allowing for additional dwellings on such lots, subject to department approval.<sup>22</sup> The rule changes came in response to growing beneficiary interest in subsistence agriculture lot awards with opportunities to reside on the lot and rural lifestyles.

#### Pastoral Homesteads

Pastoral homesteads are large lots with lands suitable for pastoral uses. Like supplemental agricultural leases, lessees have the option to reside on the pastoral lot and are required to submit a ranch plan as well as a fencing plan to DHHL for approval. Due to the marginal land quality of these lots, they may be 1,000 acres or less and have minimal infrastructure requirements.

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<sup>20</sup> Hawai'i State Constitution Article XII, Section 1 (3) rehabilitation projects to include, but not limited to, educational, economic, political, social and cultural processes by which the general welfare and conditions of native Hawaiians are thereby improved;

<sup>21</sup> HAR 10-7-46

<sup>22</sup> HAR 10-3-24



*Figure 6: Example 1-acre Subsistence Agriculture Lot Sketch*

### DHHL Kuleana Homesteads

Kuleana homesteads were first offered in the early 1990's in Kahikinui on the island of Maui. Kuleana homestead lots are undeveloped parcels supported with minimal roadways to ensure access by homesteaders and emergency vehicles, but no additional infrastructure was provided by DHHL. The intent of the new DHHL Kuleana land use designation is to provide immediate access use of lots and allow beneficiaries desiring more "off-grid" subsistence lifestyle the opportunity to settle and build their own homes. Subsistence activities could include small-scale agriculture, animal husbandry, or aquaculture. The lessees must be active in the kuleana homestead associations and share responsibility for maintaining the shared right-of-way road access.

During beneficiary consultation for the General Plan update, beneficiaries voiced a desire to create a DHHL Kuleana homesteading land use designation. Adding a designation for Kuleana homestead lots would more clearly delineate areas suitable for Kuleana homesteads. Based on the site conditions, Kuleana lots can be leased as either pastoral or agricultural leases. Kuleana lots present the fewest obstacles in terms of beneficiaries qualifying to accept the award, however there is significant onus put on the individual lessee and the kuleana homestead association to manage their own roads, electricity, water, and sewage.

### **B. Non-Homestead Uses**

Recommended changes to non-homestead uses include a new Stewardship land use designation to replace the existing General Agriculture designation. Some lands currently designated as General Agriculture may be re-designated as Stewardship, and others may be placed in another category as determined appropriate during the Island Planning process.

A new designation for Community Agriculture is also proposed as an additional form of community use, and comes in response to beneficiary input regarding a desire to grow more food on Trust lands. Separating Community Agriculture from other types of community uses is intended to acknowledge that there may be more specific needs and criteria for identifying lands used for this purpose (i.e., soil/water, proximity to residential uses, etc.) that should be considered when applying land use designations at the Island Plan level.

Finally, sub-districts are recommended for the Conservation and Special District designations that acknowledge different types of opportunities and/or constraints. See Table 6 below for details.

**Table 6: Non-Homestead Uses**

Land Use Designation	Setting, Intent, and Purpose
Stewardship	Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust. May serve as an interim use until opportunities for higher and better uses become available.
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
Special District	Areas requiring special attention because of unusual opportunities and/or constraints. <i>Subdistricts could include: hazard areas, open spaces/greenways, cultural resources.</i>
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.
Community Agriculture	Common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land must be served by a water supply sufficient to support the cultivation practices used on the site.
Renewable Energy	Lands suitable for siting projects for, the generation, and transmission of renewable energy.
Commercial	Lands suitable for a concentration of commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.

Stewardship

The current General Agriculture land use designation does not clearly distinguish between long-term intensive uses and shorter-term interim uses of Trust lands not currently needed for homesteading. This white paper recommends that the General Agriculture land use designation be replaced by a new Stewardship land use designation. The term “Stewardship” better conveys that uses and land

dispositions within this district are interim and should maintain the land and resources until a more permanent homesteading or non-homesteading use is determined. This designation would allow interim uses that maintain or improve the value and condition of the land and potentially produce food, revenue, knowledge exchange, and other resources to benefit beneficiaries and the Trust. Given that currently, General Agriculture lands represent about a third of Hawaiian Home Lands, this designation would provide substantial opportunities for beneficiaries and appropriate partners to connect with and help care for Trust lands in their communities on an interim basis through 'āina-based activities such as cleanup and restoration, archaeological and cultural resource preservation, community agriculture, education, and cultural activities.

To date, limited resources have prevented the Department from doing more to manage and identify appropriate interim uses on proposed Stewardship lands, however there is substantial interest from beneficiaries, non-profits, and other partners that could mālama and share kuleana for these lands. To enable this, a process is needed for interim dispositions on Stewardship lands, such as right of entry permits or licenses, to enable partnerships to be formed for the care and management of these lands.

Stewardship lands differ from land designated for Community Use and Community Agriculture in that no permanent structures or facilities would be permitted.

#### Conservation

Lands designated for conservation are intended to protect natural and cultural resources. These lands frequently include ridgetops, watershed protection areas, critical habitats, and can also include sensitive historic and/or cultural sites. The DHHL Conservation designation is generally consistent in intent and application with the State Land Use Conservation District. This designation should remain in the General Plan update. It is also recommended that DHHL reference the Conservation District rules and subzone framework in applying this land use designation and determining allowable stewardship, resource management, and revenue generating activities.

The State Conservation District contains five subzones: Protective, Limited, Resource, General and Special. The first four are arranged in a hierarchy of environmental sensitivity from most sensitive (Protective) to least sensitive (General). All uses in more sensitive sub-zones are allowed in the less sensitive sub-zones. These subzones may also be used in applying the Conservation designation to DHHL lands that are outside the State Land Use Conservation District.

#### *Protective subzone*

Areas necessary to protect valuable natural and cultural resources in designated areas such as restricted watersheds, marine, plant, and wildlife sanctuaries, significant historic, archaeological, geological, and volcanological features and sites, and other designated unique areas.

#### *Limited subzone*

Areas where natural conditions suggest constraints on human activities.

#### *Resource subzone*

Areas to ensure, with proper management, the sustainable use of the natural resources of those areas.

*General subzone*

Areas designated for open space where specific conservation uses may not be defined, but where development is not possible.

Conservation lands are intended to have very limited use but provide ecological and cultural benefits through protection and stewardship. Depending on the nature and sensitivity of resources present, different levels of activity and access may be permitted, such as ungulate management, traditional gathering rights, and recreational activities. Some limited opportunities may also exist for revenue generation on Conservation designated lands where the activities support conservation and restoration objectives and are consistent with the Conservation District subzone. While uses are limited, Conservation lands provide an opportunity for beneficiaries and appropriate partners to engage in stewardship, education, and partnerships with DHHL and DLNR around the management and protection of these lands.

DHHL does not have dedicated staff for natural resource management on Hawaiian Home Lands. Staff within the Land Management Division are responsible for management of all lands not currently homesteaded or in development, including Conservation areas. Collectively, these areas comprise well over half of Hawaiian Home Lands. The lack of resources and staffing creates significant challenges to managing natural and cultural resources on Conservation lands. While the Department has prepared management plans for certain areas such as its holdings on Mauna Kea, it has had to rely heavily on partnerships for implementation, and additional partnerships are urgently needed given the volume of land and resources.

Resource management partnerships provide value to the Trust and beneficiaries by preserving resources and generating value from lands that the Department does not have funding to maintain. Similar to need identified for the Stewardship designation, a process is needed to facilitate partnerships and provide land dispositions to beneficiaries and organizations whose mission and abilities align with the intent of Conservation lands. The Department would also greatly benefit from obtaining funding to support dedicated staff for natural resource management at the central office and natural resource management capabilities on each island.

Special District

The Special District designation is utilized for lands with special conditions including unusual opportunities and/or constraints such as natural, cultural or historic resources or development constraints such as flood control issues, significant distances from infrastructure, or greenways. These lands may require implementation of conservation principles or other conditions for development to proceed. However, the O'ahu Island Plan points out that these lands could also be used for compatible activities if managed correctly.<sup>23</sup> The designation allows for flexibility in future use, while ensuring that DHHL and potential partners will conduct more in-depth evaluation of special conditions prior to development.

The range of opportunities and constraints that factor into an area being designated Special District is very broad. As such, this white paper suggests adding Special District subzones to further clarify why an area is deemed a Special District and allow for clearer delineation of the role land with a Special

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<sup>23</sup> Ibid.

District designation may play in bringing greater benefits to beneficiaries. Some potential subzones to consider include:

#### *Open Space and Greenways*

These sub-zones may serve multiple purposes as drainageways, buffers or other may remain as open space simply because they are far from infrastructure and difficult to improve. Greenways may also accommodate trails or multi-use paths.

#### *Natural Hazards*

This sub-zone would apply to areas within existing natural hazard areas such as floodplains, gulches, and areas of high fire risk. A natural hazard sub-zone may also be used to plan for climate hazards such as sea level rise by identifying areas where projected impacts may affect future land use.

#### *Cultural Resources*

This sub-zone would protect areas with culturally important features, mo'olelo or resources and could play a role in providing access for traditional practices, educational opportunities, access for cultural practitioners, and spaces and activities that preserve stories of people and places. DHHL would actively seek community groups to help steward and care for these places.

#### *Wahi Pana (place specific)*

This subzone would allow for communities to better define why a place is special and should be treated as such. Feedback received during beneficiary consultation indicated that land use is very difficult to envision and talk about at the "3,000-foot level" that the General Plan is approaching it from. Providing a designation that acknowledges that communities have places that are unique and special to creating a sense of place allows beneficiaries to better think about how to care for and utilize that land for the beneficiaries and the Trust during the island planning process.

It would also be advantageous to define a process and requirements for beneficiaries and other partners to follow to obtain a disposition for use of Special District lands. Similar to Stewardship and Conservation areas, Special District lands are rich in resources and educational potential, yet the Department has limited resources to manage them and fully realize the potential benefits to beneficiaries and the Trust.



**Figure 7: Ka'ala Farm in Wai'anae, O'ahu is a Cultural Learning Center located on DHHL Lands designated Special District**

### Community Use

Lands identified as Community Use may serve the beneficiary community specifically or the community in general including non-beneficiary populations. Facilities such as schools, parks, clinics, hospitals, fire stations, water storage facilities, churches, etc. may serve the entire region, not just the homestead community. While the community service providers for these facilities may pay (or have paid) for the use of DHHL landholdings, the terms are not always at market value.



*Figure 8: Nānākuli cemetery on O'ahu is an example of a Community Use*

There are lands designated for Community Use that serve the beneficiary community directly through local and regional Hawaiian Homestead Associations. These uses may include community centers, cultural facilities, cemeteries, etc. Some community facilities may include commercial uses as well.<sup>24</sup> This land use designation should remain in the General Plan update.

### Community Agriculture

During beneficiary consultation, beneficiaries voiced the desire for more opportunities to learn how to and grow their own food was voiced. Though the existing Community Use land use designation is broad enough to cover this type of use, the land and water requirements for agricultural uses create unique needs and presents possible nuisances to surrounding uses. As such this white paper proposes a standalone Community Agriculture land use designation. Similar to Community Use areas, Community Agriculture lands would be granted by disposition to beneficiary organizations or other appropriate partners. Some examples of this currently exist on Hawaiian Home lands (Figure 9).



*Figure 9: Makiki Community Garden plots rented to the public and managed by the City & County of Honolulu*

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<sup>24</sup> O'ahu Island Plan (2014)

### Commercial

Commercial lands are assigned to areas suited for retail, business, and other commercial activities. These areas allow for uses similar to those allowed in County zoning districts such as business, business mixed-use and resort. The intent of lands designated commercial is to generate income for DHHL through leases and licenses. Commercial areas may include non-homestead residential-type activities like affordable rentals or kūpuna housing, which require approval by the Hawaiian Homes Commission on a project-by-project basis.



*Figure 10: Ka Makani Ali'i Shopping Center located on Commercial land in Kapolei, O'ahu*

### Industrial

Industrial lands have been identified for more intensive and preferably light industrial uses. Activities likely to occur on Industrial lands include manufacturing, warehousing, processing, repair, and clean energy production. This land use designation should remain in the General Plan update.

Light industrial uses are uses that do not create unusual fire, explosion or safety hazards, excess noise, and do not emit smoke, dust, and toxic or offensive odors.<sup>25</sup> These uses tend to be more consumer-oriented rather than business or industry oriented and typically have less environmental impacts than heavier industrial uses. Existing heavy industrial activities that emit dust, smoke, toxic odors on DHHL lands should be phased out as lease agreements for these uses expire over the next 20 years.



*Figure 11: DHHL Industrial lands in Kapālama, O'ahu*

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<sup>25</sup> "Light Industrial" definition. Law Insider. Web. <https://www.lawinsider.com/dictionary/light-industrial>

### Renewable Energy

In 2009 DHHL adopted the Ho‘omalūō Energy Policy “to enable native Hawaiians and the broader community working together to lead Hawai‘i’s efforts to achieve energy self-sufficiency and sustainability.”<sup>26</sup> Objective 2 of the policy – Ko‘o: facilitate the use of diverse renewable energy resources – includes 6 activities:

- Identify properties in DHHL’s land inventory that have potential for renewable energy projects.
- Pursue the leasing of those lands that are identified as suitable for renewable energy projects. (First priority should be given to entities that would provide “firm” renewable energy power such as garbage-to-energy (mass-burn), geothermal, pump storage hydropower, solar-thermal and second priority to “as-available” renewable energy power such as wind, solar-photovoltaic, and wave).
- Encourage existing and future general lessees and licensees of DHHL’s properties to design and build their facilities so that they are energy and resource efficient.
- Seek partnerships for the development of renewable energy resources. In this connection, build relationships that could assist DHHL on non-energy related issues.
- Evaluate DHHL’s available authorities/powers that could expedite renewable energy projects for the state of Hawai‘i.
- Seek innovative processes to provide reliable electricity, by assisting electric utilities (in a world where energy is an essential but very limited resource) to reduce Hawai‘i’s dependency on fossil fuels.

Prior to the DHHL Energy Policy, in 2008, the state of Hawai‘i and the Department of Energy signed a Memorandum of Agreement to collaborate on the reduction of Hawai‘i’s heavy dependence on imported fossil fuels. The memorandum launched the Hawai‘i Clean Energy Initiative, which subsequently set forth new Renewable Portfolio Standards for electric utility companies who sell energy to use renewable energy for the equivalent of 30 percent of net electricity sales by 2020, 40 percent by 2030, 70 percent by 2040, and 100 percent by 2045.<sup>27</sup> In order to reach these benchmarks, large areas of land will be required. DHHL lands not suitable for homesteading and not in use may provide opportunities to not only generate energy but also revenue for the Trust. Currently, DHHL has three existing leases for alternative energy projects on Trust lands and is exploring additional projects on suitable land, which in most cases is currently designated either “Industrial” or “General Agriculture” within the Island Plans.

For the department, utility scale projects provide revenue to the Trust and may offer additional community benefits to lessees and beneficiaries, if a community benefits agreement is reached. During preparation of Island Plans, DHHL could also identify areas where renewable energy facilities may be allowed, including utility scale as well as smaller-scale community or individual renewable energy facilities, which may be allowed in order to serve lessees in remote areas or those who desire alternatives to public utilities.

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<sup>26</sup> Ho‘omalūō Energy Policy (January 2009) [DHHL-Energy-Policy.pdf \(hawaii.gov\)](#)

<sup>27</sup> Renewable Portfolio Standards are codified in HRS Ch. 269-92

### **C. Mixed Use Designations**

Two new mixed use land use designations were considered for the DHHL land use system as part of the General Plan Update: Neighborhood Mixed Use and Central Mixed Use. Both were intended to offer a mix of residential opportunities and commercial uses. Central Mixed Use was envisioned as a non-homesteading land use that includes a mix of general lease commercial and alternative residential opportunities such as affordable rentals and kūpuna housing in a higher-density urban environment. Neighborhood Mixed Use was envisioned as a homestead designation that allows low intensity commercial activity on homestead lots. Mixed use development reflects best practices in urban planning and allows greater flexibility for co-locating commercial uses and economic development opportunities with homestead areas and in proximity to other complementary uses.

These land use designations received some support during the beneficiary consultation process, primarily due to the potential commercial opportunities for beneficiaries. However, it was determined that current DHHL rules and processes would not allow implementation of areas that provide a mix of homestead and non-homestead uses on Hawaiian home lands at this time. Instead, the desire for additional beneficiary commercial opportunities on Hawaiian home lands is being addressed through providing for certain types of commercial uses to occur in homestead areas, and continuing to offer the option of Mercantile Licenses for qualifying lessees. More information on allowable commercial uses in homestead areas is provided in the Master Use Table in Appendix B. Mercantile licenses are discussed further in Section 6.

## **4. Criteria for Determining Use of Available Lands**

### **4.1 Background**

This section addresses four of the eight HAR criteria required to be addressed in the General Plan:

1. Establish criteria to identify suitable lands for homesteading;
2. Establish criteria to determine available lands not required for homesteading within the planning period;
3. Establish criteria to identify lands for revenue generation;
4. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building.

Applying land use designations to specific places requires an understanding of existing physical, environmental, and regulatory conditions. For DHHL, land use decisions must also balance the economic and social needs and desires of different kinds of beneficiaries with the near- and long-term sustainability of the Trust.

### **A. Land Suitability for Development**

Understanding physical and environmental conditions is best done through a suitability analysis, which examines a series of factors that are pertinent to making land use decisions. Land suitability helps to answer the first important question to consider: is the land developable? Within the DHHL planning system, land suitability analyses are typically included early in the Island Planning process and set forth the physical constraints prior to identifying and applying land use designations. The conditions examined include:

- Location and Proximity to Jobs & Services
- Availability of water resources
- Slope

- Proximity to streams, waterways or wetlands
- Critical habitat designations and/or presence of endangered/threatened species
- Archaeological sites and cultural resources
- Soil type and productivity
- Rainfall
- FEMA 100-year floodplain
- Climate change and sea level rise hazards
- Proximity to infrastructure
- State and County land use

#### Location and Proximity to Jobs & Services

Location was the top factor cited by beneficiaries in choosing to accept a homestead in the results of the 2020 beneficiary survey. This was followed by factors related to the ability to afford a homestead. These issues are interrelated, as the ability to live near jobs and existing communities increases access to economic opportunity, reduces transportation costs (and increases access to transportation alternatives), and can make housing more affordable by allowing DHHL to connect to existing infrastructure systems rather than constructing new systems. Location in relation to services such as schools, health care, and other services can also influence health and quality of life for beneficiaries. Location can be important to beneficiaries for other reasons as well, including ancestral ties to place, proximity to family, and access to natural and cultural resources. For this reason, location in relation to significant places, jobs, and services should be criteria in siting future homestead communities, in addition to other physical factors.

#### Availability of Water Resources

The availability of water resources affects both cost and feasibility of development on DHHL lands. The HHCA grants DHHL the right to priority use of water, the right to demand use of water deriving from government lands, and the right to use surplus water from private lands, and DHHL has made efforts to better exercise these rights moving forward.<sup>28</sup> However, the cost to access water and provide it to homestead communities remains a significant challenge. This is partly due to the nature of how DHHL acquired its lands, with the most productive agricultural lands being excluded.

Water availability continues to be one of the biggest obstacles to the development of Trust lands for homesteads due to the remote location of much of DHHL's land. When lands are not in proximity to existing municipal water systems, as is the case for the majority of DHHL parcels at higher elevations, the planning and resources required to develop water infrastructure becomes prohibitive. Climate change is also expected to impact water supply, particularly through increasing heat and drought in drier areas of the islands. Lessons for future land use can be drawn from traditional land use planning like the ahupua'a system, which centered around water and the opportunities for abundance that flow of water provided.

Given these challenges, the availability of water resources now and in the future should be a factor in siting and developing homestead communities. This should include an assessment of available water for both irrigation and potable use at the land suitability assessment phase. Ideally land suitability assessments should provide information on the current quality of resources as well as a historic

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<sup>28</sup> DHHL Water Kuleana Handout (2015) [DHHL-Water-Rights-Handout.pdf \(hawaii.gov\)](https://www.dhhl.gov/wp-content/uploads/2015/05/DHHL-Water-Rights-Handout.pdf)

understanding and future projections with climate change, so that land use can follow and the work in harmony with the natural resources already on the land.

### Slope

A slope analysis typically uses U.S. Geological Survey topography maps to determine the change in elevation over a set distance. Generally, development on parcels with slopes greater than 20 percent is constrained by access limitations, erosion potential and stability. Developing on steeper slopes also increases cost due to the engineering and earth-moving required.

### Streams, Waterways and Wetlands

Streams and watersheds have influenced settlement patterns throughout history (see ahupua'a systems in Section 3.1.A) because water availability and quality and protection from flooding are important considerations when determining land uses. The historical uses related to water resources can help inform land use decisions today. Natural drainages within watersheds may be connected to special ecosystems such as wetlands or very steep slopes and may also be subject to flooding. Land suitability analyses at the island plan level should identify these resources and areas that may be vulnerable to flooding, as well as water resources that require protection to maintain water quality and drainage. Design of homestead communities should acknowledge and honor the existence and function of natural streams, wetlands, and drainageways, which should be maintained to serve as natural "green infrastructure" and to honor the connections between land and water. These features can also be resources for supporting education, cultural practices, and subsistence uses.

### Soil

Soil type and productivity is an important consideration for land use. Not all soils are suitable for agriculture and not all soils are suitable for homes, roads or other development. Soil type is classified by the U.S. Department of Agriculture, Natural Resources Conservation Service and provides information on permeability and expansion for different soils. The State of Hawai'i Land Study Bureau developed agricultural land productivity ratings and State Department of Agriculture also classifies land according to agricultural suitability using the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system.

For residential and other developed land, expansive clay soils, such as vertisols, that shrink when dry and swell when wet are not suitable for construction or roadways. When considering agricultural uses, while some soils, such as mollisols, are naturally very fertile and productive for agricultural, with proper knowledge, fertilization and management, most soils in Hawai'i can be made productive.<sup>29</sup>

### Rainfall

Rainfall is the source of all fresh water in Hawai'i. Without water, land is of little or no use. Areas with adequate rainfall allow a variety of uses without the high costs of developing wells, pumping systems, storage, and transmission lines. Generally speaking, household catchment systems are practical in areas with annual rainfall of 60 inches or more.

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<sup>29</sup> J. Deenik, J., and A.T. McClellan. Soils of Hawai'i. University of Hawaii - CTAHR, Sept. 2007. Online: [Soils of Hawai'i \(hawaii.edu\)](https://soils.hawaii.edu/)

### Critical Habitats

Areas designated as critical habitats can present significant constraints to development, especially in rural areas, which make up most of DHHL's landholdings. The presence of federally protected rare and/or endangered species should be considered as a factor in siting of homestead communities and application of land use designations that foster continued protection and ensure that allowable uses do not impact sensitive species.

### Archaeological Sites

Archaeological sites and areas with associated cultural practices require additional protection. Known archaeological sites are mapped by the State Department of Land and Natural Resources, State Historic Preservation Division, and additional knowledge of such resources may be passed down through generations. Cultural knowledge such as traditional place names, stories, and wahi pana<sup>30</sup> may hold important information about the natural resources, setting and importance of a place. Such archaeological and cultural knowledge should factor into the siting and design of future homestead communities. Such features and wahi pana may also warrant applying a Special District Cultural Resource land use designation to connote their importance.

### FEMA 100-year Flood Plain

The use of Native Hawaiian Housing Block Grant funds precludes development of residences within Federal Emergency Management Agency (FEMA)-designated 100-year floodplains. It should be noted that current FEMA floodplains do not take into account future impacts of climate change and sea level rise, so while they remain an important planning tool, land use planning should also incorporate the best available science on future climate change impacts into the siting and design of homestead communities. This is discussed further below.

### Climate Change and Hazards

Sea level rise and climate change related hazards are increasing, and modeling is now available that shows areas of potential impact statewide. In addition to location specific hazards such as flooding and sea level rise, increasing temperatures will affect large areas of the state, particularly those in leeward areas, increasing heat waves, drought, rainfall, and wildfires. Not previously addressed in the Island Plans, consideration of projected climate related impacts will be important moving forward as exposure to risk factors and increased vulnerability of landholdings to climate hazards present additional constraints to land use, especially considering projected climate change over the life of a 99-year beneficiary homestead lease. The land suitability phase should identify areas that are subject to current and future hazards and apply appropriate land use designations such as the Special District Coastal Hazard designation. The design phase should also ensure that any uses or development within areas vulnerable is resilient and incorporates mitigation measures to minimize risk to life and property. The Climate Change White Paper prepared for the General Plan update contains further detail on projected impacts to DHHL lands and recommended General Plan policy.

### Proximity to Infrastructure

Proximity to existing infrastructure such as roads, electrical, telecommunications, sewer, and water supply and treatment systems is an important consideration in analyzing potential land uses.

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<sup>30</sup> In Hawaiian, the term for a sacred or legendary place is *wahi pana*. Wahi is the word for place. In isolation, the word pana means "pulse." Thus, wahi pana are "places with a pulse," living spaces.

Developing and maintaining infrastructure systems and delivering service to homestead communities is extremely costly and requires substantial staff resources and expertise, essentially requiring DHHL to act as a utility. In addition, standalone infrastructure systems require land that could otherwise be used for homesteads or other benefits. Given this, the stated preference of DHHL is to connect to existing County systems wherever possible, to build infrastructure to County standards, and to dedicate completed infrastructure to the County for ongoing maintenance. This makes access to infrastructure a very important criteria in determining land use designations and siting of homestead communities.

Given that many of DHHL's landholdings are in rural settings, the realities are that DHHL will need to explore ways to increase opportunities for development where infrastructure is available, potentially acquire new lands in such areas, and/or work with the Counties on agreements to provide infrastructure services to remote communities. The new Kuleana land use designation also allows more flexibility to develop homesteads in remote areas with little infrastructure, although this type of homestead may have limited appeal to beneficiaries.

#### State and County Land Use

Although DHHL is exempt from State and County land use regulation, oftentimes areas within the conservation or preservation zones are not suitable for homesteading uses. Surrounding land uses not on DHHL lands are also important to consider. For instance, placing a residential use next to or downwind from a landfill, sewer treatment plant or other heavy industrial uses is not desirable. Aligning homestead communities with land use patterns envisioned in State and County land use land use plans can support integration and compatibility of homestead communities with the surrounding area. It may also support DHHL's ability to collaborate with the Counties on infrastructure and other needs.

Existing land use designations and encumbrances should also be analyzed because how the land is currently being used and the length of time such an encumbrance exists may mean that some parcels are not available for new uses within the planning horizon.

#### **B. Lands for Revenue Generation**

Balancing the desires of beneficiaries for homesteads and community uses with the Hawaiian Homes Commission's need to manage the Trust's resources for financial sustainability adds an additional layer of analysis when making land use decisions. Designating lands for revenue generation has historically been fraught, as there is typically overlap between lands that are suitable for homesteading and community use and those that are suitable and revenue generation. This creates a challenge for the Department and ultimately the Commission of determining the highest and best use of the land for the purposes of furthering the Trust's mission.

Throughout the history of the Hawaiian Home Lands Trust and DHHL, the lack of sufficient funding allocated to DHHL by the legislature has limited the Department's ability to provide homestead opportunities and led to staff shortages and vacancies within the Department. Because the Trust has a finite amount of land and resources, land use decisions by the HHC and DHHL have to take into consideration the various needs of the Trust and its beneficiaries, which include: providing new homestead opportunities to the 40,000 waitlist applicants, serving the existing 10,000 lessees by way of repair and maintenance of utilities, traffic, roads, water, wastewater, health and safety requirements, and generating revenue to financially support the Trust's work of serving

beneficiaries.<sup>31</sup> Due to the lack of legislative funding, Trust resources have also been used to fund the Department’s administrative and operating expenses and other programmatic costs in addition to the direct benefits serving beneficiaries.

In 2007, six beneficiaries including Richard Nelson II, Kaliko Chun, and James Akiona filed suit against the State of Hawai’i and Hawaiian Homes Commission claiming that the State failed and violated its constitutional duty to sufficiently fund DHHL as mandated by Article XII of the Hawaii State Constitution. Plaintiffs also sued DHHL and the HHC for breaching their fiduciary duties by failing to seek that constitutionally required funding from the State Legislature. Article XII, Section I states that the Legislature “shall make sufficient sums available” for the four purposes in the State Constitution, including administrative and operating expenses.

The Nelson Case is significant because DHHL has used Trust funds over the years to cover the Department’s administrative and operating expenses in addition to using those funds for the direct benefit of beneficiaries (e.g., construction of infrastructure for new homesteads, providing loans and services to homesteaders, etc.). The lack of sufficient funds being allocated to DHHL limited the Department’s ability to provide homestead opportunities and led to staff shortages and vacancies within the Department.

As a result of the lawsuit, the plaintiffs won their case and the Hawai’i Supreme Court in 2012 ruled that the State is required to provide DHHL with sufficient funding to cover administrative and operating expenses. However, the Court did not specify the amount that would be sufficient to DHHL. In 2015, the First Circuit Court ordered the State to appropriate more than \$28 million in general funds as sufficient to DHHL in fiscal year 2015 – 2016 for administrative and operating expenses, and in 2018, the Hawai’i Supreme Court ruled that the State fund the amount to DHHL that the 1978 Hawai’i Constitutional Convention required, adjusted for inflation, which they estimated was between \$1.3 million and \$1.6 million at that time.

In 2012, as a result of the Nelson Case, DHHL began proposing a sufficient sums budget request to the Governor for consideration in the annual executive budget request to legislation.<sup>32</sup> The supplemental budget request is organized to highlight the costs associated with the four purposes outlined in Article XII of the State Constitution (see Section 2.1) and split into a capital improvement program (CIP) budget and an operating budget request. In fiscal year 2020, State appropriated \$17.35 million for DHHL’s administration and operating costs. Recently, there was a period between 2010-2014 where DHHL was not appropriated any general funds for operations. At the close of the 2021 legislative session, DHHL was allocated \$78 million for CIP, which was the largest legislative budget for capital improvements in the history of DHHL. To put the overall funding gap into perspective, though historic,

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<sup>31</sup> “About the Department of Hawaiian Home Lands. Online. [Department of Hawaiian Home Lands | DHHL – Department of Hawaiian Home Lands](#)

<sup>32</sup> Sufficient sums budget requests began in response to a 2012 Hawai’i Supreme Court decision in *Nelson v. Hawaiian Homes Commission* that in part determined the Department and the Commission had breached their Trust responsibilities by failing to seek the sufficient funding that the legislature is constitutionally mandated to provide.

the \$78 million allocated by the legislature fell far short of the \$467 million sufficient sums request made that year.<sup>33</sup>

Though there is a widely acknowledged need for more financial support for DHHL, a common understanding and desire around which lands are best suited for revenue generation has not been clearly articulated through previous plans. For the first set of Island Plans, DHHL surveyed existing lessees and beneficiaries on the waitlist to gather demographic data and collect input on preferences regarding homestead housing options, desired amenities, homestead location as well as disposition of lands not suitable for homesteading. As cited in Section 3.3 of this paper, in the last round of surveys, beneficiaries did not widely support the use of lands not suitable for homesteading for revenue generating activities such as general leases for commercial or industrial activities. Instead, beneficiary preference favored uses such as cultural activities, gathering spaces, community gardens, and mālama ‘āina (natural resource management). However, the challenge remains that with inconsistent legislative funding to cover operations, capital improvements and lot development, DHHL must consider the need to generate revenues on trust lands in order to cover the funding gap.

The 2002 General Plan includes goals that prioritize both meeting the desires and needs of the beneficiary population and generating significant revenue from the Trust land assets. The first goal for land use in the 2002 General Plan is to “[u]tilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.” Under economic development, the first goal is to “[g]enerate significant revenue to provide greater financial support towards fulfilling the Trust’s mission.” Under the same section, the plan sets objectives to generate \$30 million dollars annually (adjusted for inflation) while using no more than 1.0% of Hawaiian Home Lands for Commercial and Industrial uses. Another objective under economic development is to “[a]quire land that expands opportunities for revenue generation.” In 2020, DHHL generated approximately \$19.4 million through general leases, rights-of-entry, and licenses on non-homestead Trust land.<sup>34</sup> Currently, approximately 1.4% of DHHL’s landholdings are in commercial and industrial use.<sup>35</sup>

## 4.2 Homestead Uses

Homestead uses are those where DHHL makes 99-year leases available to beneficiaries. In the HHCA the uses are defined as residential, agricultural, and pastoral.

### A. Residential Homesteads

Over the 100-year lifetime of the Trust, the main focus has been on delivering single-family home awards in addition to some agricultural and pastoral awards. Over that same period, the waiting list has grown to over 40,000 while funding for DHHL to develop infrastructure to support these types of awards has been inconsistent and significantly less than what is necessary. On O’ahu, the waitlist for residential awards far outnumbers the waitlist for agricultural awards, whereas Maui, Hawai’i Island, and Moloka’i all have longer agricultural waitlists.

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<sup>33</sup> “DHHL Sufficient Sums Request Approved by HHC.” Online. Oct 4, 2021. [Department of Hawaiian Home Lands | DHHL Sufficient Sums Request Approved by HHC](#)

<sup>34</sup> [DHHL-Annual-Report-FY-20.pdf \(hawaii.gov\)](#)

<sup>35</sup> Ibid.

The 2002 General Plan includes the following goals for residential land uses:

- Substantially increase the number of residential homesteads awarded each year.
- Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries
- Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.
- Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.
- Ensure existing homestead neighborhoods are maintained as healthy and attractive communities for future generations.
- Increase the potential for beneficiaries to qualify for residential housing financing.

#### Residential Land Suitability Criteria

Regardless of the housing product being offered, the physical criteria for siting residential uses should remain consistent. Table 7 below summarizes the desired conditions to look for when analyzing land for residential homesteading.

**Table 7: Residential Land Suitability**

<b>Analysis Area</b>	<b>Desired Conditions</b>
Proximity to jobs & services	Areas in proximity to jobs and services
Availability of water resources	Proximity to potable water sources and ability to dedicate new systems to Counties, if possible.
Slope	Slopes with grades less than 10% are ideal while slopes between 15% and 20% require more grading and foundation work but are feasible.
Proximity to streams, waterways or wetlands	Outside of designated stream buffers, waterways and drainage features and wetlands
Critical habitat designations and/or presence of endangered/threatened species	Lands with no critical habitat designations, and identified endangered/threatened species
Archaeological sites and cultural resources	Archaeological sites should be protected and development in these areas should be avoided, if possible. If development occurs near these sites, mitigation to ensure the preservation and conservation of sites and associated practices should be integrated.
Soil type and productivity	Stable, non-expansive soils. Areas with highly productive soil rating should be reserved for agriculture.
Rainfall	Variable. Areas with heavy rainfall may require wider setbacks for drainage.
FEMA 100-year floodplain	Areas outside of the 100-year floodplain.
Climate change and sea level rise hazards	Areas outside of the State Sea Level Rise Exposure Area and other climate hazard exposure areas. If developing within areas projected to be impacted by sea level rise flooding, design elevation and materials should take this into account.
Proximity to infrastructure	In proximity to electricity and telecommunication services, paved roads, wastewater systems, and other utilities with existing capacity or ability to expand to meet needs of residential

Analysis Area	Desired Conditions
	users. Multifamily housing products or areas supporting ADUs will require more infrastructure capacity, particularly wastewater, than single-family areas.
State and County land use	Outside of State or county conservation or preservation zones, if possible. Areas adjacent or close to landfills, sewer treatment plants, or other utilities or industrial uses should be avoided.

Other Criteria

With the types of residential homesteading and rental options expanding, there are other factors to consider when deciding the types of residential offerings to develop under the residential land use designation.

*Beneficiaries’ Ability to Qualify for Financing*

The 2020 beneficiary survey found that the ability to afford a homestead lease is a close second to location as a determinant of beneficiaries accepting a lease. While median income has increased, the percentage of lessee households earning 80 percent or less of the Area Median Income (AMI) has increased from 46 percent in 2008 to 56 percent in 2020. DHHL receives federal funding through the Native American Housing Assistance and Self-Determination Act (NAHASDA), which serves families at 80 or less AMI. With DHHL developing a wider range of residential homestead products, ensuring that land use decisions account for the needs of this demographic in mind will help to ensure that residential land use designations cater to a wider range of beneficiary socioeconomic backgrounds and lifestyles and NAHASDA funds are available to supplement development costs.

*Opportunities to Integrate Commercial Opportunities for Beneficiaries*

The Master Use Table in Appendix B identifies certain types of commercial activities that may be allowed in Residential and Subsistence Agriculture homesteads. These uses are generally consistent with what is permitted by the counties in residentially zoned areas for home occupations or home-based businesses. If additional commercial uses were to be permitted on Residential or Agricultural homesteads, a licensing process may need to be considered with requirements similar to supplemental agriculture where a business plan and tax records showing proof of supplemental income generated through the commercial use are required. Any commercial uses allowed in Residential homestead areas should be low intensity and compatible with the size, scale, and character of the homestead community and surrounding area. Allowable commercial uses may be location-specific and could be identified at the Island Plan level with beneficiary input.

*Complementary Land Uses: Whole Communities*

Due to the history and current length of the DHHL waitlist, maximizing the number of residential lots is important, however planning residential land use should also consider whole community design. Residential uses are typically viewed as the most sensitive to negative externalities associated with nearby uses such as high-polluting industrial areas or high traffic commercial areas, but like how an ahupua’a encompasses all of the resources necessary to sustain the population within it, whole communities have a good mix of land uses. Having a mix of land uses close to or integrated among residential lots helps create communities with a range of services and benefits that are easily accessible and support the well-being of community members. The following list is not exhaustive,

but gives an idea of adjacent uses and facilities that support households and compliment residential land use<sup>36</sup>:

- Early childhood education/daycares
- Schools
- Health care facilities
- Libraries
- Post Office
- Drug stores/pharmacies
- Grocery stores
- Community centers
- Parks/community gardens
- Retail/clothing stores
- Restaurants/cafes
- Frequent public transit

### **B. Agricultural Homesteads**

The first homestead leases awarded were agricultural lots in Kalama‘ula on the island of Moloka‘i. Prince Kūhiō’s vision for the rehabilitation of Hawaiians saw agriculture on Hawaiian home lands as a key part of returning to the land, which is why the first homestead pilot program focused on agriculture production as evidence that the Hawaiian Homesteads work. Today, agricultural homestead lots have the longest waitlists on all of the islands except for O‘ahu, however very few have ever been awarded. Statewide, there are 1,093 total agricultural leases and over 15,000 applicants.<sup>37</sup> The average age of agricultural applicants is 60 years old. Most of the agricultural applicants intend to build a home and farm the land for subsistence purposes – in the July 2020 Agriculture Program Plan Survey 11% of applicants that responded said they anticipated commercially farming. Of the applicants, the majority have no experience farming or some experience growing a garden for their own use.<sup>38</sup>

The 2002 General Plan includes the following goals for agricultural land uses:

- Increase the number of agricultural and pastoral leases awarded each year.
- Provide infrastructure, technical assistance, and financial support commensurate with the intended uses of agricultural and pastoral lots.
- Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.
- Conserve the most productive agriculture lands for intensive agriculture and pastoral use.
- Establish minimum infrastructure requirements for agricultural and pastoral leases.

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<sup>36</sup> Agnello, Kristin N.(2020). Child in the City, Plassurban. Online.

<sup>37</sup> HHC Agenda September 20 & 21 2021. [Homestead Lease and Application Totals and Monthly Activity Report \(hawaii.gov\)](#)

<sup>38</sup> HHC Agenda January 19 & 20 2021. [DHHL Agriculture Program Plan Survey Results \(hawaii.gov\)](#)



**Figure 12: Early Agricultural Hawaiian Homestead on Moloka'i**

In recent years, the department has shifted focus from providing exclusively residential awards and has increased efforts to provide new agriculture homestead leases. In 2018, new administrative rules for subsistence agriculture lots were signed, which opened up opportunities to implement the existing subsistence agriculture land use designation. This has resulted in shift away from large lot agriculture leases as a number of new subsistence agriculture projects across Hawai'i have moved ahead in planning and development, including Honomū and Pana'ewa on Hawai'i Island and Hanapēpē and Anahola on Kaua'i. Additional agricultural homestead communities are also being planned on Maui in Pulehunui and Honokōwai. As of this writing, DHHL is currently developing an Agriculture Program Plan and will primarily look at programs to increase beneficiary capacity in farming. Programs will range from beginning farming to more advanced programs for beneficiaries interested in pursuing commercial agriculture.

Agricultural Land Suitability Criteria

Table 8 summarizes the desired conditions to look for when analyzing land for agricultural use.

**Table 8: Agricultural Land Suitability**

<b>Analysis Area</b>	<b>Desired Conditions</b>
Proximity to jobs & services	Proximity to jobs and services may be more of a priority for subsistence agriculture lots that serve as a primary residence.
Availability of water resources	Available potable (for residences) and non-potable water (for irrigation)
Slope	Slopes with grades less than 20%, with flat areas and slopes less than 15% on a property are most desirable. Grading is an important factor in irrigation design and erosion control.
Proximity to streams, waterways or wetlands	Available and sufficient quantities from water sources such as streams, rivers, reservoirs, and drainageways.
Critical habitat designations and/or presence of endangered/threatened species	Lands with no critical habitat designations or identified endangered/threatened species.

Analysis Area	Desired Conditions
Archaeological sites and cultural resources	Archaeological sites should be protected and avoided, if possible. If agricultural activity occurs near these sites, mitigation for the preservation and conservation of sites and associated practices should be integrated.
Soil type and productivity	Areas with highly productive soil ratings that can hold moisture.
Rainfall	Areas with high-annual rainfall are ideal. Without adequate rainfall, irrigation is required. Areas with 60 inches or more of annual rainfall may support catchment water systems.
FEMA 100-year floodplain	Variable depending on crop, but intensive flooding causes erosion and loss of topsoil and is undesirable for most crops.
Climate change and sea level rise hazards	Areas outside of the State Sea Level Rise Exposure Area and other climate hazard exposure areas. More research is needed on projected changes related to extreme heat, soil salinity, and more frequent droughts, which are major concerns for agriculture in Hawai'i.
Proximity to infrastructure	Access to water sources, electricity, and transportation networks to markets. If no sewer service, individual wastewater or other alternatives will be necessary. If commercially farming, ideally should have housing for farm workers nearby.
State and County land use	Land identified under State agriculture productivity rating systems such as agricultural lands of importance to the State of Hawai'i (ALISH) or Important Agricultural Lands (IAL). Large-scale agriculture, particularly livestock, in proximity and upwind of residential and commercial areas may produce undesirable odors, noise, dust, and other nuisances.

Other Criteria

The Agriculture Program Plan that is under development will provide detail on the programming needs to support cultivation on agricultural homestead lots, however there are some land use considerations tied to the programmatic needs that have come up.

*Water Rights*

Along with having land, water is the most important input for agricultural production. Unlike residential, agriculture can use untreated ditch and R-1 (non-potable) water for irrigation of food crops, landscaping and pasture, livestock drinking water (except dairy animals), cleaning animals and equipment and fire protection and dust control. In the 2021 Agriculture Program Plan survey, existing lessees listed water as one of the main issues. DHHL has distinct water rights, which can be pursued to meet the needs of DHHL beneficiaries. Land use planning for agriculture should consider the tools that the HHC can use to assert water rights and create more opportunities for providing water for agricultural uses.<sup>39</sup>

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<sup>39</sup> DHHL Water Kuleana Handout: [Draft 9/6/13 \(hawaii.gov\)](https://www.hawaii.gov/dhhl/wp-content/uploads/2021/09/Draft-9-6-13-Water-Kuleana-Handout.pdf)

*Compatibility with Residential Uses*

With DHHL’s recent shift to offer more agricultural lots, particularly smaller subsistence agriculture lots, more lessees will likely accept agricultural awards with the intent to live on the lot. For lots with dwellings, the siting of the buildings is an important consideration when planning for the infrastructure needs of an entire subdivision. To help lower costs of infrastructure, it would be prudent to cluster dwellings close to each other. This would also allow for more easily delineated buffer areas separating the agricultural and residential uses within a planned community.

*Complementary Land Uses: Agricultural Training and Support Facilities*

Another important issue for both existing lessees and beneficiaries on the agriculture waitlist is the need for education and training. With many new agricultural lots being planned and set to become available during the planning horizon of this General Plan update, designating land for agricultural training and support facilities will enable beneficiaries to better cultivate their land and support self-sufficiency. Examples of agriculture-supportive uses that should be considered when designing agricultural homestead communities include:

- Farm training center/demonstration farm
- Community kitchen for value added products
- Farmer’s market
- Post-harvest processing facility (washing & packing)
- Shared equipment yard
- Community gardens/shared agriculture plots

Most of these supportive uses would fall under the new proposed the Community Agriculture land use designation (except farmers markets and community kitchens, which could be co-located with other community facilities under community use). These land uses could be identified in the island, regional or development planning processes to support agriculture lessees and beneficiaries on the waitlist.



**Figure 13: Maku’u Farmer's Market, Pāhoa, Hawaii Island**

*Subdivisions and Transfers of Agricultural Leases*

In 2013, criteria to allow subdividing and transferring of agricultural and pastoral homestead leases to eligible ‘ohana who qualify under section 209(a) of the HHCA over the remaining term of their 99-year lease were adopted by the Hawaiian Homes Commission. The rules were amended along with

the new subsistence agriculture rules in 2017. Under this process, the subdivided lots must be over one acre, meet DHHL criteria for agriculture or pastoral designations, have available infrastructure capacity, and the transferees may be required to submit a farm plan to DHHL for approval for subdivided lots larger than three acres.<sup>40</sup> As DHHL is now focusing more on subsistence agriculture lots, the opportunities for existing lessees to subdivide and transfer land to successors are limited, however identifying areas of existing agriculture lands that are capable of supporting expanded subdivision development could be considered within the Island Planning process.

**C. Pastoral Homesteads**

Land designated for pastoral homesteading make up over 20 percent of DHHL’s landholdings. As of August 2021 there were 413 pastoral homestead leases and over 3,000 applicants on the pastoral waitlist.<sup>41</sup>

Pastoral Land Suitability Criteria

Table 9 below summarizes the desired conditions to look for when analyzing land for pastoral use.

*Table 9: Pastoral Land Suitability*

<b>Analysis Area</b>	<b>Desired Conditions</b>
Proximity to jobs & services	Proximity to jobs and services is less of a priority for these lands.
Availability of water resources	Available and sufficient quantities of drinking water for livestock. Drinking water should be within 2 miles of grazing areas. <sup>42</sup>
Slope	Areas with grades less than 30% with some flat areas with slopes between 0 and 10% for grazing.
Proximity to streams, waterways or wetlands	Streams and surface water sources may provide drinking water for livestock. Livestock can cause contaminants downstream and through runoff.
Critical habitat designations and/or presence of endangered/threatened species	Lands with no critical habitat designations, and identified endangered/threatened species area ideal. If there are critical habitats, mitigation to protect those habitats and species should be integrated.
Archaeological sites and cultural resources	Archaeological sites should be protected and avoided, if possible. If grazing or ranching activity occurs near these sites, mitigation for the preservation and conservation of sites and associated practices should be integrated.
Soil type and productivity	Poor soil quality. Areas with highly productive soil rating should be reserved for agriculture.
Rainfall	Limited rainfall OK, but grass growth requires mixture of sun and rain showers.

<sup>40</sup> HAR Sec. 10-3-26(f) (as amended Mar. 2017)

<sup>41</sup> [HHC Agenda September 20 & 21 2021. Homestead Lease and Application Totals and Monthly Activity Report \(hawaii.gov\)](https://www.hawaii.gov/hhc/agenda-september-20-21-2021-homestead-lease-and-application-totals-and-monthly-activity-report/)

<sup>42</sup> Holecheck, et al. Grazing Intensity: Critique and Approach (1998). Link: <https://journals.uair.arizona.edu/index.php/rangelands/article/download/11394/10667>

Analysis Area	Desired Conditions
FEMA 100-year floodplain	Some areas of the property may be within the floodplain, but typically pastoral lands are higher elevation and thus less likely to be within a floodplain. The sheer size of these parcels makes it likely that there will be sufficient space outside of floodplains to build a dwelling.
Climate change and sea level rise hazards	Areas outside of the State Sea Level Rise Exposure Area and other climate hazard exposure areas. More research is needed on projected changes related to extreme heat, soil salinity, and more frequent droughts, which are major concerns for agriculture in Hawai'i.
Proximity to infrastructure	Unpaved road access and livestock drinking – surface water and catchment are OK for non-dairy livestock. Individual wastewater systems or other alternatives would be responsibility of the lessee.
State and County land use	Land identified under State agriculture productivity rating systems such as agricultural lands of importance to the State of Hawai'i (ALISH) or Important Agricultural Lands (IAL). Large-scale agriculture, particularly livestock, in proximity and upwind of residential land uses may produce undesirable odors, noise, dust, and other nuisances.

Other Criteria

Very few pastoral leases have been awarded over the last twenty years. Between 2002-2018 the growth of pastoral homestead leases was almost exclusively in Pu'ukapu/Waimea on Hawai'i Island. With such a large land-base and so few pastoral leases, there may be opportunities to make pastoral lands more accessible to beneficiaries who are on the waitlist or are seeking opportunities to access ma uka lands.

*Non-Homestead Uses for the Benefit of Beneficiaries*

As of the 2020 DHHL Annual Report, 38 pastoral parcels with over 32,000 combined acres are under month-to-month Right-of-Entry permits generating roughly \$125,000 annually. Opportunities should look at ways to use these underutilized lands to benefit beneficiaries, perhaps through commercial leases, licenses or Right-of-Entry permits for stewardship, gathering, hunting, and management of resources on these lands. To enable this, other non-homestead land use designations, such as the newly proposed Stewardship designation, could promote better use of pastoral lands. The proposed Stewardship designation is discussed in Section 4.3.

**D. DHHL Kuleana Homesteads**

After limited success in Kahikinui where only a handful of lessees are permanently occupying their lot, DHHL is revisiting the idea of Kuleana awards with added attention to providing education and resources about the systems lessees are responsible for developing (i.e., water, sewage, solid waste disposal, energy, and telecommunications). As of the writing of this white paper there are two Kuleana settlement plans in existence – both for new projects on the island of Kaua'i. DHHL has initiated the development of a third Kuleana Settlement Plan on the island of Moloka'i. The lots will be offered to applicants on the agricultural and pastoral waitlists. Because there are existing rules for Kuleana Homestead offerings, some general criteria for identifying areas eligible for kuleana lot development.



**Figure 14: Kuleana Lot Kahikinui, Maui**

DHHL Kuleana Homestead Land Suitability Criteria

Though DHHL does not currently have a land use designation for Kuleana homestead lots, administrative rules outline the criteria for an area to be designated as such. The criteria are defined under HAR section 10-3-30 and include the following:

- Physical and environmental characteristics of the land;
- Excessive cost to develop the tract for any reason including: the physical characteristics of the land, the distance of the land from existing electrical, water, wastewater disposal, communications, and other utility systems;
- Department land management plans and programs;
- Applicant interest or proposals identifying tracts of land; and
- Suitability for use by lessees who wish immediate access to the land for subsistence uses and who are willing to live on the land and accept an unimproved lot.

**Table 10: DHHL Kuleana Land Suitability**

<b>Analysis Area</b>	<b>Desired Conditions</b>
Proximity to jobs & services	Proximity to jobs and services is less of a priority for these lands, which are designated Kuleana due to their remoteness.
Availability of water resources	Kuleana lands are not accessible to existing water systems, but areas with adequate surface or rainfall catchment water are ideal.
Slope	Areas with grades less than 30% with some flat areas with slopes between 0 and 10% for residential or agricultural activities
Proximity to streams, waterways or wetlands	Streams and surface water sources may provide irrigation or drinking water for livestock. Livestock can cause contaminants downstream and through runoff.
Critical habitat designations and/or presence of endangered/threatened species	Lands with no critical habitat designations or endangered/threatened species area ideal. If present, mitigation to protect those habitats and species should be integrated.
Archaeological sites and cultural resources	Archaeological sites should be protected and avoided, if possible. If grazing or ranching activity occurs near these sites, mitigation for

Analysis Area	Desired Conditions
	the preservation and conservation of sites and associated practices should be integrated.
Soil type and productivity	Soils with high productivity ratings are ideal to support subsistence lifestyles.
Rainfall	Enough natural rainfall to support irrigation needs and provide for water catchment.
FEMA 100-year floodplain	Some areas of the property may be within the floodplain, but areas outside of floodplains are necessary to build a dwelling.
Climate change and sea level rise hazards	Areas outside of the State Sea Level Rise Exposure Area and other climate hazard exposure areas. More research is needed on projected changes related to extreme heat, soil salinity, and more frequent droughts, which are major concerns for agriculture in Hawai'i.
Proximity to infrastructure	Unpaved road access. Electricity and individual wastewater or other alternative on-site infrastructure such as composting toilets would be the responsibility of the lessee.
State and County land use	Land identified under State agriculture productivity rating systems such as ALISH or IAL. Large-scale agriculture, particularly livestock, in proximity and upwind of urban and suburban residential land uses may produce undesirable odors.

Other Criteria

*Complementary Land Uses: Community Use*

Because community management, self-sufficiency and self-determination are important pieces behind the intention of Kuleana Homesteads, lands designated for Community Use within these areas play a vital role in providing space for community collaboration and shared benefits. The Anahola Kuleana Homestead Settlement Plan Final Environmental Assessment lists the following activities as possible uses within Community Use areas:

Agricultural Related:

- After School Agriculture/ 'Āina Program for Keiki, teaching them farm skills
- Agricultural Chill and Storage Space
- Agricultural/Farmers Market
- Arena for Livestock
- Community Butcher Shop
- Community Kitchen
- Farming Supplies and Machinery Rentals
- Growing Food and Animals to Eat
- Marketplace to Sell Farm Goods
- Processing Center

Civic/Community Related:

- Activity Center for Keiki
- Community Center
- Cultural Learning Center for Cultural Practice and Activities
- Laundromat
- Multi-purpose Activities
- Opportunities for Hawaiian People for Jobs
- Park
- Recreation Center

### 4.3 Non-Homestead Uses

Non-homesteading uses are applied to lands that are deemed not currently suitable for homesteading, lands that are supportive to homestead communities, or where the Trust can achieve greater benefit through revenue generation to fund homestead development elsewhere. Currently non-homesteading land use designations include: Industrial, Commercial, General Agriculture, Special District, Community Use, and Conservation. This white paper proposes replacing General Agriculture with a new Stewardship land use designation. It also proposes a new Community Agriculture Designation and the addition of subdistricts to the Special District and Conservation land use designations.

#### **A. Stewardship**

The proposed new Stewardship land use designation would allow interim uses of land that maintain the value and condition of the land to benefit beneficiaries and the Trust until a higher and better use becomes available.

##### Stewardship Land Suitability Criteria

As an interim use, lands designated stewardship fall under two basic categories:

- Land not required for homesteading within the planning period that may still be appropriate for homesteading at some point;
- Land not suitable for homesteading at all, but does not have an immediate demand for other long-term uses.

##### Other Criteria

###### *Existing Encumbrances*

During the Island Planning process the existing encumbrances and end of lease terms on Stewardship lands should be examined. Lands within the existing General Agriculture districts that are under intensive agriculture or energy production may be suitable for future homestead or other more permanent land uses but the existing lease agreement does not end within the planning horizon. If lands are designated Stewardship because this, the reasoning should be made clear in the plans so that DHHL and the Land Management Division are aware and can structure lease terms to end when demand for homestead or a longer-term use is ripe.

#### **B. Conservation**

Conservation lands are intended to have very limited use, but provide ecological and cultural benefits through protection and stewardship. Depending on the nature and sensitivity of resources present, different levels of activity and access may be permitted in each proposed subzone.

Beneficiary consultation highlighted the desire of some beneficiaries to expand access for programmatic benefits to lands that are not easily developable or present unique constraints to development. Many these lands currently fall under the Special District and Conservation land use designations.

The 2002 General Plan includes one goal for managing this type of land:

- Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

The General Plan also includes objectives to manage the interim land dispositions in manner that does not jeopardize their future uses and to allow native Hawaiian use of natural resources of Trust lands for traditional and cultural purposes.

#### Conservation Subzone Criteria

The following subzone criteria is adapted from HAR 13-5-2, which establishes the State Conservation District subzones, and includes descriptions of land characteristics and conditions.<sup>43</sup>

#### *Protective*

The Protective sub-zone is for areas necessary to protect valuable natural and cultural resources in designated areas. These areas may encompass:

- Lands and waters necessary for protecting watersheds, water sources, and water supplies;
- Lands and waters necessary for the preservation and enhancement of designated historic or archaeological sites and designated sites of unique physiographic significance;
- Areas necessary for preserving natural ecosystems of native plants, fish, and wildlife, particularly those which are endangered.

#### *Limited subzone*

Areas where natural conditions suggest constraints on human activities. These areas may encompass:

- Land susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention, as determined by the county, state, or federal government;
- Lands necessary for the protection of the health, safety, and welfare of the public by reason of the land's susceptibility to inundation by tsunami, flooding, volcanic activity, or landslides, or which have a general slope of forty percent or more.

#### *Resource subzone*

Areas to ensure, with proper management, the sustainable use of the natural resources of those areas. These areas may encompass:

- Lands necessary for providing future parkland and lands presently used for national, state, county, or private parks;
- Lands suitable for growing and harvesting of commercial timber or other forest products;
- Lands suitable for outdoor recreational uses such as hunting, fishing, hiking, camping, and picnicking.

#### *General subzone*

Areas designated for open space where specific conservation uses may not be defined, but where development is not possible in the near-term. These areas may encompass:

- Lands with topography, soils, climate, or other related environmental factors that may not be normally adaptable or presently needed for homestead use;
- Lands suitable for farming, flower gardening, operation of nurseries or orchards, grazing; including facilities accessory to these uses when the facilities are compatible with the natural physical environment.

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<sup>43</sup> HAR Ch 13-5-2. [Department of Land and Natural Resources \(hawaii.gov\)](http://www.dlnr.hawaii.gov)

### **C. Special District**

The range of opportunities/constraints that factor into an area being designated Special District is very broad. With the addition of Special District subzone, more specific criteria can be identified allowing for more opportunities for beneficiaries to access and responsibly steward these lands.

#### Special District Subzone Criteria

Criteria for each subzone is summarized below.

##### *Open Space and Greenways*

These sub-zones contain land not suitable for homesteads but may serve multiple-purposes such as buffer areas or open space that may support cultural uses, agriculture, or stormwater management.

- Lands acting as buffer areas for natural drainageways, wetlands, streams or other constraining features;
- Land on steep slopes or gulches;
- Other unbuildable areas that may support cultural uses, agricultural uses, or stormwater management.

##### *Cultural Resources*

This sub-zone would protect areas not suitable for homesteads due to culturally important features, mo'olelo or resources.

- Lands with significant natural, historic, and cultural resources;
- Lands with potential for restoration of natural, historic, or cultural resources and practices;
- Other lands that play a role in providing educational opportunities, access for cultural practitioners, and preserving stories of people and places.

##### *Natural Hazards*

This sub-zone would identify areas not suitable for homesteads because they are within existing natural hazard areas such as floodplains, gulches, and areas of high fire risk.

- Lands susceptible to floods, tsunami inundation, volcanic activity, wildfire, level rise or other climate hazards
- Lands with potential for use and/or development if proper mitigation or adaptation measures are in place to guard against risk and exposure to hazards stated above.

A natural hazard sub-zone may also be used to plan for future climate hazards such as sea level rise, by identifying areas where projected climate impacts may affect future land use decisions.

##### *Other*

This sub-zone would allow for communities to better define why the place or space is special and should be treated as such. Perhaps the most common feedback received during beneficiary consultation was that land use is very difficult to envision and talk about at the 3,000-foot level that the General Plan is approaching it from. Providing a designation that acknowledges that communities have places that are unique and special to creating a sense of place may provide the opportunity for beneficiaries to better think about how to care for and utilize that land for the beneficiaries and the Trust.

- Lands that beneficiaries and DHHL define as requiring special attention and additional study due to unique features, resources or other significant characteristics.

#### **D. Community Use**

For developable lands not required for homesteading, there are benefits that can be achieved through programmatic uses serving the third purpose stated in the State Constitution: rehabilitation through educational, economic, political, social and cultural processes by which the general welfare and conditions of native Hawaiians are thereby improved. While mixed-use, commercial, Industrial, and stewardship lands may all be leased for programmatic uses, Community Use has been the primary programmatic land use designation utilized by DHHL.

The 2002 General Plan goals most closely related to Community Use are:

- Empower the homestead associations to manage and govern their communities.
- Establish self-sufficient and healthy communities on Trust lands.

#### Community Use Land Suitability Criteria

Community uses are primarily intended to support homestead communities, so should be sited within or close to homestead communities. As such, the land suitability criteria would be same as that for residential or mixed use areas.

#### Other Criteria

##### *Community Needs and Desires*

The main consideration with Community Use is the community needs and desires. When planning Community Use areas, the specific use may be a service or amenity that supports the programmatic purpose of the HHCA and helps to develop a whole community. The location and site of a Community Use depends on the need or desire being met – is there a need for a school? Medical facilities? A sports complex? A community shopping center? These decisions should be made during the Island Plans and once the designation is adopted, the use can be implemented through the DHHL Regional Plan.

##### *Community Participation and Self-Governance*

The HAR criteria require the general plan to also identify policies to govern how the community could manage Community Use lands for community building. Act 302 promotes idea of homestead associations taking over governance of communities, providing services, and managing selected homestead assets and lessee matters.<sup>44</sup> The governance of Community Use lands by homestead associations and capacity to manage matters related to such lands should be considered when applying this land use designation. Within the General Plan, policies concerning self-governance will be addressed in the Healthy Communities policy section.

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<sup>44</sup> Act 302 was adopted by the Hawai'i State Legislature and signed by the Governor in 2001, but has not yet been adopted by US Congress as part of HHCA. The goal of Act 30s to is for democratically-elected Hawaiian homestead self-governance organizations choose to govern and manage selected homestead assets and lessee matters.

**E. Community Agriculture**

The Community Agriculture designations are intended for common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. A separate designation is proposed because the land and water requirements for agricultural uses create unique needs and present possible nuisances to surrounding uses.

Community Agriculture Land Suitability Criteria

For community agriculture, the sites should be located close to the residential and homestead communities the use is intended to benefit. The location should be close enough to be accessible and convenient, but not so close to residential uses where the activity on the land would cause nuisance from dust, noise, or odor.

Water availability for irrigation is also essential for Community Agriculture areas. Water sources may be non-potable water, but combined annual rainfall and water access must be sufficient to support the cultivation practices on site.

Lastly, soil conditions and productivity are a consideration. However, if soil conditions are poor, there are ways to amend soil or bring in more fertile soil for garden beds.

**F. Commercial**

The Commercial land use designation would be for lands suitable for a concentration of commercial uses. These areas are intended primarily to generate income for DHHL and the Trust. Commercial areas require infrastructure to be built to the underlying County standards and require a level of service similar to residential areas, with more of an emphasis on locations in proximity to downtown, village, or neighborhood centers. Non-homestead housing such as affordable rentals and kūpuna housing may be include within Commercial areas as a mixed-use or use adjacent to commercially leased lands, per the Commission’s discretion. Commercial areas should strive to provide for more concentrated business and commercial uses in walkable and accessible settings.

Commercial Land Suitability Criteria

Table 11 below summarizes the desired conditions to look for when analyzing land for Commercial Use as well as considerations for the possibility of incorporating non-homestead housing opportunities in Commercial areas, which may be applied at the discretion of the Hawaiian Homes Commission.

**Table 11: Commercial Land Suitability**

<b>Analysis Area</b>	<b>Desired Conditions</b>
Proximity to jobs & services	Areas in proximity to other jobs and services that support additional capacity. Commercial use areas will provide jobs and services to the surrounding community.
Availability of water resources	In proximity to potable water sources and ability to dedicate new systems to Counties should be a priority.
Slope	Slopes with grades less than 10% are ideal.
Proximity to streams, waterways or wetlands	Outside of designated stream buffers, waterways and drainage features and wetlands.

Critical habitat designations and/or presence of endangered/threatened species	Lands with no critical habitat designations, and identified endangered/threatened species.
Archaeological sites and cultural resources	Archaeological sites should be protected and development in these areas should be avoided.
Soil type and productivity	Stable, non-expansive soils. Areas with highly productive soil rating should be reserved for agriculture.
Rainfall	Variable. Areas with heavy rainfall may require wider setbacks or additional infrastructure capacity for drainage.
FEMA 100-year floodplain	Areas outside of the 100-year floodplain.
Climate change and sea level rise hazards	Areas outside of the State Sea Level Rise Exposure Area and other climate hazard exposure areas. If developing within areas projected to be impacted by sea level rise flooding, design elevation and materials should take this into account.
Proximity to infrastructure	In proximity to electricity and telecommunication services, major transportation networks, parking, wastewater systems, and other utilities with existing capacity or ability to expand to meet needs of high density residential and commercial activities.
State and County land use	Outside of State or county conservation or preservation zones, if possible. Areas adjacent or close to landfills, sewer treatment plants, or other utilities or industrial uses should be avoided. Should be in areas with surrounding commercial and higher-density and multi-family housing.

Other Criteria

*Infrastructure Capacity to Support Higher Densities*

Commercial is considered a high intensity land use requiring the largest-scale infrastructure. Because such areas will likely require expansion and possible upgrades to the surrounding infrastructure, coordination with the responsible State and County agencies for water, wastewater, stormwater, roads, transportation systems, electricity and other utilities will be especially important.

*Suitability for Revenue Generation*

As discussed in Section 4.1.B. land use decisions for non-homestead uses center on two questions: [1] whether land is developable and [2] whether land should be used for programmatic purposes or for generating revenue for the Trust, which can be reinvested into carrying out the provision of HHCA. Lands currently generating income mostly fall under three existing land use designations: Commercial, Industrial, and General Agriculture.

The 2002 General Plan includes the following goals for revenue generating land uses:

- Generate significant revenue to provide greater financial support towards fulfilling the Trust’s mission.
- Provide economic opportunities for beneficiaries within areas designated for their use.

The General Plan also includes an objective to use no more than 1.0% of Hawaiian Home Lands for Commercial and Industrial Uses by 2014.

Although DHHL will be continuing the implementation of the Commercial land use designation, since the 2002 General Plan additional opportunities for non-homestead housing on DHHL lands have been created through the adoption of the Hawai'i Administrative Rules adopted in 2018 allowing for rentals on DHHL lands. Whether Commercial lands available to generate revenue for the Trust could also be used for affordable rental housing for native Hawaiians, should be analyzed to determine what the highest and best use is.<sup>45</sup> Some important factors considering a property for revenue generation may include:

- Property size
- Visibility
- Roadway access and traffic flow
- Public transit and walkability
- Surrounding and on-site infrastructure
- Demographics
- Nearby uses/competitors
- Proximity to existing or planned residential areas
- Affordable housing demand by beneficiaries on the waitlist for the island where the subject property is located
- Lands available for homesteading on the island where the subject property is located

*Commercial Opportunities for Beneficiaries*

Though preference to native Hawaiian beneficiaries for individual commercial opportunities on Trust land is mentioned in the Hawaiian Homes Commission Act in Secs. 204 and 207, legal challenges related to Hawaiian preference from the early 2000's raised caution about HHC exercising this clause. As a result, HHC rescinded the preference policy for commercial lease & license to beneficiaries in 2002. Continued desire for beneficiary business opportunities on Commercial lands is addressed in the General Plan update through policy encouraging commercial general lessees to sublease to beneficiary-owned businesses.

**Table 12: Other Criteria for Commercial Uses**

<b>Analysis Area</b>	<b>Desired Characteristics</b>
Property size	Variable depending on specific use and setting. May range from small ground level storefronts to large regional shopping center.
Visibility	Highly visible locations are desirable.
Roadway access and traffic flow	Access to major thoroughfares and highways are important for supply-chain efficiency.
Public transit and walkability	Access to public transit and walkable design is desirable.
Surrounding and on-site infrastructure	Should follow County standards. Coordination with other agencies will likely be necessary to ensure that roads, power,

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<sup>45</sup> Highest and Best Use is defined by the Appraisal Institute as “the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” The Appraisal of Real Estate, 14th Edition, p. 333, by the Appraisal Institute.

	wastewater and other infrastructure can support higher densities.
Demographics	Labor force and customer-base in vicinity; areas with adequate pools of beneficiaries within a target population (e.g., families with 80 percent AMI or below; kūpuna), if beneficiary rental housing is being considered.
Nearby uses/competitors	Variable depending on the specific use. Market analysis will provide more insights.
Proximity to existing or planned residential areas	Areas in proximity to existing or planned residential areas may have greater capacity for additional rental units.
Affordable housing demand by beneficiaries on the waitlist	Islands and areas with adequate pools of beneficiaries within a target population (e.g., families with 80 percent AMI or below; kūpuna) who have expressed a need for affordable rental housing.
Lands available for homesteading	Islands and areas with limited DHHL lands available for homestead development.

**G. Industrial**

Industrial lands require infrastructure built to the underlying County’s standards. Desired land conditions and locational characteristics vary across allowable industrial uses but generally, industrial uses have desired land conditions similar to residential land uses. To minimize negative impacts to surrounding areas, light industrial activities will be prioritized for new land dispositions and heavy industrial activities that emit dust, smoke, toxic odors on DHHL lands should be phased out as lease agreements for these uses expire over the course of the next 20 years.

Other Criteria

In addition to land characteristics, there are other market conditions to analyze when decided where to site Industrial designated land, which are summarized in Table 13 below.

**Table 13: Other Criteria for Industrial Land Uses**

<b>Analysis Area</b>	<b>Desired Characteristics</b>
Property size	Large flat parcels
Visibility	Variable depending on the specific use and setting – typically avoid being visible to residential areas.
Roadway access and traffic flow	Access to major thoroughfares and highways are important for supply-chain efficiency
Public transit and walkability	
Surrounding and on-site infrastructure	Should follow County standards. Power and water are most important since industrial uses typically require large inputs of both.
Demographics	Labor force within vicinity is important as well as people with skills and expertise in the specific industry
Nearby uses/competitors	Industrial uses like manufacturing, packing, and warehousing rely on accessible markets

### *Benefits to the Trust*

In recent years, there have been some major shifts within DHHL that have enhanced the need to better define revenue generating land uses moving forward and increase efforts to negotiate higher lease rent on for commercial and industrial uses. For example, Ka Makana Ali'i regional shopping center opened in Kapolei in 2016 and garners \$4.71 million in annual rent for the Trust. Continuing to maximize the financial gain from non-homestead revenue generating uses for the Trust is important to consider when designating industrial lands.

DHHL's land use decisions must seek to balance desires of beneficiaries with the Hawaiian Homes Commission's need to manage the Trust's resources and generate revenue. With revenue generating land uses like industrial, there are some tools available to ensure that benefits are shared more directly with beneficiaries, which are shared below.

### *Community Benefits Agreements*

Community benefit agreements (CBAs) are legal agreements between community benefit groups and developers, stipulating the benefits a developer agrees to fund or furnish in exchange for community support of a project.<sup>46</sup> Benefits could include contributions to a Trust fund, workforce training, preferential hiring from a given community. DHHL has negotiated CBAs in the past and the robust beneficiary consultation process required for DHHL project provides a good basis for developing such agreements. As this General Plan update and the land use designations provided seek to balance the needs of beneficiaries and the need for revenue generation to make up for insufficient legislative funding, CBAs offer an opportunity to ensure beneficiaries are at the table and receive some benefits even when a land use is primarily focused on generating revenue.

## **H. Renewable Energy**

Renewable energy projects require very site-specific analysis depending on the type of project. In addition to the land size and location, environmental factors and resources are often the determining factor in whether a renewable energy project is feasible at a specific location. For instance, solar energy projects must assess key factors such as solar radiation, rainfall and climate patterns, tilt angle relative to panel spacing, and transmission line capacity among other things. During the Island Planning process, expertise should be sought to analyze and determine lands best suited for renewable energy projects.

### Land Suitability Criteria for Renewable Energy Technologies

Renewable energy can be produced several different ways and at varying scales. A brief overview of energy technologies evaluated by the U.S. Environmental Protection Agency (EPA) is provided in the EPA's Handbook on Siting Renewable Energy Projects While Addressing Environmental Issues, which covers the main technologies used to produce renewable energy – this report identifies three scales at which renewable energy may be produced:

- **Utility scale:** Generating electricity at the megawatt or multi-megawatt scale on sites with the greatest resource and acreage availability. Electricity generated is typically exported to the grid.

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<sup>46</sup> [Community Benefit Agreement \(CBA\) Toolkit | Department of Energy](#)

- **Community scale:** Represents sites with less acreage than the utility scale sites, potentially producing less electricity. Electricity generated is distributed to the local area through the grid system, often serving only adjacent properties.
- **Non-grid connected:** Produced electricity on a much smaller scale, typically to power the energy needs of a single property.<sup>47</sup>



*Figure 15: Kauai Island Utilities Cooperative Solar Farm on DHHL Lands, Anahola, Kaua'i*

#### *Wind*

Wind energy is captured by wind turbines with propeller-like blades mounted on a tower, which spins a turbine to generate electricity. Wind power can be well-suited to contaminated site redevelopment due to the widespread availability of the resource, cost competitiveness of wind power, and the flexibility in the size and number of turbines that can be installed.<sup>48</sup>

#### *Solar*

Solar technologies generate electricity from the sun's energy, either by heating a liquid to produce steam to run a generator or by converting the sun's light energy directly into electricity. The most common solar energy technology is photovoltaic (PV), which converts the sun's energy directly into electricity. PV technology is scalable and flexible, meaning that the amount of electricity generated is related to the number and efficiency of panels installed.

Technically, PV can be sited anywhere, however the costs make it infeasible in locations where resources do not produce enough energy and/or there is a high cost of transmitting the energy to the grid. However, PV technology does not need to be connected to the grid, which makes it an attractive alternative for single home or community-scale energy production in remote, off-grid

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<sup>47</sup> [Handbook on Siting Renewable Energy Projects While Addressing Environmental Issues \(epa.gov\)](#)

<sup>48</sup> Ibid.

areas. Utility scale PV projects produce multi-megawatts and are typically exported to the grid. Siting of utility scale PV usually is based on where the greatest solar energy resources and large acreage is available.

#### *Biomass*

Biomass is a broad category of renewable energy where “bioenergy” is generated from organic feedstocks such as crops; forests; primary and secondary mills; urban wood waste; and methane emissions from manure management, landfills and domestic wastewater treatment. Siting of biomass facilities is dependent on location and access to feedstock and often constrained by water and air quality impacts.<sup>49</sup>

#### *Geothermal*

Geothermal energy is generated from heat in the Earth’s crust and use this heat to generate electricity; the heat is collected by drilling into hot water or steam reservoirs near or moderately near the earth’s surface. Geothermal energy generation is only possible on Hawai’i Island and Maui.<sup>50</sup>

#### *Pumped Storage Hydropower*

Pumped storage hydropower (PSH) is a type of hydroelectric energy storage. It is a configuration of two water reservoirs at different elevations that can generate power as water moves down from one to the other (discharge), passing through a turbine.<sup>51</sup> Siting of PSH projects is dependent on available nearby water resources, elevation, and transmission needs (e.g., need for surface or subsurface transmission). Kaua’i Island Utilities Cooperative is proposing a pumped storage project, a portion of which would be on DHHL lands. If implemented, it will be the first PSH project in Hawai’i and will also bring water to the planned Pu’u ‘Ōpae kuleana homestead lots.

#### *Ocean Energy Conversion*

Ocean energy has two forms: mechanical energy from waves and thermal energy. Wave energy is produced by converting the energy from waves into electricity. Wave energy is still being studied and tested in Hawai’i with no large-scale projects. Ocean thermal energy conversion takes advantage of the temperature differences between sun-warmed surface water and cold deep water to generate electricity. Thermal energy conversion plants use the temperature difference to make steam from a quick boiling working liquid and pass the steam through a turbine generator to make electricity. Hawai’i has had an experimental ocean thermal energy plant on Hawai’i Island since the 1970’s, but no commercial plants have been built. The permitting and jurisdictional complexity of building a plant that extends from the land, across the shoreline and into the deep ocean makes it challenging to develop.

Table 14 below lists the range of renewable energy resource indicators, climate, topography, zoning, and other relevant site characteristics that could be analyzed for site suitability of various renewable energy technologies. The Hawai’i State Energy Office offers an online Geographic Information

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<sup>49</sup> The Law of Biomass: A Guide to Business and Legal Issues. (2010). Stoel Rives Bioenergy Group. [Microsoft Word - Law of Biomass, Welcome Letter.DOC \(stoel.com\)](#)

<sup>50</sup> [Hawaii-Geothermal-Assessment-and-Roadmap.pdf](#)

<sup>51</sup> U.S. Department of Energy [Pumped Storage Hydropower | Department of Energy](#)

Service (GIS), called “Renewable EnerGIS,” which includes all of these indicators and is publicly available.

**Table 14: Renewable Energy Land Suitability**

<b>Analysis Area</b>	<b>Related Technologies</b>
Thermal Springs	Geothermal
Geothermal Wells	Geothermal
Geothermal Boundaries	Geothermal
Potential Warm Groundwater	Geothermal
High Temperature Resource Areas	Geothermal
Solar Radiation	Solar
Annual Solar Direct Normal Irradiance	Solar
Annual Solar Global Horizontal Irradiance	Solar
Annual Rainfall	Solar; Hydroelectricity
Wind Power Density	Wind
Streams	Hydroelectricity
Wave Energy Transects	Wave Energy Generation
Ocean Temperature Average Difference	Ocean Thermal Energy Conversion

Other Criteria

*Community-Based Renewable Energy*

In 2013, DHHL dedicated the first utility scale solar farm on 36-acres of leased land in Kalaeloa, West O’ahu, the first solar project on State land. Since then, a handful of other solar projects have been completed or are being planned by the Department. Hawaiian Electric recently launched a shared solar program or community-based renewable energy (CBRE). CBRE provides a way for participating subscribers, without access to rooftop solar, for example, to benefit from reduced electric bills as a result of a renewable energy facility located in their utility service territory. CBRE projects on lands designated for revenue generating uses would offer benefits to qualifying beneficiaries on all islands except Kaua’i, which is served by the Kaua’i Island Utilities Cooperative.

## 5. Applying Land Use Designations Through the DHHL Planning System

This section provides guidance on how to apply the land use designations and criteria through the DHHL Planning System. The General Plan land use designations, coupled with their associated criteria and the Master Use Table, provide the toolbox for the application of land uses to specific tracts of DHHL land. This land use framework will provide more consistency to the implementation of the land use planning process described in HAR §10-4-51. The application of land uses will occur as part of the second tier of the DHHL Planning System in the Island Plans. The steps below outline the recommended approach to determine and apply the land use designations.

### 1. Determine Available Lands

- a. Identify constrained lands – i.e., lands with encumbrances lasting beyond the planning horizon (20-years)
  - i. Lands with existing homestead leases
  - ii. Lands with long-term (20+ year) general leases and licenses

- b. Identify unconstrained lands
  - i. All other DHHL lands not identified as constrained in step a. are considered “Available Lands”

## **2. Determine Available Lands Suitable for Homesteading**

Complete a phased land suitability analysis to identify available lands that are developable for homestead use, depending on the differing needs of the various homestead land use designations.

- a. Phase 1 Analysis – physical factors
  - i. Available water resources
  - ii. Slope less than 20%
  - iii. Outside of designated streams, waterways or wetlands
  - iv. No critical habitat designations and/or presence of endangered/threatened species
  - v. Away from archaeological sites and cultural resources
  - vi. Non-expansive, stable soils
  - vii. Outside of FEMA 100-year floodplain
  - viii. Outside of Climate change and sea level rise hazard areas
  - ix. Outside of State or County conservation/preservation zones
- b. Phase 2 Analysis – allowable uses
  - i. Consult the Master Use Table to determine what uses are allowed for each land use designation
- c. Phase 3 Analysis – locational factors & beneficiary preference
  - i. In proximity to infrastructure (except for Kuleana)
  - ii. In proximity to Jobs & Services (thresholds may differ across LUDs)
  - iii. In proximity to public/community facilities and amenities
  - iv. Away from landfills, sewer treatment, utilities and/or other industrial uses
  - v. Soil type and productivity
  - vi. Rainfall/climate factors affecting agricultural productivity
  - vii. Underlying or adjacent State & County land uses
  - viii. Beneficiary preferences on desired uses of land
    - 1. Beneficiary surveys
    - 2. Island Plan Beneficiary Consultation
- d. Apply Homestead Land Use Designations
  - i. Apply homestead land use designations based on the desired criteria outlined for each homesteading land use in section 4.2 of white paper.
  - ii.

## **3. Determine Available Lands not required for Homesteading**

- a. Phase 1 Analysis - Identify all available lands not determined to be suitable for homesteading, as outlined in step 2
  - i. All lands not identified for homesteading in steps 2a and 2b
- b. Phase 2 Analysis – allowable uses
  - i. Consult the Master Use Table to determine what uses are allowed for each land use designation
- c. Phase 3 Analysis – highest/best use of developable land & beneficiary preference
  - i. Property size
  - ii. Visibility

- iii. Roadway access and traffic flow
- iv. Public transit and walkability
- v. Surrounding and on-site infrastructure
- vi. Demographics
- vii. Nearby uses/competitors
- viii. Revenue generation potential
- ix. Beneficiary commercial potential
- x. Proximity to existing or planned residential areas
- xi. Affordable housing demand by beneficiaries on the waitlist for the island where the subject property is located
- xii. Lands available for homesteading on the island where the subject property is located
- xiii. Beneficiary preferences on desired uses of land
  - 1. Beneficiary surveys
  - 2. Regional Plan Priority Projects
  - 3. Island Plan Beneficiary Consultation
- d. Apply Non-Homestead Land Use Designations
  - i. Apply non-homestead land use designations based on the desired criteria outlined for each land use in section 4.3 of this white paper.

#### **4. Approval by Hawaiian Homes Commission**

- a. LUD are considered official once approved by the Hawaiian Homes Commission as part of an Island Plan or amendment.

## 6. Land Disposition

This section addresses one criteria required under HAR 10-4-55: Establish the relationship between land use designations and the applicable types of land dispositions.

Use of DHHL land is transferred through four types of disposition: leases, licenses, revocable permits, and right of entry. Each carry specific of rights and processes that DHHL must follow.

1. **Leases** provide the lessee right to exclusive use and possession of the land for a definite period of time.
2. **Licenses** provide a personal, revocable, non-assignable right, not considered an interest in the land, which is usually non-exclusive.
3. **Revocable permits** provide temporary occupancy by direct negotiation without public auction.
4. **Right-of-Entry** provides the right to enter upon land in possession of another for a special purpose without being guilty of a trespass.

### 6.1 Disposition of Homestead Lots

Lands in homestead use are leased under the authority of HHCA section 207 for 99-years to qualified native Hawaiian beneficiaries.

HHCA section 207 also gives HHC authority to grant licenses for businesses owned by native Hawaiians or organizations formed and controlled by native Hawaiians, which are called Mercantile Licenses. In the past, Mercantile Licenses have been issued to lessees utilizing a portion of their homestead lot for commercial purposes.

## 6.2 Disposition of Non-Homestead Lands

The DHHL Land Management Division (LMD) is responsible for managing DHHL landholdings not in homestead use. These land assets have four types of possible disposition: general lease, license, revocable permit, and right-of-entry.

Under leases, non-homestead land can go through a General Lease intended for commercial uses or General Lease Nonprofit intended for public purposes. Both are authorized under HRS chapter 171.

Licenses for non-homestead land can either be given under authority of HHCA section 207 as a Benefit License for public purposes serving homestead communities or Non-Benefit License for public purposes like utility easements. Mercantile Licenses may also be granted to beneficiaries on non-homestead lands. Concession Licenses are also an option for commercial uses under the authority of HRS chapter 171.

Revocable permits grant short-term occupancy under the authority of HHCA section 204 and HRS 171. These are available to the public with preference given to native Hawaiian beneficiaries or organizations formed and controlled by native Hawaiians.

Lastly, right of entry permits are another form of short-term occupancy which HHC may grant under the authority of HHCA section 204 and HRS chapter 171.

A detailed matrix of DHHL’s land disposition alternatives is included as Appendix B. As noted in previous sections, it is recommended that a process be identified to better facilitate partnerships around management and utilization of non-homestead lands such as Conservation, Special District, and Stewardship (currently General Agriculture) lands. Current disposition processes have proven challenging to navigate, although the need for greater access and management is significant.

Table 15 below lists the types of land dispositions associated with each of the proposed land use designations for the General Plan.

**Table 15: Land Use & Land Disposition**

PROPOSED LAND USE DESIGNATION	AVAILABLE LAND DISPOSITION	AUTHORITY	DURATION	
Homestead Uses	Residential	Homestead	HHCA Sec. 207	Long-term (99 yrs)
		License (Mercantile)	HHCA Sec. 207(c)(1)(B)	Long-term (up to 20 yrs)
	Subsistence Agriculture	Homestead	HHCA Sec. 207	Long-term (99 yrs)
		License (Mercantile)	HHCA Sec. 207(c)(1)(B)	Long-term (up to 20 yrs)
	Supplemental Agriculture	Homestead	HHCA Sec. 207	Long-term (99 yrs)
		License (Mercantile)	HHCA Sec. 207(c)(1)(B)	Long-term (up to 20 yrs)
	Pastoral	Homestead	HHCA Sec. 207	Long-term (99 yrs)
		License (Mercantile)	HHCA Sec. 207(c)(1)(B)	Long-term (up to 20 yrs)
	Kuleana	Homestead	HHCA Sec. 207	Long-term (99 yrs)
		License (Mercantile)	HHCA Sec. 207(c)(1)(B)	Long-term (up to 20 yrs)

PROPOSED LAND USE DESIGNATION		AVAILABLE LAND DISPOSITION	AUTHORITY	DURATION
Non-Homestead Uses	Industrial	General Lease	HHCA Sec. 204(2); HRS 171-41(a)	Long-term (up to 65 yrs)
		General Lease Nonprofit	HRS 171-43.1	Long-term
		Space Lease	HHCA 204(a)(2)	Short-term (up to 5 yrs)
		License (Concession)	HRS 171-56; HRS Ch 102	Mid-term (up to 15 yrs)
	Commercial	General Lease	HHCA Sec. 204(2); HRS 171-41(a)	Long-term (up to 65 yrs)
		General Lease Nonprofit	HRS 171-43.1	Long-term
		Space Lease	HHCA 204(a)(2)	Short-term (up to 5 yrs)
		License (Benefit)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	Perpetual
		License (Concession)	HRS 171-56; HRS Ch 102	Mid-term (up to 15 yrs)
	Renewable Energy	General Lease	HHCA Sec. 204(2); HRS 171-41(a)	Long-term (up to 65 yrs)
	Community Use	General Lease Nonprofit	HRS 171-43.1	Long-term
		License (Benefit)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	Perpetual
		Right of Entry	HHCA Sec. 204(2); HRS 171-55; HAR 10-4-1	Very short-term
	Community Agriculture	General Lease Nonprofit	HRS 171-43.1	Long-term
		License (Benefit)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	Perpetual
		Right of Entry	HHCA Sec. 204(2); HRS 171-55; HAR 10-4-1	Very short-term
	Stewardship	General Lease	HHCA Sec. 204(2); HRS 171-41(a)	Long-term (up to 65 yrs)
		General Lease Nonprofit	HRS 171-43.1	Long-term
		License (Benefit)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	Perpetual
		License (Concession)	HRS 171-56; HRS Ch 102	Mid-term (up to 15 yrs)
Right of Entry		HHCA Sec. 204(2); HRS 171-55; HAR 10-4-1	Very short-term	
Special District	License (Benefit)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	Perpetual	
	License (Non-Benefit)	HHCA 207(C)(1); HRS 171-95(a)(3)	Perpetual	
	Right of Entry	HHCA Sec. 204(2); HRS 171-55; HAR 10-4-1	Very short-term	
Conservation	Right of Entry	HHCA Sec. 204(2); HRS 171-55; HAR 10-4-1	Very short-term	

## 7. Conclusions & Summary of Recommendations

The DHHL General Plan Update will be the first plan to implement the HAR criteria require that the plan:

1. Establish a Uniform System of Land Use Designation.
2. Establish criteria to identify suitable lands for homesteading.
3. Establish criteria to identify lands for revenue generation.
4. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building.
5. Establish relationship between the land use designation and applicable type of land disposition.
6. Establish criteria to determine available lands not required for homesteading within the planning period.

This white paper provides an overview of the existing land use designations, provides information based on beneficiary surveys and the first round of beneficiary consultation conducted for the General Plan Update, and provides proposed Land Use Designations and land suitability conditions to consider when identifying land uses. Lastly, the paper provides an overview of the land dispositions available to DHHL and a table summarizing the relationship between each proposed land use designation and the available land disposition(s).

The land use framework developed through the white paper drew from beneficiary input to articulate and connect how all land uses can provide benefits to the Trust and/or beneficiaries in alignment with the draft 2040 Vision elements (See Table 3 in Appendix A).

Building on the vision elements and desired benefits, this white paper recommends the following changes to the DHHL land use designations:

1. Addition of a new DHHL Kuleana land use designation to more clearly identify lands for suitable for Kuleana homestead lots.
2. A new Stewardship land use designation to replace the existing General Agriculture designation.
3. New subzones established for Special District and Conservation uses to reflect different allowable uses and management needs.
4. A new non-homestead designation for Community Agriculture.

As the top tier of the planning system, it is important that the uniform land use system is comprehensive, can be applied consistently through Island Plans, and is commonly understood among DHHL staff, the HHC, and beneficiaries. As such, the land use designations proposed in this paper will be introduced to beneficiaries and staff for further input before the framework, proposed designations, master use table, and process for implementation are finalized.

**APPENDIX A: Land Use Designations & Benefits Table**





**Draft Beneficiary Needs**

<p><b>Vision Element:</b></p>	<p><b>TRUST LANDS...</b> will nurture and sustain beneficiary communities through an array of uses and activities on homestead and non-homestead lands.</p>	<p><b>BENEFICIARY COMMUNITIES...</b> will be self-sufficient, healthy, prosperous, and grounded in cultural knowledge and traditions. Values of mālama ‘āina will be passed on from kūpuna to ‘ōpio to nourish the land and future generations.</p>	<p><b>BENEFICIARIES...</b> will be thriving on the land and engaged in activities that support the rehabilitation and self-determination of all Hawaiians. Education, resources, and technical support will be available to promote greater economic opportunity, choice, and control.</p>	<p><b>DHHL...</b> will be sufficiently funded by the State Legislature to support the continued advancement of native Hawaiians. Beneficiaries, DHHL, and the Hawaiian Homes Commission will communicate transparently with aloha as they collaborate toward achieving a shared Vision. Beneficiary voices will remain vital to advocate for funding and resources and guide decision-making by the DHHL and HHC.</p> <p><b>All of Hawai‘i</b> will support the continued implementation of the Hawaiian Homes Commission Act and the rehabilitation of native Hawaiians as provided in Article XII Section 2 of the State Constitution.</p>
<p><b>Benefits:</b></p>	<ul style="list-style-type: none"> <li>• Protection of water</li> <li>• Access to water</li> <li>• Delivery of water</li> <li>• Protection of significant natural resources</li> <li>• Restoration of land and natural resources</li> <li>• Access for cultural and spiritual practices</li> <li>• Access for subsistence practices</li> <li>• Access for food cultivation</li> </ul>	<ul style="list-style-type: none"> <li>• Education</li> <li>• Cultural practice</li> <li>• Healthcare and healing resources</li> <li>• Safe neighborhoods</li> <li>• Access to resources and services</li> <li>• Care and services for kūpuna and keiki</li> <li>• Community involvement and connection</li> <li>• Participation in decision making</li> <li>• Community economic development</li> <li>• Community income generation and reinvestment</li> <li>• Intergenerational exchange of knowledge</li> <li>• Physical activity and competition</li> <li>• Sharing of gifts and mana‘o</li> <li>• Preserving stories of place and people</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Home ownership</li> <li>• Financial literacy</li> <li>• Owning and growing assets</li> <li>• Growing your own food</li> <li>• Opportunities to run family business and generate income</li> <li>• Ability to support other family members</li> <li>• Ability to stay/live in Hawai‘i</li> <li>• Leaving a legacy for future generations</li> </ul>	<ul style="list-style-type: none"> <li>• Revenue generation</li> <li>• Land exchange/acquisition</li> <li>• Sustainable energy generation</li> <li>• Maintaining for future generations</li> </ul>

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- Kupaianaha: A Holistic Approach to Economic Development on and Adjacent to Homestead Communities (2015). Hawai‘i Alliance for Community Based Economic Development

## APPENDIX B: Master Use Table

APPENDIX B: Master Use Table

LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District – Open Space/Green ways	Special District – Cultural Resources	Special District – Natural Hazard	Special District – Wahi Pana	Conservation
	Homestead Uses					Non-Homestead Uses										
Single family dwelling	●	●	●	●	●											
Attached dwelling	●															
Accessory dwelling unit	●	●	●	●	●											
Multi-family dwelling	●						●*									
Low-rise apartment	●						●*									
Mid-rise apartment	●						●*									
High rise apartment	●						●*									
Mobile/trailer dwelling	●	●	●	●	●											
Gardening/home crop production	●	●			●											
Community gardens/agriculture									●		●					
Small-scale agriculture		●			●	●			●		●					
Large-scale agriculture			●			●			●							
Small-scale livestock**	●	●	●		●						●					
Ranching				●	●				●							
Aquaculture		●	●		●	●			●							
Schools/Childcare							●			●						
Home-based keiki and kūpuna care	●	●														
Religious, place of worship (i.e., churches)							●		●	●						
Art/Dance spaces							●		●	●						
Cemeteries (iwi kūpuna)										●			●		●	
Gathering of traditional resources									●			●	●	●	●	●
Game management									●						●	●
Protection of native forests									●			●	●	●	●	●
Watershed protection									●			●	●	●	●	●
Restoration									●			●	●	●	●	●
Forestry									●						●	●

LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District – Open Space/Green ways	Special District – Cultural Resources	Special District – Natural Hazard	Special District – Wahi Pana	Conservation
	Homestead Uses					Non-Homestead Uses										
Utilities (water, telecommunication, wastewater, broadband)	•	•	•	•	•	•	•	•	•	•		•			•	
Renewable energy (large scale)						•		•		•					•	
Agricultural crop processing			•			•			•	•						
Animal product processing			•			•			•							
Home based business**	•	•														
Food & beverage							•			•						
Retail						•	•			•						
Personal services						•	•			•						
Office space						•	•			•						
Financial institutions						•	•			•						
Grocery/convenience stores						•	•			•						
Fuel storage & hazardous materials						•										
Baseyard/Equipment Storage						•										
Wholesaling						•										
Manufacturing						•										
Warehousing						•										
Waste disposal/processing						•										
Auto repair						•										

\* Requires Commission approval

\*\*Refer to applicable County zoning code for Residential areas

## APPENDIX C: Land Disposition Alternatives Matrix

	Lease				License				Revocable Permit	Right of Entry
	Homestead	General Lease 171	General Lease Nonprofit	Space Lease	Benefit	Non-Benefit	Mercantile	Concession		
<b>Authority</b>	HHCA 207	HHCA 204(2), HRS 171-41(a), HAR 10-4-1	HRS 171-43.1	HHCA 204(a)(2)	HHCA 207(c)(1)(A); HRS 171-95(a)(3)	HHCA 207(c)(1); HRS 171-95(a)(3)	HHCA 207(c)(1)(B); HRS 171-54	HRS 171-56; HRS chap 102	HHCA 204(2), HRS 171-55, HAR 10-4-1	HHCA 204(2), HRS 171-55, HAR 10-4-1
<b>Procedures</b>	HAR 10-3	HAR 10-4 Subchapter 2			HAR 10-4 Subchapter 2	HAR 10-4 Subchapter 2	HAR 10-4 Subchapter 2		Memo F-6	Memo F-6
<b>Nature of Interest</b>	Right to exclusive use and possession for a definite period of time (Reilly 1982)				Personal, revocable, nonassignable right, not considered an interest in the land; usually nonexclusive (Reilly 1982)				Temporary occupancy by direct negotiation without public auction (HRS 171-55).	Right to enter upon land in the possession of another for a special purpose without being guilty of a trespass (Merriam Webster Dictionary)
<b>Decisionmaker</b>	HHC	HHC	HHC	HHC	Chair	HHC	HHC	HHC	Chair	HHC
<b>Duration</b>	Long-term (99 yrs) [HHCA 208(2)]	Long-term (65 yrs) [HHCA 220.5(d)(1)]	Long-term	Short-term (5 yrs) [HHCA(a)(2)]	Perpetual [HAR 10-4-22]	Perpetual [HAR 10-4-22]	Long-term (20 yrs) [HRS 171-54]	Mid-term (15 yrs) [HRS 171-56]	Short-term (1 yr) [HRS 171-55]	Very short-term
<b>Security Collateral</b>	Securable FHA	Securable; subordinate to fee owner			Nonsecurable personal property				Non-securable short-term	Non-securable short-term
<b>Purpose</b>	Residential	Commercial	Public purpose	Commercial	Public purpose	Public purpose	Commercial	Commercial	Specified or as permissible	Specified
<b>Competitiveness</b>	Wait list	Public auction	Direct negotiation	Direct negotiation	Direct negotiation	Direct negotiation	Direct negotiation	Bid	Direct negotiation	Direct negotiation
<b>Hawaiian Preference</b>	Beneficiary	Public	Nonprofit	Public	Utility; Govt	Utility; Govt	Beneficiary	Public	Public w/ preference to Beneficiary	Public
<b>HRS 343 (typical compliance)</b>	Programmatic EA/EIS	Project EA/EIS	Project EA/EIS	Exemption (if existing space covered by previous EA/EIS)	Exemption (if w/in ROW covered by previous EA/EIS)	Exemption (if w/in ROW covered by previous EA/EIS)	Project EA/EIS	Exemption (if existing space covered by previous EA/EIS)	Exemption (only exempt uses permitted)	Exemption (only exempt uses permitted)
<b>Citations:</b>										

Reilly, John. The Language of Real Estate. Chicago: Real Estate Education Company, 1982.



**APPENDIX G:**  
**INFRASTRUCTURE WHITE PAPER**



**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**SSFM**  
International  
Innovate | Adapt | Sustain



Photo Credit: DHHL

## **INFRASTRUCTURE**

A Technical White Paper Prepared by SSFM International for the DHHL  
General Plan Update

FINAL – July 2022

## Table of Contents

<b>1. Background</b>	<b>1</b>
<b>2. Introduction to Levels of Service (LOS) Standards</b>	<b>1</b>
2.1 Understanding LOS Standards	1
2.2 Why Use LOS Standards	3
2.3 What Drives LOS Standards	5
<b>3. Existing DHHL Infrastructure and Facilities</b>	<b>12</b>
3.1 DHHL Infrastructure Inventory	12
3.2 Current LOS Targets & Measures	12
3.3 Current LOS Evaluation	14
3.4 Existing Issues & Constraints	17
<b>4. Beneficiary Needs and Expectations</b>	<b>18</b>
4.1 Beneficiary Survey Overview	18
4.2 Other Studies	21
<b>5. Recommended Criteria for LOS Standards</b>	<b>23</b>
5.1 Overview	23
5.2 Best Practices	24
5.3 Recommended LOS Performance Measures	29
5.4 Recommended Targets	43
<b>6. Policy Recommendations</b>	<b>47</b>
6.1 Recommended General Plan Goals and Policies	47
6.2 Implications for DHHL	48
6.3 Recommendations for Further Study	49

## Figures

Figure 1: Georgia Association of Water Professionals LOS Standards Process .....	5
Figure 2: A schematic of the methodology used to compare the LOS evaluations between the perspectives of customers and providers (managers).....	10
Figure 3: Scheme of the gap analysis between the perspectives of customers and managers on water infrastructure asset management.....	11
Figure 4: Hierarchy for LOS evaluation from the service provider’s perspective and the key performance indicators for the six customer values. ....	11
Figure 5: Honolulu BWS Alignment of Water Master Plan with Watershed Management Plan Objectives .....	30
Figure 6: Honolulu BWS Water Master Plan Objectives .....	32
Figure 7: Cambrian system .....	34
Figure 8: Conventional vs. LID Site Design (Source: City and County of Honolulu, Post Construction Water Quality Rules) .....	36

## Tables

Table 1: Example Level of Service Performance Measures .....	7
Table 2: Existing Residential LOS.....	15
Table 3: Existing Subsistence Agriculture LOS .....	15
Table 4: Existing Supplemental Agriculture LOS.....	16
Table 5: Existing Pastoral LOS.....	16
Table 6: Existing Commercial, Industrial, Community Use LOS.....	17
Table 7: FWHA Classifications and Complete Street Typology .....	38
Table 8: Recommended Level of Service Targets by Proposed Land Use Designation .....	44

## 1. Background

The Department of Hawaiian Home Lands (DHHL) is embarking upon the update of its General Plan to establish statewide policies that guide land management and programs. SSFM International, as its consultant, is preparing a series of White Papers in areas where additional research and analysis is needed to better inform policy development. This “Infrastructure White Paper” was prepared by SSFM with support from Solutions Pacific. It addresses:

- How DHHL provides infrastructure to homestead developments;
- What infrastructure and facilities are necessary to meet community needs and expectations on homestead lands; and
- Recommendations to inform DHHL’s approach to integrating infrastructure considerations into land use planning and land development.

The research topics and analysis in the white papers also fulfill specific Hawai‘i Administrative Rules (HAR) governing the General Plan and the required content within. The HAR criteria for the General Plan that will be addressed in this white paper are to:

- Establish Level of Service Standards for infrastructure and community facilities or specify a program plan or methodology to develop those standards.



*Construction work on DHHL's water tank in Anahola, Kaua'i*

## 2. Introduction to Levels of Service (LOS) Standards

### 2.1 Understanding LOS Standards

Level of Service (LOS) standards are a frequently used governance policy, data analysis, and asset management tool that correlates capital investment and infrastructure assets with service-related outcomes. They include the characteristics or attributes of a service that describe required

performance levels such quality levels, service consistency, types of services, and performance levels,<sup>1</sup> that in turn inform the system needs and planning. LOS standards are frequently composite indicators that reflect the social, economic, and cultural goals of the community; they are a public expression of the performance that customers, clients, users, and/or beneficiaries can reasonably expect to receive under normal circumstances and to which the infrastructure provider can reasonably plan to provide.

LOS standards have emerged largely in the last 30 years in specific geographic pockets and disciplines such as multi-modal transportation and water utilities. In the early 2000's, the New Zealand National Asset Management Steering (NAMS) Group put out a series of guidebooks for local governments developing asset management programs, including: *Developing Levels of Service and Performance Measures*. Some estimate that a decade later, 70% of the jurisdictions that have adopted LOS standards have utilized the NAMS template. Today, LOS standards are typically formed as a part of state and local governments' capital planning processes, as they can help entities measure their service performance and help to prioritize capital investments. Indeed, LOS standards appear to be a common planning component developed by municipalities, states, and nation states engaging in "21st Century Infrastructure Planning".<sup>2</sup>

There was no model for LOS standards at the passage of the Hawaiian Homes Commission Act (HHCA) in 1920. There is also no clear definition of a LOS standard in Hawai'i state law or policy. The Hawai'i Constitution mentions that the Legislature should accompany any demand for an increase in the "level of service" provided by the arms of the State with a share in the cost.<sup>3</sup> Additionally, the Hawai'i Revised Statutes (HRS) mention only somewhat notably that when classifying land, the Land Use Commission could consider the levels of service available to distinguish rural lands from urban and others.<sup>4</sup> There is a scattering of mentions of LOS standards throughout the HRS and HAR related to education policy (school services), transportation, utilities, and mental health treatment.<sup>5</sup> However,

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<sup>1</sup> See *Establishing Levels of Service for Your Utility*:

[https://cdn.ymaws.com/www.gawp.org/resource/resmgr/Printable\\_Registration\\_Forms/3-Defining\\_Levels\\_of\\_Service.pdf](https://cdn.ymaws.com/www.gawp.org/resource/resmgr/Printable_Registration_Forms/3-Defining_Levels_of_Service.pdf), Georgia Association of Water Professionals.

<sup>2</sup> See, e.g., Michigan 21st Century Infrastructure Commission Report (2016): [https://www.michigan.gov/documents/snyder/21st\\_Century\\_Infrastructure\\_Commission\\_Final\\_Report\\_1\\_54\\_4276\\_7.pdf](https://www.michigan.gov/documents/snyder/21st_Century_Infrastructure_Commission_Final_Report_1_54_4276_7.pdf); Bay Area Council Economy Institute, *21st Century Infrastructure: Keeping California Connected, Powered, and Competitive*, <http://www.bayareaeconomy.org/files/pdf/21stCenturyInfrastructure.pdf>. The Michigan Infrastructure Commission, after deep study of the Australia and New Zealand infrastructure asset management models, also noted that the relevant public and private utilities and service providers in these two countries overwhelmingly subscribe to the "National Asset Management System" (NAMS). A brief description of the NAMS approach to asset management can be found in this slide deck: [https://www.mi-wea.org/docs/Session\\_2C\\_Pratt.pdf](https://www.mi-wea.org/docs/Session_2C_Pratt.pdf). In slide 12, the 21st Century Infrastructure Commission includes a brief and enlightening explanation of assets and services via a metaphor of "a non-motorized path" as an asset and "a family bicycling on that path" as an LOS. The International Public Works Engineers Australasia (IPWEA) sells books, online courses, and tech support services related to planning and implementing localized asset management systems utilizing the NAMS system to help engage in "21st Century Infrastructure Planning". More information can be found at the IPWEA website: <https://www.ipwea.org/communities/am/assetmanagement>.

<sup>3</sup> Hawai'i Constitution, Article 8, Section 5.

<sup>4</sup> See Hawai'i Revised Statutes 205-2.

<sup>5</sup> See, e.g., HRS 269-14.5, 269-43, related to transportation and utilities; HRS 46-142 relating to county impact fees, HRS 302A-1602, 302A-1612 relating to classroom facilities; HRS 334-3, 334-104 relating to mental health services; and HAR 15-15-18, 15-15-21 regarding rural district classification and boundaries.

DHHL's administrative mandate to develop LOS standards remains the clearest and most direct of such a state-level mandate.

Hawai'i Administrative Rules (HAR), Title 10, Chapter 4, generally provides regulations to guide the Department's administration of leases of Hawaiian home lands, issuance of licenses for public and commercial purposes on DHHL land, and management of parks in homestead communities. On August 25, 2018, HAR Chapter 10-4 was amended to add a new Subchapter 4, consisting of HAR §10-4-51 through §10-4-60, which established a new planning system to strategically and systematically coordinate the management of Hawaiian home lands consistent with the legal and administrative requirements, Commission policy, and Department strategic goals. The planning system consists of 3 tiers, with the General Plan comprising the top tier. The lower tiers will focus on specific programs or geographic areas, and implementation mechanisms will ensure that they are guided by the top tier General Plan.

HAR §10-4-55 identifies the requirements for DHHL's top tier General Plan. The General Plan will establish statewide policies to guide DHHL's land management by, among others, developing a pae'āina uniform land designation system and establishing criteria for community management of community use lands (HAR §10-4-55(1)-(6)). Among these policy components, DHHL's General Plan must also include "level of service standards for infrastructure and community facilities", or a plan to develop such standards, and "specific indicators to measure progress and evaluate effectiveness in meeting policy goals" (HAR §10-4-55(7)-(8)). These LOS standards can inform DHHL's future tier 2 island and program plans and tier 3 development, regional, and special area plans.

## 2.2 Why Use LOS Standards

### A. Focus and Prioritize Planning and Development Efforts

LOS standards allow planners to assess incremental service level benefits that might be provided by the development and repair of different infrastructure assets against the costs to the agency and per consumer for the whole life cycle of the infrastructure. LOS standards are primarily framed within a larger asset management program. When LOS standards are established, it allows for resource allocation to better estimate and evaluate development opportunities and push beyond planning stagnancy that uncertainty can introduce.

DHHL continues to be under-resourced to meet the needs of both existing lessees as well as waitlisted beneficiaries. With resource limitations, allocating resources to one activity, such as maintaining existing infrastructure, directly impacts the other, such as building new developments to provide housing opportunities to beneficiaries. Of course, there is agreement that dedicating resources to build quality infrastructure and maintain existing systems is necessary to ensure lessees can be successful in their homes. Staff share a great deal of pride when describing how the development of Princess Kahanu raised the standards of quality of housing and infrastructure for DHHL projects at the time. In doing so, it changed the culture and perception of what it meant to live in a DHHL homestead and helped to build community pride and support ongoing maintenance by beneficiaries.

Establishing standards allows for a more focused approach to determining project feasibility and making decisions about prioritization given the important, though ultimately competing, demands.

## **B. Simplifying Budgeting for Development Projects**

LOS standards “represent service-cost trade-offs.”<sup>6</sup> They provide municipalities a meaningful way to synthesize data on the costs associated with infrastructure development with measures of the user experience. LOS standards allow agencies to consider cost and experience data over the full life cycle of service-providing infrastructure, to understand what factors drive costs and to enable more cost effective and equitable service delivery.

For example, planners may assess that it costs \$X per person per time to provide a service at a specified level. Over time, this cost contextualization allows the planners to consider maintenance and repair costs, development of new infrastructure, and exploration of new technology in relation to both the expenditures required as well as the service experience of the end user. It is critical that services be described in a way that aids comparison. While no two projects will have identical project costs given varying conditions at each site, knowing the LOS standard going into a project concept allows for faster budgeting and projections.<sup>7</sup>

## **C. Communicate Service Expectations and Choices to Beneficiaries**

In addition to aiding in planning and investment decisions, levels of service offer providers a tool to communicate clearly with their users what they should expect from their providers, as well as any improvements that may result from increased service rates and additional spending, or anticipate negative impact to service that would otherwise result. Many municipalities maintain LOS standards in their general plans to inform master planning. LOS standards help the local government agencies or utilities quantify current levels of infrastructure service and create target levels for those services. Local governing entities can use their LOS standards to inform their planning for infrastructure development and capital allocation, to support the development of fee programs, and ultimately to measure their infrastructure and service effectiveness.<sup>8</sup>

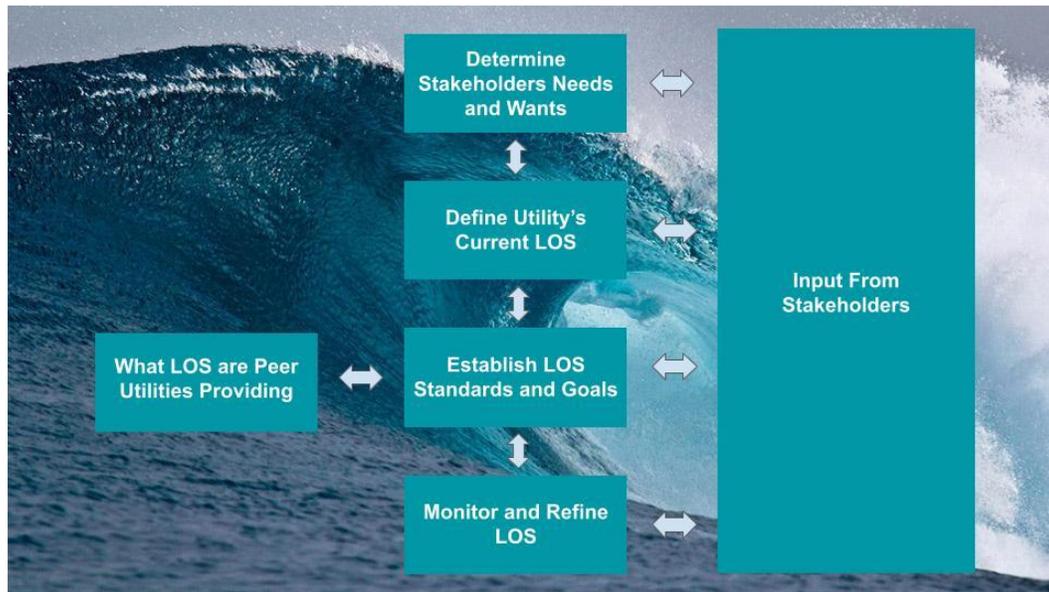
Being informed by and in turn setting customer expectations is a prevalent theme in most LOS standards and toolkits. In the below process flow chart, adapted from the NAMS guidebook by the Georgia Association of Water Professionals, illustrates stakeholder input at each stage of the LOS standards process:

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<sup>6</sup> Developing Levels of Service; A Best Practice by the National Guide to Sustainable Municipal Infrastructure. (2003). <https://www.assetmanagementbc.ca/wp-content/uploads/Infraguide-Developing-Levels-of-Service-FCM.pdf>

<sup>7</sup> See WASHCost Working Paper: Ladders for assessing and costing water service delivery (2011). <https://www.ircwash.org/sites/default/files/Moriarty-2011-Ladders.pdf>

<sup>8</sup> See, e.g., San Francisco Infrastructure Level of Service Analysis, March 2014 available at [https://default.sfplanning.org/plans-and-programs/plan-implementation/20140403\\_SFInfrastructureLOSAnalysis\\_March2014.pdf](https://default.sfplanning.org/plans-and-programs/plan-implementation/20140403_SFInfrastructureLOSAnalysis_March2014.pdf)



*Figure 1: Georgia Association of Water Professionals LOS Standards Process*

### 2.3 What Drives LOS Standards

LOS standards are an increasingly lauded asset management tool. They tend to be driven by a combination of demands rather than any single need. These drivers generally fall into one of the following categories:

- **Legal Requirements:** Statutory, regulatory and contractual requirements establish the minimum levels of service that must be provided, and DHHL is subject to health, safety, and environmental laws such as those from the State Department of Health (DOH) and federal statutes such as the National Environmental Policy Act. Although DHHL is not bound by County requirements, building to County standards allows for some continuity while also making it possible that the County will take over and manage the infrastructure as it does with other developers. Consulting and demonstrating consistency with County long-range land use and infrastructure plans also facilitates better relationships and collaboration with the Counties.
- **Community (Customer) Levels of Service:** Community Levels of Service define how a service is perceived by the user. Generally, less technical measures, these can be defined by community goals and values, and can also include quality and reliability measures. Factoring in projections of demand and population change is also important in system size and management.
- **Asset (Technical) Levels of Service:** Asset Levels of Service are specific and quantifiable measures for service target, typically established by industry standards and professional health and safety requirements. This may also incorporate operational efficiencies that allow for value engineering within the range of safety.<sup>9</sup>

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<sup>9</sup> Asset Management Toolkit, Levels of Service Guide: <https://www.assetmanagementbc.ca/wp-content/uploads/Levels-of-Service-Guide-NWT.pdf>; Federation of Canadian Municipalities (2018).

### **A. Metrics for LOS**

Levels of service may be defined by a number or combination of parameters depending upon the needs and priorities of the community and the service measured; some parameters frequently measured by LOS standards include:<sup>10</sup>

- Safety
- Customer/user/beneficiary satisfaction
- Quality
- Quantity
- Capacity
- Crowding (number of people sharing a service)
- Reliability
- Responsiveness
- Environmental impacts/acceptability
- Cost/affordability
- Availability
- Cultural appropriateness
- Compatibility with current plans/policies

Sometimes, service providing entities apply a time dimension to specific parameters (“responds to 75% of complaints within 24 hours”), standards (“achieves a certain water quality level 90% of the time”), or as a meta-standard or goal (“entity operations meet any/several/all service standards 85% of the time”).

When setting LOS standards, a service-providing agency will consider the myriad factors that impact the cost to provide the service as well as the actual experience of receiving the service. Agencies are encouraged to ask themselves questions such as:

- Do the facilities/systems provide the quantity and quality of service they were designed to?
- Does they do so in a consistent and uninterrupted manner?
- Does everyone in the community have access?
- Do the systems or services meet national and local norms for quality and accessibility?
- How do we define the service and how do we monitor it?
- What is the service? What does it consist of? How do we know when we have provided it? How do we know that every community member has access to an acceptable quality of service?

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<sup>10</sup> See id.

**B. Example LOS Performance Measures for Infrastructure & Facilities**

*Table 1: Example Level of Service Performance Measures*

Infrastructure	Sample Reasoning	Sample LOS Standard
Water	Applications to residential systems one reservoir versus multiple reservoirs	Maximum daily demand (MDD) over 16 hour per day plus fire flow independent of reservoirs. Standby unit may be used.
Wastewater	Existing codes (e.g., Oldsmar, FL)	Residential: 117 gallons of flow per day per person <sup>11</sup>
Stormwater	Many counties are seeing that 25 year storm standards are not sufficient, and 100-year storms are being exceeded more frequently due to climate change	Design according to 100 year storms that account for climate change impacts
Roads	Permit a higher volume/capacity ratio and lower LOS standard in urban activity centers and transit-oriented areas than in out-oriented, rural or resource areas	Kings County, WA: Transportation Adequacy Measure (TAM) consider transit, nonmotorized alternatives (e.g., pedestrian and bicycles) and programs to reduce demand on, or increase effective capacity of, existing roads. <sup>12</sup>
Sidewalk/streetscape	A community could apply Level of Service Standards its highest LOS to be met on residential sidewalks, an intermediate LOS on arterial and collector streets and a lower LOS in retail business areas.	Sidewalk density (number of square feet per pedestrian) which influences speed and convenience of movement to measure LOS. <sup>13</sup>

<sup>11</sup> Oldsmar, FL Code, APP-1.4.2:

[https://library.municode.com/fl/oldsmar/codes/code\\_of\\_ordinances?nodeId=APX1LESEST\\_APP-1.4WATRDISE](https://library.municode.com/fl/oldsmar/codes/code_of_ordinances?nodeId=APX1LESEST_APP-1.4WATRDISE)

<sup>12</sup> “Level of Service Standards, Measures for Maintaining the Quality of Community Life,” Municipal Research & Services Center of Washington (1994).

<sup>13</sup> Id.

Infrastructure	Sample Reasoning	Sample LOS Standard
Broadband & telecommunications	FCC broadband standard; US Congress universal service standard for telecommunication in Communications Act of 1934. <sup>14</sup>	FCC 2015 standard: 25/3  US Congress: all Americans should have access to communications services. FCC recognizes high-speed internet as the 21 <sup>st</sup> Century’s essential communication technology and is working to make broadband as ubiquitous as voice service. <sup>15</sup>
Electric utilities	North American Electric Reliability Council measures the level of reliability by the frequency, duration, and magnitude of the loss of service to total customers.	Reliability metrics for SAIDI, <sup>16</sup> SAIFI <sup>17</sup> , CAIDI <sup>18</sup> , and MAIFI. <sup>19</sup>
Parks <sup>20</sup> & Open Space	Parks may be designed to serve regions, neighborhoods, or specific populations such as keiki or kupuna. Communities may establish viewshed regulations to preserve scenic views and areas of natural beauty.	1 acres or less. Acres/1,000 population: 0.25 to 0.5 A.

<sup>14</sup> <https://transition.fcc.gov/Reports/1934new.pdf>

<sup>15</sup> [Universal Service | Federal Communications Commission \(fcc.gov\)](https://www.fcc.gov/universal-service)

<sup>16</sup> System Average Interruption Duration Index (SAIDI) measures the average length of time customers are without power during a predefined period of time.

<sup>17</sup> System Average Interruption Frequency Index (SAIFI) measures the average frequency or number of times customers experience a sustained interruption of service during a predefined period of time.

<sup>18</sup> Customer Average Interruption Duration Index (CAIDI) measures the average length of time an interrupted customer is without power during a predefined period of time.

<sup>19</sup> Momentary Average Interruption Frequency Index (MAIFI) measures the average frequency or number of times customers experience a momentary interruption of service during a predefined period of time. Momentary interruptions have a duration of five minutes or less

<sup>20</sup> Example comes from the 1983 National Recreation and Park Association’s (NRPA) guidelines. The NRPA is a professional organization serving park planners, managers, and researchers, which issues standards based on the experience and recommendations of a group of professionals. The *Recreation, Park and Open Space Standards and Guidelines* are a primary guide for parks professionals, generally recommends a total of 6.25 to 10.5 acres of open space per 1000 population and suggests a classification system for parks.

Infrastructure	Sample Reasoning	Sample LOS Standard
Schools	Standards for schools and education facilities could measure adequate building space for student population and overall site acreage and may have separate standards for different types of schools. The Hawai'i Board of Education offers standards for new developments that are not land constrained as well as urban infill areas with limited land	Elementary (pre K-5): 400-750 students and 8-15 (new)/2.5-3 (infill) usable acres; Middle (6-8): 500-1,000 students and 15- 20 (new)/5-6 (infill) usable acres; High School: 800-1,600 students and 45- 55 (new)/8-10 (infill) useable acres.  Hawai'i Board of Education Policy 301-2 Creating Communities of Learners (2015) <sup>21</sup>
Public Safety Facilities	A community could apply level of service standards for community safety services such as fire or police based on response time, number of personnel dedicated to an area and necessary resources (i.e., fire hydrants or water pressure to fight fires)	Hawai'i County General Plan establishes a minimum Level of service for fire stations to provide a response time of 8 minutes in urban areas and 12 minutes in rural areas. <sup>22</sup>

### C. Prioritizing Tools

While most municipalities set universal standards for their services, sometimes service levels can be conceptualized as a ladder to account for disparate norms and resources in different communities.<sup>23</sup> One international study on this type of LOS structure, as employed in several rural areas with limited resources, defined a “service ladder” as “a metaphor for the idea of incremental progression between service levels of different quality.”<sup>24</sup> The “rungs” of the ladder can express different levels of service influenced by resource availability, geographical and environmental considerations, engineering factors, social and political considerations (such as the desire and capacity of a community to pursue improvements, historical norms, and political acceptability), and funding. Using a service ladder to benchmark the provision of services to different users allows planners to systematically compare the costs of providing a service in different contexts and with different technologies.<sup>25</sup>

<sup>21</sup> [Hawaii Board of Education Policy 301-2 Creating Communities of Learners \(02-17-2015\) \(hawaii.gov\)](https://www.hawaii.gov/education/policy/301-2-creating-communities-of-learners-02-17-2015/)

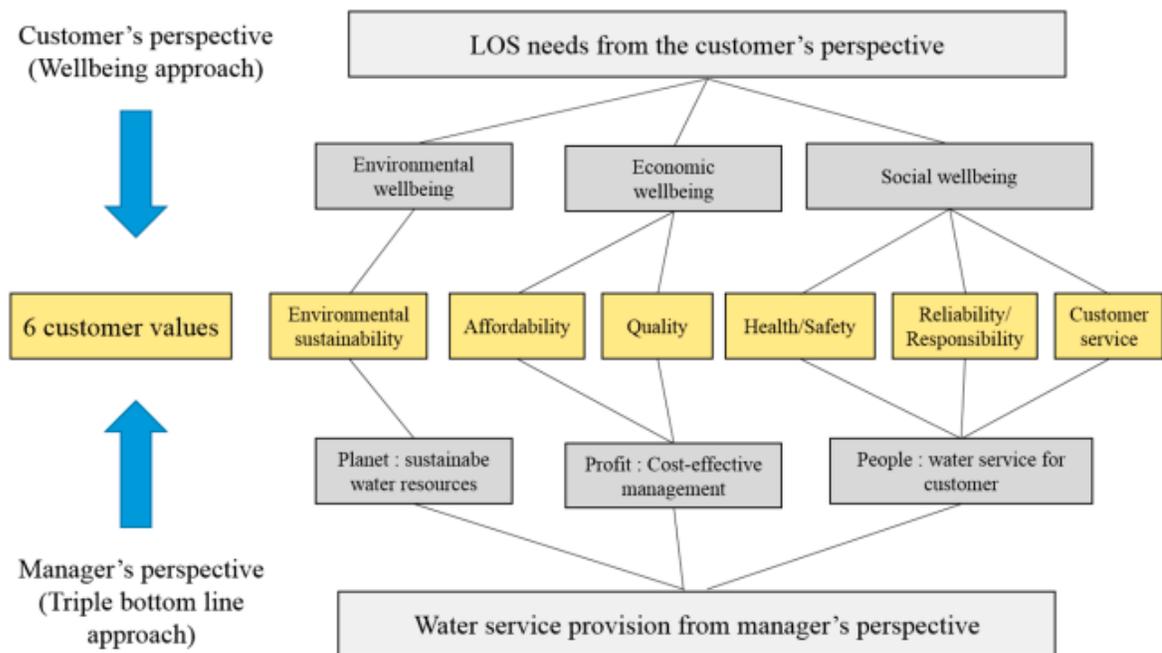
<sup>22</sup> [County of Hawaii General Plan Fire & Emergency Services PowerPoint Presentation \(hawaiicounty.gov\)](https://www.hawaii.gov/county-general-plan/fire-emergency-services-powerpoint-presentation/)

<sup>23</sup> WASHCost Working Paper: Ladders for assessing and costing water service delivery (2011). <https://www.ircwash.org/sites/default/files/Moriarty-2011-Ladders.pdf>

<sup>24</sup> *Id.* at 11.

<sup>25</sup> *Id.* at 7-8 explaining that when using a service ladder to compare costs, it’s important to compare “like with like.” “To understand whether one technical or management option is ‘more efficient’ than the other, we have

One potential step to take is to compare the considerations of the customer lens against the considerations of the asset manager lens. Both are important to well-managed infrastructure that meets demand, and although both tend to consider similar factors, each tends to place weight on different areas. A study out of Korea evaluated the gap between customer and manager priorities and suggested a decision-making tree that attempts to consider both.<sup>26</sup> The figures below illustrate integrated decision making systems that are able to reflect customer needs regarding improvements of their water infrastructure asset management.



*Figure 2: A schematic of the methodology used to compare the LOS evaluations between the perspectives of customers and providers (managers)*

to first agree on what it is we wish to achieve.” A broad range of possible indicators of a service should be considered, and the selected ones applied consistently across the rungs of the service ladder. If effective, this system can demonstrate incremental changes in cost for differing levels of service based on the variable applied. It’s also important to note that changes in infrastructure may not yield linear or equivalent cost and service results. For example, when moving from the most basic infrastructure to networked systems, there may be major leaps in costs that yield only nominal improvements in the service quality.

<sup>26</sup> Han, Sanjong, et al. Sustainable Water Infrastructure Asset Management: A Gap Analysis of Customer and Service Provider Perspectives (2015), see: <https://www.mdpi.com/journal/sustainability>.

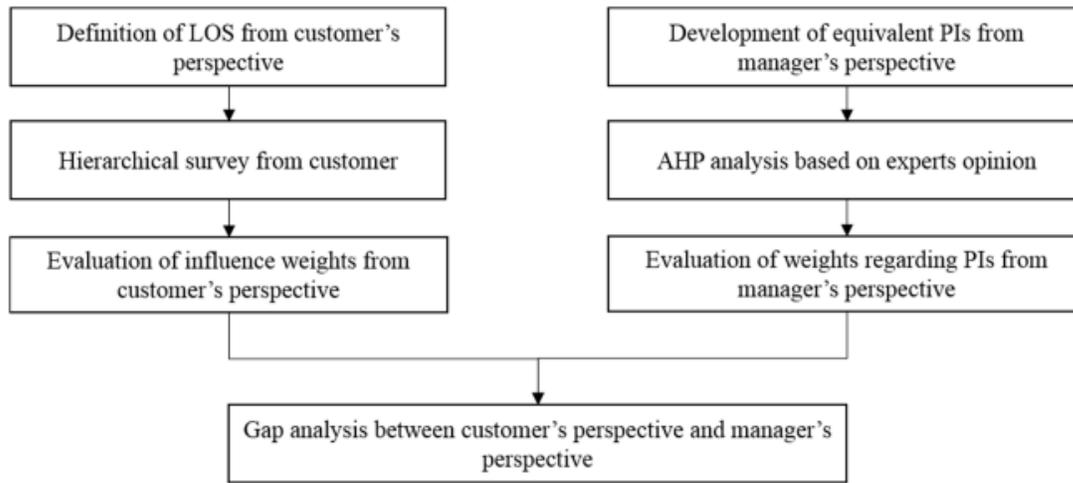


Figure 3: Scheme of the gap analysis between the perspectives of customers and managers on water infrastructure asset management.

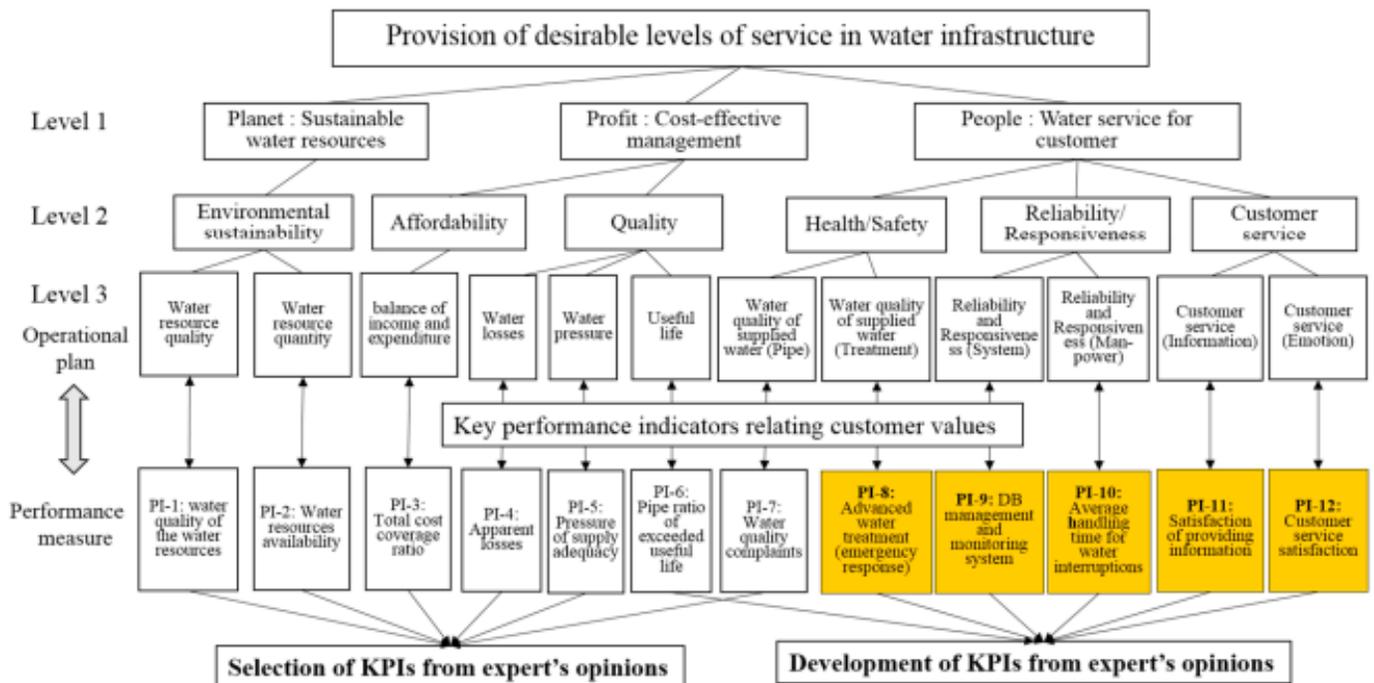


Figure 4: Hierarchy for LOS evaluation from the service provider's perspective and the key performance indicators for the six customer values.

### 3. Existing DHHL Infrastructure and Facilities

#### 3.1 DHHL Infrastructure Inventory

DHHL land assets contain a range of infrastructure and facilities that service homestead communities. New communities require the development of infrastructure to connect to services, while existing homestead communities require regular maintenance and repair. Infrastructure that has been developed and maintained by DHHL includes:

- Potable and non-potable water systems – production storage, and transmission
- Stormwater drainage and detention systems
- Sanitary sewer systems
- Cesspools and septic systems
- Roads
- Neighborhood parks and community facilities
- Seawalls

In addition to infrastructure and services developed by DHHL, Trust lands may also be leased or licensed for use by other public services or facilities such as schools, County fire and police departments, or public utilities like electricity, broadband and telecommunications.

DHHL does not publicly share a list of the infrastructure assets that it owns and/or maintains, however the Department’s annual Sufficient Sums and Budget Request to the legislature includes a list of all capital improvement projects on DHHL lands. The 2022 Sufficient Sums and Budget Request includes a total request of \$47.65 million to cover the repair and maintenance of existing infrastructure.<sup>27</sup>

#### 3.2 Current LOS Targets & Measures

DHHL prefers to build infrastructure to meet county standards, which allows for the county to later assume ownership and maintenance of the infrastructure through dedication. This is consistent with other development projects, particularly in urban areas. While more costly up front, building to higher standards may save the department costs in staffing, operations, and maintenance over time through dedication to the County. Higher infrastructure quality can also help to create pride in homestead communities. Staff point to Princess Kahanu Estates as a development that changed the perception of homestead communities both to beneficiaries and to the broader community. That pride had also contributed to a sense of beneficiary ownership in maintenance and upkeep of the development that remains in great condition 25 years after being built.

Funding has always been the largest barrier to developing homesteads and providing infrastructure, as described elsewhere in this and other General Plan white papers. In the absence of sufficient funding over many years, the department was prompted to look for new tools and approaches to developing homestead communities. In the 1980s, program “acceleration” was implemented to make subdivisions with the intent to further improve them later. In the 2000s, undivided interest awards provided for the promise of land, such as with Kapolei.

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<sup>27</sup> [Department of Hawaiian Home Lands | Sufficient Sums and Budget Request](#)

Reaching agreements with counties about infrastructure standards and dedication of infrastructure has also presented barriers. At times, it has been a challenge to get certain counties to accept dedication of sewer and road infrastructure on DHHL lands. In 1992, DHHL built Princess Kahanu Estates in Lualualei with sewers designed to county standards. It had been the first development in some time to be built with higher levels of standards across infrastructure and served as a model that many staff remain proud of today. The county would not take over jurisdiction until 2014, when Act 227 mandated the county to operate and maintain DHHL sewer lines so long as they met county standards or were repaired by DHHL. In 2022, the State legislature passed Senate Bill 879, which requires counties to provide for the maintenance of infrastructure for any housing development by DHHL within sixty days, under certain conditions. At the time of this draft, the bill has not yet been signed by the Governor.

Other counties have been more receptive to infrastructure dedications. Currently, Maui County is working with the department to turn over a sewer pump station that services two subdivisions. The Department was able to establish a Memorandum of Understanding (MOU) with Hawai'i County regarding infrastructure standards. The MOU clarifies expectations and will greatly streamline future dedication processes. It would be advantageous to pursue MOU with other counties as well as individual water, transportation, and public works agencies.

There are instances where building to county standards has been infeasible or cost-prohibitive for the Department. Outside urban areas, the cost of providing infrastructure goes up due to distance from existing systems and the generally lower number of units serviced. A preliminary engineering report is typically conducted to look at options and costs of different alternatives, and in some cases alternatives to county standards are recommended. Environmental conditions and site-specific factors can also present challenges to building to county standards. Given the remote location of many DHHL landholdings, it is recommended that the department continue to explore alternative options and evaluate them from a feasibility and cost-benefit standpoint. Options may also be assessed against criteria such as ecological impacts/benefits and alignment with the General Plan vision and policies.

Examples of DHHL programs that have built to less than county standards include:

- **Kuleana:** Kahikinui, Maui DHHL Kuleana area is off the grid and not built to county standards. Lessees had the responsibility to maintain roadways but have not done so. DHHL is now working on incremental improvements, but it is still not to county standards.
- **Pastoral:** The Pu'ukapu pastoral lot subdivision in the Waimea Nui region of Hawai'i Island was developed in the 1990's under the acceleration program, initially creating 184 pastoral lots without immediate improvements such as roads, water, sewer, and electricity.
- **Subsistence Ag Program:** Lessees are not required to provide a farm plan, only have be able to use the parcel within 3 years. In these cases, less than county standard infrastructure is allowed with some design contingencies dependent on the location and conditions. For example, Honomū, Hawai'i Island was designed to meet county standards for maintenance purposes with the original intent to provide a dirt and gravel road. It doesn't have potable water system, but it will have electrical service. Due to high rainfall, it has been a challenge to maintain.

Hanapēpē Phase I residential lots were built to a more rural standard with paved roads but no sidewalks. Pu'ukapu began as a county standard water system to provide potable water to ranch lots.

In 1978, rules changed so that agricultural and pastoral lessees could now occupy lots. However, DHHL did not have the \$20M needed to do the project, so the department did a hybrid, master meter at the county connection, but the water pipeline is a plastic pipe that does not meet drinking water standards.

There are several areas where DHHL has been unable to transfer water infrastructure to the counties for a variety of reasons, resulting in DHHL-owned and managed water systems. Moloka'i was the first DHHL-managed water system. Anahola was added in the 1980s, and today the department operates four systems, including three potable and one non-potable. These are small systems, and expensive to maintain.

DHHL's water systems are overseen by staff and contracted water managers, who have created a working group to organize and plan water systems management. While they acknowledge many successes, including accessing approximately \$30 million in federal funds to improve the Ho'olehua water system, there are strong beliefs that the department should not take on more DHHL-owned and managed systems. The main concern is a lack of staffing for management, operation, and maintenance, and the fact that all of DHHL's water systems are operating at a loss, thus diverting resources from the Trust that could be used to provide homesteads. There are also concerns about liability, given the importance of safe and reliable potable water systems to public health.

Beneficiary consultation and support is a critical factor in determining whether or not to build to County standards. Yet, a disconnect sometimes exists between beneficiary needs and expectations. The need for housing and homesteading opportunities leads some beneficiaries to request lower infrastructure standards at the time of development in order to allow awards to be made and households to be put on the land more quickly. However, as time goes on and households try to live with infrastructure built to different standards than what they might expect in an urban area, there is demand to remedy the infrastructure in ways that may be cost prohibitive. Suggestions included establishing clear expectations during the environmental assessment (EA) process and subsequent lease awards. This may include disclosing potential impacts such service interruptions, longer periods of time waiting for maintenance, and higher maintenance expenses to the system and to homeowners. Even then, notice may not be sufficient to mitigate future demands to improve the infrastructure to a higher standard.

### 3.3 Current LOS Evaluation

There is not a comprehensive assessment available of infrastructure performance on DHHL lands, however research and interviews yielded some findings that are illustrative of current conditions, challenges, and successes in providing infrastructure services to homesteaders. These are summarized below for each homestead land use designation as well as non-homestead uses.

#### **A. Residential**

Areas are typically determined suitable for residential homestead development based on surrounding land uses and proximity to existing infrastructure.

Kēōkea-Waiohuli is an example where infrastructure posed challenges in developing out units and provided a barrier to lessees from occupying awarded lands. The subdivision was designed, with lot selection in 2017, to address 320 undivided interest lessees awarded in the 1980s through a mixture of residence lots, farm lots, and an undivided interest subdivision. Significant drainage and topography issues in Phase 1 (98 residential lots), led the department to consolidate and re-subdivide

lots with onsite grading and drainage improvements following United States Department of Housing and Urban Development (HUD) guidelines to minimize the impacts of flooding. The residential lots followed county standard roads, water, and drainage with sewer handled by individual systems.

Kawaihae is another example of lands that were available for development, but where the costs of infrastructure were prohibitive. The department currently uses a series of pumps and tanks to pump water from Kohala Ranch, who charges beneficiaries for water use. Monthly water costs are already extremely high and could be over \$1,000 per households with high water usage in FY22.

**Table 2: Existing Residential LOS**

Infrastructure	Minimum Level of Service
<b>Water</b>	Potable
<b>Road Access</b>	Paved
<b>Other Utilities</b>	All utilities to County standards

**B. Subsistence Agriculture**

Areas are typically determined suitable for subsistence agriculture homesteads where surrounding land uses, soil and environmental conditions allow for small lot agriculture. Areas in proximity to existing infrastructure are also preferred. On subsistence agriculture lots, lessees are also provided the option to build a dwelling and reside on the lot.

Subsistence agriculture lots have become more of a priority for the department over the last decade in part due to the lower level of infrastructure required, however across the board standards for these areas have not yet been established by the department. To date, infrastructure provided for these areas has been based on site-specific conditions, including both opportunities and constraints.

In the O’ahu Island Plan, subsistence agriculture lots within Waiāhole were identified as a priority due to their location along existing County roads and proximity to existing infrastructure which new lots could more easily connect to. Hawai’i Island offers another example where two subsistence agriculture communities are under construction with different infrastructure levels of service. In Honomū, the soil is clay and annual rainfall is high, which means that unpaved roads would be highly erodible, however the high rainfall makes for excellent conditions for catchment water systems. In Pana’ewa, the ground is mostly lava with little soil, and unpaved roads are possible. However, the lower amount of rainfall makes water catchment infeasible.

**Table 3: Existing Subsistence Agriculture LOS**

Infrastructure	Minimum Level of Service
<b>Water</b>	Potable, catchment, or surface
<b>Road Access</b>	Unpaved
<b>Other Utilities</b>	Not specified

**C. Supplemental Agriculture**

Supplemental Agriculture homesteads are intended for lessees to grow food for personal consumption, as well as for lessees to supplement their individual incomes through farm production as expressed in their farm/business plan or /income tax filings. Lessees with Supplemental Agriculture

homestead awards are required to submit a farm plan and cultivate two-thirds of their awarded lot and are also allowed to build a dwelling and reside on the lot.

Before 1978, lessees were not allowed to live on agricultural or pastoral parcels, so at that time it was clear that there was no need for paved roads and other utilities. Since the rule change allowing dwellings on these lots, there were no additional standards put in place stating that DHHL should make improvements to provide a level of service in line with the permitted residential dwellings.

**Table 4: Existing Supplemental Agriculture LOS**

Infrastructure	Minimum Level of Service
<b>Water</b>	Catchment or surface
<b>Road Access</b>	Unpaved
<b>Other Utilities</b>	Not specified

**D. Pastoral**

Pastoral homesteads are large lots intended specifically for pastoral uses. Typically, these lots are located in marginal areas that are poorly suited for crop cultivation. These marginal lands may have poor quality soils and/or limited rainfall.

Very few pastoral lots have been awarded over the years, with the majority of pastoral lots located on Hawai'i Island. As noted in the section above, there are no specific standards in place stating that DHHL should make improvements to provide a level of service in line with the permitted residential dwellings on pastoral lots. On Maui, pastoral lots in Kahikinui were offered as Kuleana lots meaning that no infrastructure was provided other than an access road and the lessee association is responsible for ongoing maintenance of the unpaved access road. However, since the original development and settlement of Kahikinui, DHHL has paved portions of the Kahikinui road as funding has become available.

**Table 5: Existing Pastoral LOS**

Infrastructure	Minimum Level of Service
<b>Water</b>	Water for livestock (if sufficient rainfall no water infrastructure is required)
<b>Road Access</b>	Unpaved
<b>Other Utilities</b>	Not specified

**E. Non-Homestead Uses**

DHHL does not typically assume responsibility for infrastructure to support non-homesteading uses. These include revenue generating uses such as commercial or industrial, as well as community use areas. The licensee or lessee is usually held responsible for the development of infrastructure to County standards. The other existing non-homestead DHHL land use designations—General Agriculture, Special District, Conservations—do not have any specified minimum level of service.

**Table 6: Existing Commercial, Industrial, Community Use LOS**

Infrastructure	Minimum Level of Service
<b>Water</b>	County standards
<b>Road Access</b>	County standards
<b>Other Utilities</b>	All utilities to County standards



*Ka Makana Ali'i Mall was built by a private developer on leased DHHL land in Kapolei, O'ahu*

### 3.4 Existing Issues & Constraints

The tremendous pressure on DHHL to simultaneously service burgeoning maintenance needs while also building tens of thousands of new homes for beneficiaries demands a budget that far exceeds the annual allocation. As a result, the department must make challenging decisions on how to allocate resources to repairs and maintenance versus new developments. The level of ongoing maintenance and upgrades required for various types of infrastructure is an important part of the analysis in determining LOS.

Even when improvements can be made, the budget limitations mean that investing in infrastructure improvements equates to less funding being available for new housing developments. Materials are often more difficult to source, and the cost of construction consistently comes in over budget. Each year, DHHL now provides a sufficient sums budget. In 2020, the budget included \$20 million for lot development and \$5 million for maintenance. Over half of the maintenance budget in recent years has been on Maui. Additionally, as the budget process moves through the legislature, specific line items for infrastructure needs in various areas are often included as provisos, which drives where the maintenance resources are placed.

In recent years, DHHL has consistently requested more funding than is approved to support the development of new homes. In 2021, the legislature approved \$78 million in CIP, the largest sum in the agency's history. In October 2021, the Commission approved a CIP budget request of \$263 million, including \$104 million, nearly 40% of the request, for rehabilitation, repair, and maintenance.

There is also a tension between the demand for homesteads and the desire to provide well-provisioned beneficiary communities with elements such as parks, paths, open space, community use areas, and other amenities that support healthy communities and quality of life. While lessees and beneficiaries on the waitlist have consistently expressed a desire for community use areas for amenities such as parks or community centers, DHHL must weigh such desires against the obligation to provide homesteads to waitlist beneficiaries. Historically, these types of decisions have come down to the philosophy or priorities of the sitting chair.<sup>28</sup> Including a LOS along with policy guidance for incorporating parks, paths, and other community-supportive uses could help to guide the Department in planning future communities.

Externalities also continue to affect the cost of developing and maintaining infrastructure. Developments such as Kalama'ula and Kapa'akea face impacts from sea level rise, and most developments are facing a 2050 state requirement for upgrading sewage and waste water systems from cesspools. With increasing storms and heavy rainfall events due to climate change, damage from flooding is expected to increase unless development and infrastructure systems are designed to withstand heavier flows. Designing infrastructure to be more resilient to these impacts may have further implications for up-front cost and feasibility, although over the long-term investments in mitigation have been shown to pay off many times over.<sup>29</sup>

## 4. Beneficiary Needs and Expectations

### 4.1 Beneficiary Survey Overview

DHHL's 2020 Beneficiary Survey revealed several data points that may highlight areas for further study as the Department engages in its LOS standard setting process. Applicant preferences for different lot types and level of development, lessee commitment to community participation, lessees' income and capacity for maintenance, lessees' perceptions about interactions with DHHL, and beneficiaries' preferences related to non-residential land use might all help guide DHHL as it considers its LOS standards.

#### **A. Expectations**

DHHL's 2020 Beneficiary Survey does not directly reveal beneficiaries' expectations and preferences related to infrastructure and services received from DHHL. Instead, the data point to areas for further study in order to better define beneficiary expectations and preferences related to services and any minimum standards that should be applied. The data on beneficiary ratings of interactions with DHHL provides a potential measure or starting point for a standard related to communications services.

#### **B. Preferences, Issues & Concerns**

DHHL's 2020 applicant survey revealed that applicants for DHHL land awards are growing in volume and are primarily interested in turn-key homes on residential lots. The applicant list is growing faster than DHHL can provide awards.<sup>30</sup> Applicants primarily (58%) seek residential lots and mostly (54%)

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<sup>28</sup> Interview with former HHC chair Ray Soon, September 25, 2020

<sup>29</sup> National Institute of Building Sciences. Natural Hazard Mitigation Saves, 2019 Report. <https://nibs.org/projects/natural-hazard-mitigation-saves-2019-report>

<sup>30</sup> DHHL applicant survey, 1.

prefer to receive awards of single family homes that are move-in ready.<sup>31</sup> However, many applicants are not financially equipped to qualify to purchase this type of award, even at the lower cost enabled by the DHHL award.<sup>32</sup> Applicants indicated a secondary preference for lots with more minimal improvements (lots with water, electricity, and sewer, but no house).<sup>33</sup> Although agricultural and pastoral lots are far less popular, a substantial interest in agricultural lots exists on all the islands, with especially high relative interest among applicants on Hawai'i Island, Kaua'i, Moloka'i, and Lāna'i.<sup>34</sup>

Applicants for different types of awards and even different residential options may have greatly different minimum expectations and preferences within those groups and based on the service level generally available in similar and surrounding areas. When setting LOS standards, the Department should carefully consider these particular preferences and expectations to determine whether the differences warrant incorporation into the standards. The overall data demonstrate a heavy preference for turn-key residential lots and the higher standard expectations for services associated with this level of development.

In the 2020 DHHL beneficiary survey, DHHL lessees demonstrated positive feelings toward their communities and community engagement, but were reluctant to act to participate in community activity. Lessees reported feelings of safety and unity within their homestead communities.<sup>35</sup> They indicated their intentions to remain in their communities and their hopes that future generations would do the same.<sup>36</sup> Lessees indicated strong beliefs that community involvement contributes positively to the community experience, however, only 33.5% indicated that they regularly participate in their homestead associations, and only 34.2% said they would be willing to take on a leadership role within the community.<sup>37</sup> This reveals that although beneficiaries believe community participation is key to homestead community success, there may be lack of motivation or other barriers impeding greater personal engagement.

LOS standards can consider whether community capacity allows for delegation of some service provision responsibility to the community and, thereby, the Department could apply a lower standard expectation to the services it would provide. However, the 2020 lessee study indicates that while community members value participation, they may not be ready or able to engage. Community control over the provision of any particular community service should only be incorporated into an LOS standard with extreme caution.

Overall lessees' incomes are increasing, however, they still face challenges maintaining their aging homes. Although lessees' incomes increased significantly over the past 15-20 years, at \$74,954, they are still lower than the State's median household income of \$83,102.<sup>38</sup> The 2020 lessee study revealed that lessees' lower income contributed to lessees' home repair needs. Over half of all lessees reported

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<sup>31</sup> *Id.* at 5, 6-7.

<sup>32</sup> *Id.* at 8.

<sup>33</sup> *Id.* at 7. After turn-key homes, residential applicants preferred a lot with water, sewer, electricity, but no house as the second most popular first choice.

<sup>34</sup> *Id.* at 5.

<sup>35</sup> DHHL lessee survey at 20-21, 1.

<sup>36</sup> *Id.* at 20-21.

<sup>37</sup> *Id.* at 20.

<sup>38</sup> DHHL lessee survey at 8-9.

their need for some type of home repair, 17.7% indicating the need for major repairs; these numbers have consistently risen over the last three surveys as homes have aged.<sup>39</sup> Of lessees who have homes in need of repair, 71.8% indicated that they are financially unable to make such repairs.<sup>40</sup> The data indicate that income is directly related to beneficiaries' ability to maintain their homes, as households in the lower HUD income brackets were much less likely to be able to pay for repairs than those in the higher income brackets.<sup>41</sup>

As mentioned above, LOS standards sometimes allow for a lower service provision standard on the part of an agency where the served community operates, maintains, or even owns the facilities and/or resources being provided. The data above indicate that many lessees struggle to maintain their homes despite their greater income capacity in recent years. Therefore, any LOS model placing greater reliance on lessee control over service provision should be approached with due consideration for lessees' demonstrated economic capacity in addition to their willingness to participate in community management.

It is worth noting and further exploring the differences between the general capacities and interests of undivided interest lessees as compared to traditional lessees. The 2020 lessee survey indicated that undivided interest lessees tend to be slightly younger and more likely to live in attached and multi-family homes.<sup>42</sup> Undivided interest lessees generally earn more income, have more in savings, and are more likely to qualify for higher mortgages than traditional lessees.<sup>43</sup> In addition to expressing higher financial capacity, undivided interest lessees demonstrate greater likelihood to participate in and even help organize community activities.<sup>44</sup> These key features and differences may help DHHL better understand the varying needs of its distinct communities as it crafts its LOS standards.

The 2020 beneficiary survey revealed beneficiary preferences that lands unsuitable for housing be used for resource management, cultural activities, family gathering, and community gardens.<sup>45</sup> Commercial and industrial uses were not widely supported among applicants and lessees.<sup>46</sup> DHHL may further study this preference set to gain valuable insights to potentially inform its service standards related to homestead park services and other beneficiary values it might serve through use of non-residential land.

Lastly, one data point measured by the 2020 lessee survey provides a useful indicator that can provide a direct measure for a level of service standard related to beneficiary satisfaction with direct interactions with DHHL staff. For example, since beneficiary surveys measure whether beneficiaries had any communication with DHHL at all as well as how positively they felt about those interactions. Generally, lessee communications are trending upward, but DHHL interaction ratings in the top two categories have recently fluctuated from "excellent" to "good" and trended slightly downward since

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<sup>39</sup> *Id.* at 13.

<sup>40</sup> *Id.* at 14.

<sup>41</sup> *Id.* at 15.

<sup>42</sup> *Id.* at 27, 28.

<sup>43</sup> *Id.* at 29-31.

<sup>44</sup> *Id.* at 32-33.

<sup>45</sup> *Id.* at 22; DHHL applicant survey at 33

<sup>46</sup> DHHL lessee survey at 22.

2014.<sup>47</sup> DHHL could utilize these readily available data to help it define its communication service goals and standards.

## 4.2 Other Studies

DHHL's Non-Traditional Awards Evaluation, which was completed in 2017, assessed three programs initiated by the department that aimed at providing more beneficiary applicants with awards more quickly while recognizing the financial constraints of DHHL. The evaluation highlights some lessons learned related intended and unintended consequences relevant to understanding beneficiary needs and expectations.

### A. Acceleration of Leases

The acceleration of leases awarded ran from 1984 through 1987. This program was created to "accelerate the awarding of homesteads to beneficiaries thereby reducing the number of applicants." The goal of the award was to award 2,500 homestead lots over the course of three years and included residential and agricultural awards.<sup>48</sup>

Between 1984 and 1987, 2,629 leases were awarded most as raw land and use of these unimproved survey parcels was delayed until funds could be secured for the lot infrastructure (roads, water, and utilities) and subdivision to meet county standards. At the time of the lease awards, the expectation was that it would take ten years for the lot improvements to be funded and completed by DHHL, however only 35% of those lots were improved within that year time frame. One of the major challenges for DHHL was and is acquiring sufficient funding for capital improvements and loans for home financing.<sup>49</sup>

Beneficiaries who received agricultural leases expressed that they felt DHHL did not listen or understand their infrastructure needs for agriculture – specifically roads and water. For instance, the roads servicing these areas did not need to be to county standards, but could have been narrower and developed to rural/country standards. Also, the water infrastructure provided was inadequate for agriculture in some places. At a minimum, beneficiaries felt DHHL should have provided road infrastructure and clear the land so that Lessees have a pad to build on. Lastly, the requirement to build homes to county standards made building a home unaffordable for some lessees.<sup>50</sup>

### B. Kuleana Leases

In 1998, 76 kuleana lots were awarded to leases in Kahikinui on Maui. The lots were provided with survey roads with sufficient rights of way for future improvements, but lessees would be responsible for off-grid water, sewage, electricity & communication. Currently, only around 14 dwelling units have been developed on these lots. In the evaluation of this pilot program, lessees expressed feeling abandoned by DHHL and felt that no support from DHHL was unrealistic. The main issue related to infrastructure is that beneficiaries feel the survey roads are insufficient, citing that the poor quality

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<sup>47</sup> *Id.* at 23, explaining that in 2020, 8% lessees with DHHL interactions said they were excellent while 22% rated them as good, whereas 15% of lessees rated their interactions with DHHL in 2014 as excellent and 15% rated them as good. *See also* specific DHHL interaction data from undivided interest lessees at 26.

<sup>48</sup> SMS (2017). DHHL Non-Traditional Awards Evaluation. Department of Hawaiian Home Lands.

<sup>49</sup> *Id.*

<sup>50</sup> *Id.*

makes some properties inaccessible; causes financial hardships in the high cost of vehicle repairs; creates physical disabilities similar to whiplash; and time, money and effort building and repairing



roads results in other project's being neglected and Lessees not wanting to move into the community. While the beneficiaries who live in Kahikinui are doing as much as they can to make off-grid living possible, it appears that Lessees did not fully understand the challenges of creating their own community in the challenging terrain with very limited support from DHHL.<sup>51</sup>

*Kuleana Lot, Kahikinui, Maui*

In 2016, the beneficiary group Ka 'Ohana o Kahikinui made the following recommendations to DHHL:

1. Reassess the pilot Kūleana project before implementing others.
2. Create affordable loans to complete current home or smaller packaged start up homes.
3. Create affordable loan to purchase energy, water or waste systems for individual or develop energy, water and waste systems for the community.
4. Fund and educate lessees on the Kūleana Project and enforce program;
5. Fund and educate lessees on alternative energy, water systems and waste disposal
6. Fund and educate on economic development,
7. Assign an experienced DHHL representative to see the project through.
8. Finish hard compacted 4-wheel drive roads that were promised.

### **C. Undivided Interest Leases**

In the early 2000's amidst concerns raised by legal challenges to the constitutionality of the special rights afforded to native Hawaiians, DHHL held discussions with its beneficiaries on how best to hold lands for native Hawaiian beneficiaries. The discussions lead to the creation of an undivided interest lease program where DHHL awarded undivided interest leases to individuals for parcels to be subdivided and improved at a later time. Between 2005 and 2006, 1,434 undivided interest leases

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<sup>51</sup> SMS (2017). DHHL Non-Traditional Awards Evaluation. Department of Hawaiian Home Lands.

were awarded with the goal that the house lots would be ready for occupancy within ten years or less. In ten years, 53 percent of the lots awarded had been improved. Like the accelerated leases, the financial constraints of the department. The main recommendation in the evaluations was for DHHL to ensure that sufficient funding is secured for capital improvements prior to initiating programs and making promises.<sup>52</sup>

## 5. Recommended Criteria for LOS Standards

### 5.1 Overview

Firstly, levels of service must minimally acknowledge and incorporate compliance with any relevant statutory and regulatory requirements. Since each resource and asset may be regulated by different federal, state, and county-level requirements, a generally applicable LOS criteria to address this could be expressed: “complies with all applicable laws and regulations.” While these LOS can be further clarified for different types of service, resource, or infrastructure asset classes, they should remain dynamic to accommodate changing policies.

Secondly, levels of service should direct that design and construction of new infrastructure assets should comply with relevant county environmental, design, and construction requirements where they exist and where the infrastructure asset has been or is planned to be transferred to or licensed by the county.<sup>53</sup> Where dedication of an infrastructure asset to the county is not feasible or preferable, an LOS can instead 1) designate alternative standards such as alignment with relevant county land use plans and other planning policy expressions; 2) define standards based on beneficiary needs, expectations, and capacity; or 3) delineate considerations related to community, geographic, land use, environmental, and resource concerns.

Thirdly, among the most important criteria for infrastructure LOS are beneficiary needs, expectations, and desires. These may be established through beneficiary surveys and consultation during planning processes for individual homestead developments. Quantifiable standards that express beneficiaries’ expectations for each component of service delivery provide guidance for LOS targets. These standards may incorporate measures of resource quality, quantity, safety, and access that are above those standards employed in relevant legal requirements and county planning. They may additionally include specific indicators for beneficiary satisfaction, customer service responsiveness, and, especially, affordability.

Additional criteria that should be considered when setting level of service standards are specific requirements to ensure alignment with DHHL’s strategic and program plans, including the General Plan, Island Plans, and Regional Plans. These plans, as well as beneficiary needs studies, may inform

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<sup>52</sup> Id.

<sup>53</sup> For example, counties maintain ownership and responsibility for maintenance for sewer lines on Hawaiian home lands where they historically developed, constructed, operated, improved, or maintained those lines. Moreover, DHHL may demand that counties accept license or dedication of ownership for any sewer lines and facilities so long as they comply with relevant county environmental, design, and construction requirements. Haw. Rev. Stat. § 46-20.1.

on other environmental and cultural impact considerations that may be relevant in certain land use districts, culturally sensitive areas, and historic sites.

Finally, DHHL may want to allow for consideration of the expected use of land, available infrastructure and natural resource technology, and capital resource allocation. The Department could consider implementing a dynamic service standard—like the “service ladder” discussed in Section 2.3—to accommodate for differential and special circumstances, or allow for a process that engages affected communities in a service standard-setting process for specific homesteads, services, or projects.

## 5.2 Best Practices

### A. Strategic Planning and Collaboration Across Agencies

Many jurisdictions are dealing with the challenge of managing aging infrastructure and determining when and how to embrace emerging technologies for new planning and developments. The Michigan 21st Century Infrastructure Commission was convened in 2015 by Michigan Governor Rick Snyder and published its report in 2016.<sup>54</sup> The report outlines a 50-year, \$60-80 billion plan to improve the state’s infrastructure system. Although a statewide program, the overall approach provided a roadmap for overall performance level planning. The report emphasized the necessity for broad based collaboration around data collection and service performance across four primary sectors of utility infrastructure: communications (broadband, satellite, mobile, and the “internet of things”); energy (including clean, adequacy, cost effectiveness, and storage); transportation (roads, rails, bridges, ports, and automated and intelligent vehicles); and water (drinking, disposal and treatment, and protection).<sup>55</sup> It also recommended the creation of a fund to incentivize research and development on new smart technologies through seed and matching funding.

A commission of experts from all of these fields evaluated the state of Michigan’s infrastructure and envisioned plans to achieve various improvements. The plan ultimately included proposed legislative actions, needed executive orders, a design for a new oversight body, and new and revised funding mechanisms. The Michigan 21st Century Infrastructure Commission urged the adoption of an Asset Management Model to identify and manage infrastructure in a cost-effective and efficient manner based on continuous collection of data.<sup>56</sup>

While the Michigan report represents a statewide effort involving multiple infrastructure agencies and levels of government, it provides an example of a strategic and collaborative approach to addressing current and future infrastructure challenges. Scaling it to infrastructure on DHHL lands could involve efforts to: inventory and evaluate the current state of infrastructure located on and servicing DHHL lands; identify key areas for coordination and improvement of infrastructure services and delivery; and prioritize infrastructure types or technologies for research and development. This effort should involve information sharing and collaboration with County infrastructure agencies to foster better understanding, coordination, and alignment between the needs and plans of all parties.

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<sup>54</sup> Michigan 21st Century Infrastructure Commission Report (2016): [https://www.michigan.gov/documents/snyder/21st\\_Century\\_Infrastructure\\_Commission\\_Final\\_Report\\_1\\_54\\_4276\\_7.pdf](https://www.michigan.gov/documents/snyder/21st_Century_Infrastructure_Commission_Final_Report_1_54_4276_7.pdf)

<sup>55</sup> *Id.*

<sup>56</sup> *See id* at 20, exhibit 5.

## **B. Technology and Innovation for 21<sup>st</sup> Century Communities**

When planning and designing 21st century homestead communities, there is value in looking to 21st century solutions. With climate change coming quickly for dozens of the world's island nations, many have developed and are testing innovative solutions for a wide range of challenges including coral revitalization, reduction and use of plastic waste, water and electric storage, clean water for rural communities, air quality, wastewater, and more.<sup>57</sup> There are emerging technologies both for large scale municipal systems that depend on economy of scale as well as for smaller, distributed systems at a neighborhood or household level.

Given the challenges Hawai'i is facing from climate change, aging infrastructure, water supply, and updated regulations for cesspools, seawalls, and other infrastructure, it will become necessary for the state and counties to explore and implement alternative technologies that support sustainable and resilient infrastructure. These alternatives could also be used on DHHL lands to provide safe, affordable and well-serviced homesteads to beneficiaries without building or connecting to larger infrastructure systems. Organizations such as the Natural Energy Laboratory of Hawai'i Authority (NELHA)<sup>58</sup> facility, Wastewater Alternatives and Innovations (WAI), and the Elemental Exceleator are promoting the development, testing, and adoption of sustainable technologies in Hawai'i and beyond.

From a policy perspective, the state and counties have set forward ambitious targets for addressing climate change and sustainability. The Hawai'i Clean Energy Initiative sets forth new Renewable Portfolio Standards for electric utility companies who sell energy to use renewable energy for the equivalent of 30 percent of net electricity sales by 2020, 40 percent by 2030, 70 percent by 2040, and 100 percent by 2045. The City and County of Honolulu has adopted a "One Water" approach to infrastructure coordination, which views freshwater, sea water, drinking water, stormwater, wastewater, and water reuse as a unified resource system, much as the Native Hawaiians and other Indigenous groups have for centuries.<sup>59</sup> Similar models have been adopted by other cities including Los Angeles, San Francisco, and Milwaukee.

Wastewater and waste stream solutions seek to allow for more off-grid capabilities that decrease the need to connect to county systems and could be an important resource for DHHL developments where county standards are cost prohibitive. Worm technology for wastewater can cost as little as \$3K – \$4K per household, far less costly than septic systems that can run at \$30K on average. This closed-loop biological wastewater system has begun to be applied in agricultural settings in the US and could provide a tremendous cost savings for the thousands of households that will need to upgrade their systems by 2050. Cinderella toilets used to incinerate waste off-grid are in the low thousands.

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<sup>57</sup> Organizations such as Sustainable Island Platform provides for sharing of innovative technologies and solutions being applied in various communities. <https://www.sustainableislandsplatform.org/innovations/>.

<sup>58</sup> "The State of Hawaii has invested over \$130 million since 1974 to create the Hawaii Ocean Science and Technology Park (HOST Park) in Kailua Kona on the Island of Hawaii. The innovative green economic development park is administered by NELHA, a self-sufficient State of Hawaii agency . . . HOST Park is a unique outdoor demonstration site for emerging renewable energy, aquaculture and other ocean-based sustainable technologies." <http://nelha.hawaii.gov/our-clients/>

<sup>59</sup> Sara Jensen Carr, "Water Is Wealth," Places Journal, October 2021. <https://doi.org/10.22269/211026>

One example of sustainable infrastructure implementation is a small tribal reservation in northern California, Blue Lake Rancheria, that developed a microgrid through a \$5 million dollar grant from the California Energy Commission and \$1.3 million in matching funds from private development partners. The project received national recognition from FEMA for its strategic climate action planning and resilience. The microgrid has proven to be an asset to the reservation as well as the broader community. In 2019, the tribe found that it was able to sustain essential services during power outages not just for the reservation, but also for the 136,000 residents in Humboldt County. While the funding for the project came from the State and private partners, the operations are controlled at the local level, providing added economic benefits. According to the California Energy Commission, the development of the microgrid project produced \$9.5 million in economic benefits. In Hawai'i, Kahauiki Village in Honolulu features the first solar-powered micro-grid for an entire residential community in the State with gas and grid connectivity for backup.



*Kahauiki Village photovoltaic micro-grid system, Honolulu, O'ahu*<sup>60</sup>

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<sup>60</sup> Credit: Photonworks



*Worm wastewater treatment system at the Institute for Transformative Technologies<sup>61</sup>*

Widespread implementation of sustainable infrastructure including alternative wastewater systems and composting will require updates to state and county design standards and regulations on types of infrastructure allowed. However, it is recommended that DHHL continue to research and pilot test alternatives, particularly those that support affordability and reduce or eliminate operations and maintenance burdens while complying with health and safety requirements.

In addition to exploring new technologies, DHHL can look at partnerships and alternative management arrangements for infrastructure systems. This may include exploring the following:

- Are there homestead associations with the capacity to be more involved to allow for non-traditional systems? Waimea Nui was maintaining their system in Pu'ukapu for a period of time, what were the lessons learned?
- Can the supplier and/or the developer remain involved for ongoing maintenance?

### **C. Planning Healthy Communities**

The American Planning Association defines healthy communities as places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential.<sup>62</sup> In Hawai'i, Native Hawaiian perspectives on health and community have also been developed to reflect the cultural, social, and spiritual values of the islands. A working group out of Kōkua Kalihi Valley on O'ahu developed the Pilihaha Indigenous Framework for Health, which addresses 4 vital connections that people typically seek to feel whole and healthy in their lives: connections to place, community, past and future, and one's better self.<sup>63</sup> In planning, efforts to

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<sup>61</sup> Credit: WAI

<sup>62</sup> American Planning Association. Healthy Communities Policy Guide. 2017. Available online at <https://planning.org/publications/document/9141726/>

<sup>63</sup> Odom SK, Jackson P, Derauf D, Inada MK, Aoki AH. Pilihaha: An Indigenous Framework for Health. *Curr Dev Nutr.* 2019 Feb 22;3(Suppl 2):32-38. doi: 10.1093/cdn/nzz001. PMID: 31453426; PMCID: PMC6700459.

integrate and promote healthy outcomes through comprehensive plans and other is plans has grown out of this understanding and acknowledgement of the connections between health and the built and natural environments.

In addition to providing infrastructure that protects public health and well-being in very tangible ways such as clean drinking water and wastewater treatment, having infrastructure that promotes broader outcomes like active living, healthy food systems, healthy environments and community resilience in the face of natural hazards and climate change are more commonly seen as providing important benefits.<sup>64</sup>

Active living encompasses infrastructure for active or multi-modal transportation such as sidewalks and bike lanes, recreational activity like parks or beach access, and traffic safety such as safe crossings and traffic calming. Healthy food systems relate to infrastructure that provides access to grocery stores, space for farmers markets, or community gardens or agricultural spaces to grow and harvest food.

Environmental health can be supported through planning and infrastructure and includes considerations for air quality, water quality and soil quality through planning and implementation of green infrastructure and low impact development and technologies as described in the previous section.

As noted previously, Hawai'i faces many challenges related to climate change and the projected increase in natural hazard exposure on critical infrastructure. Planning for emergency preparedness and resiliency is critical to ensure that important services are protected and able to adapt.

#### **D. Identifying Infrastructure Maintenance and Improvement Priorities**

As infrastructure ages, regular assessment is important to ensure it is being maintained and improved to meet community needs. Indian Health Services (IHS) administers a nationwide Sanitation Facilities Construction Program that delivers sanitation facilities to American Indians and Alaska Natives. The program assesses deficiencies in sanitation infrastructure and prioritizes development needs annually based on a number of criteria. The regular assessments are entered into a database shared across all twelve IHS regions and enables projects to be ranked according to a shared methodology. Under this methodology, points are assigned for eight categories:

1. **Health Impact** (0 to 30 points) - Represents the potential for occurrence of a disease or other adverse human health effect directly attributable to the failure of (or lack of) water, sewer, or solid waste disposal facilities.
2. **Project Deficiency Level** (0 to 18 points) - Reflects the deficiency level of facilities to be replaced or modified by the proposed project, as defined in section 302 of the IHCA, codified as amended at 25 U.S.C. § 1632(g)(4).

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<sup>64</sup> American Planning Association. Metrics for Planning Healthy Communities. 2017. Available online at <https://planning-org-uploaded-media.s3.amazonaws.com/document/Metrics-Planning-Healthy-Communities.pdf>

3. **Adequate Previous Service** (0 to 4 points) - Allows for prioritizing projects that serve communities that have not previously been provided adequate water and sewage facilities through federal sources (optional category per the Area's guidelines).
4. **Capital Cost** (-20 to 16 points) - Reflects the relative cost per home served by the project compared to similar projects in the Area. Projects with a lower cost per home served receive a higher priority.
5. **O&M Capability** (0 to 16 points) - Reflects the probability that adequate operation and maintenance of the facilities will be provided through the project.
6. **Contributions** (0 to 8 points) - Allows for prioritization of projects that leverage funding contributions from non-IHS sources (optional category per the Area's guidelines).
7. **Local Tribal Priority** (0 to 16 points) - Reflects a tribe's documented priorities for their preferred projects.
8. **Local Conditions Factor** (-15 to 0 points) - Allows for adjustment of the project's overall score to compensate for unusual circumstances, such as project sequencing needs and the status of project planning (documentation by the IHS Area is required).

This process also provides information that helps communicate why it is not economically feasible to provide homes in remote locations with piped water and sewer systems and highlight opportunities for less costly types of alternative sanitation systems and technologies.

DHHL may be able to emulate or adapt parts of this program, particularly as it monitors and maintains facilities serving existing communities. The resulting assessments could improve accountability and transparency about the costs of infrastructure both within DHHL and between the Department and beneficiaries.

### 5.3 Recommended LOS Performance Measures

#### A. Water

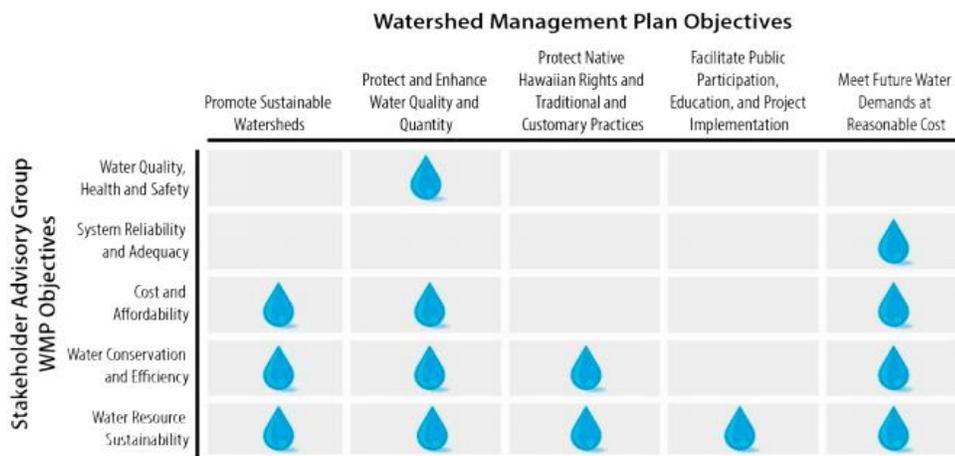
The Hawai'i Department of Health (DOH) cooperates with county water utilities to monitor compliance with state and federal laws, including the federal Safe Drinking Water Act of 1974 and U.S. Environmental Protection Agency regulations. DOH's Safe Drinking Water Branch registers and certifies public utilities providing potable water to ensure that water quality meets federal and state standards.<sup>65</sup> Unlike public utility systems, small and individual water delivery systems are not certified by DOH, but are only regulated by relevant county standards.<sup>66</sup>

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<sup>65</sup> See DOH's chart explaining the maximum contaminant loads, "Contaminants Regulated by the Safe Drinking Water Branch", available at <https://health.hawaii.gov/sdwb/files/2014/07/MCL-Fct-2014-07-10.pdf>.

<sup>66</sup> However, any system seeking to tap a new source of water must comply with the "New Source Report Process", guidelines for which are available at <https://health.hawaii.gov/sdwb/new-source-report-process/>.

In Hawai'i, water LOS are among the most developed. Several county initiatives and plans presently impact water management and service provisions. Among them, the Board of Water Supply's (BWS) Water Master Plan for the City and County of Honolulu (2016) provides the broadest and most useful summary of the many interwoven regulations and plans that apply to DHHL's interests.<sup>67</sup> The Plan details the BWS strategic plan, program, and initiatives; findings after public engagement via its Stakeholder Advisory Group; its water supply sustainability plans and goals; and its water system planning standards. Additionally, the Plan includes a detailed study of historical water demands and projections for future demand; information about various available water sources on island; summaries of applicable regulations and treatment requirements; thorough assessment of system capacity and facility conditions; and an implementation plan for project funding and prioritization.<sup>68</sup>



**Figure 2-2**  
**Alignment of the WMP Objectives and Watershed Management Plan Objectives**

**Figure 5: Honolulu BWS Alignment of Water Master Plan with Watershed Management Plan Objectives**

BWS nc... ability of the BWS to comply with the direct application of the Standards. In these cases, different combinations of facilities may be used to meet the same system objectives as intended in the Standards, while accounting for the operational needs of the water system. For example, the Standards require sizing reservoirs such that peak hour demands are met by the volume of water in storage. However, if it is not feasible to install large reservoirs, the intent of those Standards can be met by looking at the system as a whole and utilizing not only storage, but also pumping capacity to meet peak demands. This may be an option within the individual model systems, as well as between systems to share capacity.” The BWS maintains criteria, in addition to Standards, for these cases. Criteria are based on meeting certain levels of demand like the Average Day Demand (daily water use over a year), the Maximum Water Use in a 24-hour period during the year, and peak hour demand (peak flow during one-hour period on the day of maximum demand).<sup>69</sup>

<sup>67</sup> <https://www.boardofwatersupply.com/bws/media/files/water-master-plan-final-2016-10.pdf>

<sup>68</sup> State of Hawai'i. 2002. Water System Standards, Division 100 Planning, Section 111 Water Requirements, 111.01 General. Available from <https://www.boardofwatersupply.com/customer-service/permits-and-applications/water-system-standards>.

<sup>69</sup> The service standards and criteria discussed here provide an example of county entities applying flexible standards based on resource availability and infrastructure feasibility.

Upon review of the relevant standards, the BWS noted that these standards and criteria remained relatively consistent with only slight variations across all 4 counties. The following sections of the BWS WMP explain the criteria by which the following design elements are considered:

- 5.3.1 Pipeline Sizing
- 5.3.2 Reservoir Capacity
- 5.3.3 Pump Station Capacity
- 5.3.4 Demand Factors
- 5.3.5 Domestic Consumption Guidelines

BWS also prepares regional Watershed Management Plans (WMP) for each planning district on O‘ahu. The overall goal of these plans is “to provide short-, mid-, and long-range guidance for the sustainable management and use of Oahu's valuable and finite surface and ground water resources in meeting demands consistent with City land use plans.”

The WMP objectives are to:

- Promote sustainable watersheds
- Protect and enhance water quality and quantity
- Protect Native Hawaiian rights and traditional customary practices
- Facilitate public participation, education, and project implementation
- Meet future water demands at reasonable costs

Each of the WMP’s contains district-specific water supply and demand projections and aquifer sustainable yields, as well as future water use scenarios and an implementation plan to ensure a sustainable water supply for the district over the plan horizon. Often the implementation measures include water conservation and efficiency measures, as well as evaluation of alternative water sources. The WMP (or other equivalent water planning document if available) should be consulted as part of the process of developing DHHL homestead communities to ensure the availability of adequate water resources. Water conservation and efficiency measures should also be incorporated into homestead community design to support an affordable and sustainable water supply for beneficiaries.

**Table 2-2 Water Master Plan Objectives**

Main Objective	Detailed Objective
<b>Water Quality, Health, and Safety</b>	<ul style="list-style-type: none"> <li>▪ Potable water is consistently safe to drink.</li> <li>▪ All water supplied, including potable and nonpotable water, meets or is better than applicable regulatory standards and is suitable for its intended water use.</li> <li>▪ Water system facilities are secure as well as structurally and operationally sound, protecting the public, employees, and the community.</li> <li>▪ The exceptional natural quality of O’ahu’s source water is sustained.</li> </ul>
<b>System Reliability and Adequacy</b>	<ul style="list-style-type: none"> <li>▪ Water service is uninterrupted and at proper pressures, when and where it’s needed.</li> <li>▪ Water system is designed, constructed, and maintained to consistently support vital emergency services, such as hospitals and fire protection, and withstand long-term impacts of climate change.</li> <li>▪ System protections support basic functions during natural disasters.</li> </ul>
<b>Cost and Affordability</b>	<ul style="list-style-type: none"> <li>▪ Infrastructure project expenditures integrate system needs, community values, innovation, and affordability for current and future ratepayers.</li> <li>▪ Water system is designed and operated to deliver water at the most responsible cost to the customer.</li> <li>▪ The price of water is transparent and reflects the whole cost of providing water to present and future generations (e.g., watershed protection, infrastructure investment, sufficient financial and staff resources, maintenance, planned management, and long-term water sustainability).</li> <li>▪ Achieve water and energy efficiency and conservation via infrastructure design and construction, system operations and maintenance, and consideration of renewable energy options.</li> </ul>
<b>Water Conservation</b>	<ul style="list-style-type: none"> <li>▪ Achieve water conservation to optimize resource sustainability via: using and promoting best management practices and policies; infrastructure design and construction; system operation and maintenance; conservation planning; and providing information, education, and incentives to achieve behavioral change.</li> </ul>
<b>Water Resource Sustainability</b>	<ul style="list-style-type: none"> <li>▪ Water sources are protected and available now and into the future by: proactively managing and improving the watershed and groundwater supply; conducting long-range planning and taking action to address risks, and adapting to climate change; engaging in and supporting long-term watershed partnerships, and ensure consultation with regard to the effect of land use on water sources; pursuing alternative sources of water where reasonable and practicable (e.g., stormwater, recycled water, brackish water and seawater).</li> </ul>

**Figure 6: Honolulu BWS Water Master Plan Objectives**

In areas where there is adequate rainfall<sup>70</sup>, catchment and re-use of rainwater may be considered in addition to or in place of water supplied by wells and larger scale water systems. Rainwater catchment systems on individual homes are not regulated by DOH.<sup>71</sup> To enhance safe water quality and reduce the need for treatment and corrective action, DOH recommends a catchment system should be well

<sup>70</sup> Adequate rainfall for water catchment systems is determined by a number of factors including average monthly rainfall, household water use, and water storage capacity. The University of Hawai’i College of Tropical Agriculture and Human Resources published “Guidelines on Rainwater Catchment Systems for Hawai’i” in 2010, which covers design, maintenance and water treatment best practices for people building rainwater catchment systems. See footnote 73.

<sup>71</sup> Hawai’i Department of Health Safe Drinking Water Branch. “Rainwater Catchment.” Online. <https://health.hawaii.gov/sdwb/raincatchment/>

designed, regularly maintained, and periodically tested. For greater assurance that rainwater catchment water is safe for consumption, DOH recommends the following actions:

- Following recommendations contained in the University of Hawai'i College of Tropical Agriculture and Human Resources "Guidelines on Rainwater Catchment System for Hawai'i."<sup>72</sup>
- Consider installing a certified filtration/treatment system to remove contaminants of concern to you.
- Perform and pass a screening test for E. coli bacteria, turbidity, lead and copper using a laboratory certified or approved by the DOH to perform these drinking water analyses.

Residential and commercial-scale on-site water reuse systems are also emerging that can treat and recycle wastewater for other purposes such as irrigation.



*Ola Ka 'Ilima Artspace Loft Rain Catchment System, Honolulu, O'ahu*

## **B. Wastewater**

At the state level, the DOH Wastewater Branch monitors compliance with applicable federal laws like the Clean Water Act and other EPA regulations as well as state wastewater policy. Large wastewater systems are held to standards defined in HAR 11-62 related to wastewater systems. Subchapter 2 regulates wastewater treatment works while Subchapter 3 regulates individual wastewater systems.

Notably, due to sea level rise and aging infrastructure, cesspools have been determined to pose a serious threat to Hawai'i's clean water and nearshore ocean resources, as well as the health and safety of Hawai'i residents.<sup>73</sup> In response to this concern, the Legislature passed Act 125 (2017), mandating

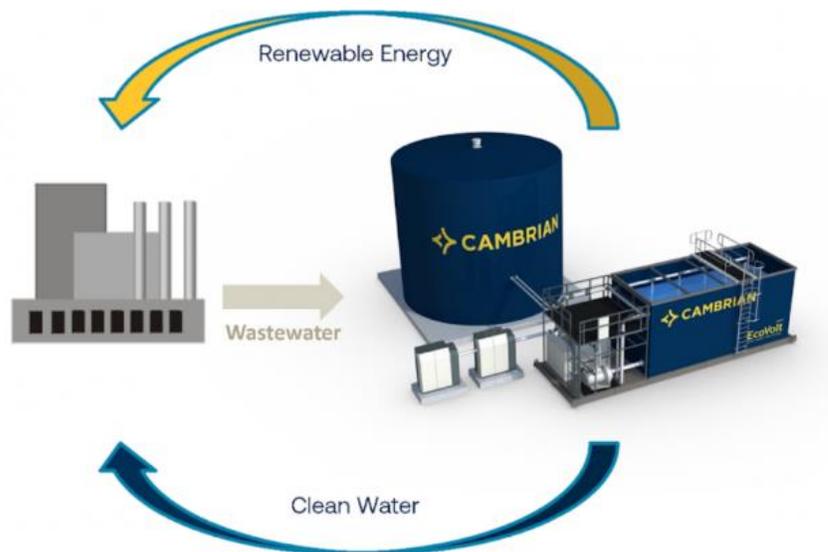
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<sup>72</sup> <[https://seagrant.soest.hawaii.edu/wp-content/uploads/2018/06/rainwater-catchment-hi\\_guidelines\\_2010.pdf](https://seagrant.soest.hawaii.edu/wp-content/uploads/2018/06/rainwater-catchment-hi_guidelines_2010.pdf)>

<sup>73</sup> See, Hawai'i Department of Health, Report to the Twenty-Ninth Legislature, State of Hawai'i, 2018 Regular Session, Relating to Cesspools and Prioritization for Replacement (Dec. 2017), *available at*

the conversion of all cesspool wastewater systems to septic systems, aerobic treatment unit systems, or connected sewerage system by 2050. Since many homestead communities on various islands have cesspools, DHHL beneficiaries will be immensely impacted by this policy. For many rural communities, connection to sewer lines is impracticable. And for many beneficiaries, as with many residents generally, the \$9,000-\$60,000 cost<sup>74</sup> of converting a cesspool to a septic tank may be unaffordable.

New technologies, like the Cambrian system promoted by Wastewater Alternatives & Innovations (WAI) offer potentially vast improvements for water efficiency by using innovative treatment, reuse, and delivery methods. It may also offer cost savings compared to septic tanks and sewer connection by creating community sanitation systems that can serve 30-300 households while remain decentralized from urban and county systems. This type of system enables communities to share the costs of system upgrades through new ways of collective financing. Moreover, it appears that WAI is actively developing management models, finance products, and technical support for individuals and communities seeking their solutions.



**Figure 7: Cambrian system**

Additionally, recently Congressman Kai Kahele helped secure a \$50 billion infrastructure investment in the Water Quality and Job Creation Act of 2021 to help Hawai'i address its cesspool challenges. These funds will be made available to counties through the Hawai'i Water Pollution Control Revolving Fund (commonly referred to as the Clean Water State Revolving Fund or CWSRF), which is administered by the State Department of Health. This massive investment into the workforce and technology needed to convert Hawai'i's cesspools should further expand the technology and resources available over the next five years of its implementation.

<https://health.hawaii.gov/opppd/files/2017/12/Act-125-HB1244-HD1-SD3-CD1-29th-Legislature-Cesspool-Report.pdf>.

<sup>74</sup> Hawai'i Department of Health, Cesspool Conversion Finance Research Summary Report (Jan. 2021), available at <https://health.hawaii.gov/wastewater/files/2021/02/financefinalreportr.pdf>.

New, as of yet unregulated technology for individual and communal wastewater systems may be considered and approved by the DOH Wastewater Branch on a case-by-case basis<sup>75</sup> so long as applicants can provide a report by a reputable source demonstrating the system's adequacy under nationally accepted industry standards.<sup>76</sup> National Sanitation Foundation (NSF) approval is usually sufficient, although they still will do a review of the new systems to confirm, and individual installations always need an Individual Wastewater System Permit from the Department of Health.<sup>77</sup> Examples of recently approved systems<sup>77</sup> include, 1) a Bioreactor Garden, a nature-based system that claims more affordability, easier maintenance, and more reliability than most aerobic treatment units, and 2) an NSF-approved Eljen Corp enhanced leach field system Hawai'i Island. WAI may have additional approved decentralized solutions for communities that could be more efficient and affordable for DHHL communities in the long run.<sup>78</sup>

### C. Stormwater

The Federal Water Pollution Control Act of 1972 also known as the Clean Water Act, as amended in 1987, is the principal legislation for establishing requirements for the control of stormwater pollutants however, other Federal, State, and City requirements deal directly or indirectly with controlling stormwater discharge.

The Clean Water Act includes provisions prohibiting discharge of pollutants to waters from any point sources unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. At the State level, NPDES General Permits regulations are adopted as Appendices to HAR 11-5. Regulatory emphasis is placed on pollution prevention by regulating "end of pipe" discharges in lieu of setting effluent limits.<sup>79</sup>

Stormwater runoff is part of the natural hydrological process, however development and human activities such as agriculture can alter natural drainage patterns and add pollutants to lakes, streams, coastal bays and estuaries, and ultimately, the ocean.<sup>80</sup> While historically stormwater infrastructure and standards focused on the volume or quantity of stormwater discharged in the interest of drainage and flood control, recently there has been a shift in focus on the need to control the quality of stormwater. Furthermore, with the impacts of climate change underway, which includes the

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<sup>75</sup> Conversation with Mark Tomomitsu, Planning and Design Section, Wastewater Branch, Hawai'i Department of Health, on October 22, 2021.

<sup>76</sup> For Example, HAR §11-62-33.1 states: "Household aerobic units shall be approved by the director based upon the "Standard No. 40" for Class I units as set forth by the National Sanitation Foundation. The performance data shall have been obtained by an agency such as a university or an independent research laboratory acceptable to the director or from the National Sanitation Foundation (NSF) Testing Laboratory, Ann Arbor, Michigan." NSF standards are available for purchase by regulators at <https://www.nsf.org/about-nsf/regulatory-affairs/about-nsf-standards>.

<sup>77</sup> Instructions for filing Individual Wastewater System permits are found on the DOH website: <https://health.hawaii.gov/wastewater/iws/>.

<sup>78</sup> Conversation with Stuart Coleman, WAI, on December 10, 2021.

<sup>79</sup> City and County of Honolulu Department of Planning and Permitting (July 2017). STORM WATER BMP GUIDE FOR NEW AND REDEVELOPMENT. Online.

[https://www.honolulu.gov/rep/site/dfmswg/dfmswg\\_docs/SW\\_BMP\\_Guide\\_REVISED\\_July\\_2017.pdf](https://www.honolulu.gov/rep/site/dfmswg/dfmswg_docs/SW_BMP_Guide_REVISED_July_2017.pdf)

<sup>80</sup> Id at 1-6

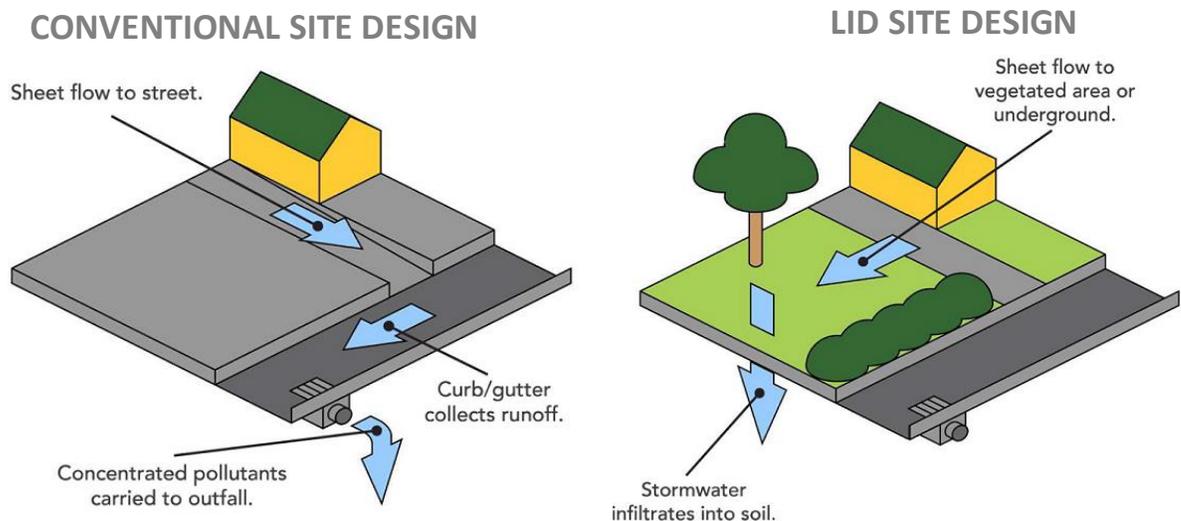
possibility of more frequent and/or intense rain events,<sup>81</sup> stormwater management will be of even great importance to the health and safety of communities and the environment.

Low Impact Development (LID) is a strategy that seeks to control stormwater quality at its source, using a range of small-scale, economical devices such as native landscaping and constructed green spaces, bioretention facilities, vegetated swales, infiltration through permeable pavement, and green roofs. Rather than moving stormwater off-site through a conveyance system, the goal of LID is to restore the natural ability of a developed site to absorb stormwater, resulting in an area more closely resembling pre-development hydrology.<sup>82</sup> LID site design strategies include:

- Conserving natural areas, soils, and vegetation.
- Minimizing disturbances to natural drainages.
- Minimizing soil compaction.
- Directing runoff to landscaped areas and reduce directly connected impervious areas.
- Minimizing impervious surfaces.

Specific examples of LID or green infrastructure technologies include bioswales, rain gardens, rainwater harvesting for reuse, green roofs, blue roofs, living walls, and detention basins or tanks. Trees and pavement suspension technologies or structural soils can also manage rainwater in dense urban environments.<sup>83</sup>

**Figure 8: Conventional vs. LID Site Design (Source: City and County of Honolulu, Post Construction Water Quality Rules)**



<sup>81</sup> See Climate Change White Paper

<sup>82</sup> Id at 1-4

<sup>83</sup> City and County of Honolulu Department of Planning and Permitting (2021). CLIMATE ADAPATATION DESIGN PRINCIPLES FOR URBAN DEVELOPMENT. Online.

[https://www.honolulu.gov/rep/site/dppto/climate\\_docs/Climate\\_Adaptation\\_Design\\_Principles.pdf](https://www.honolulu.gov/rep/site/dppto/climate_docs/Climate_Adaptation_Design_Principles.pdf)

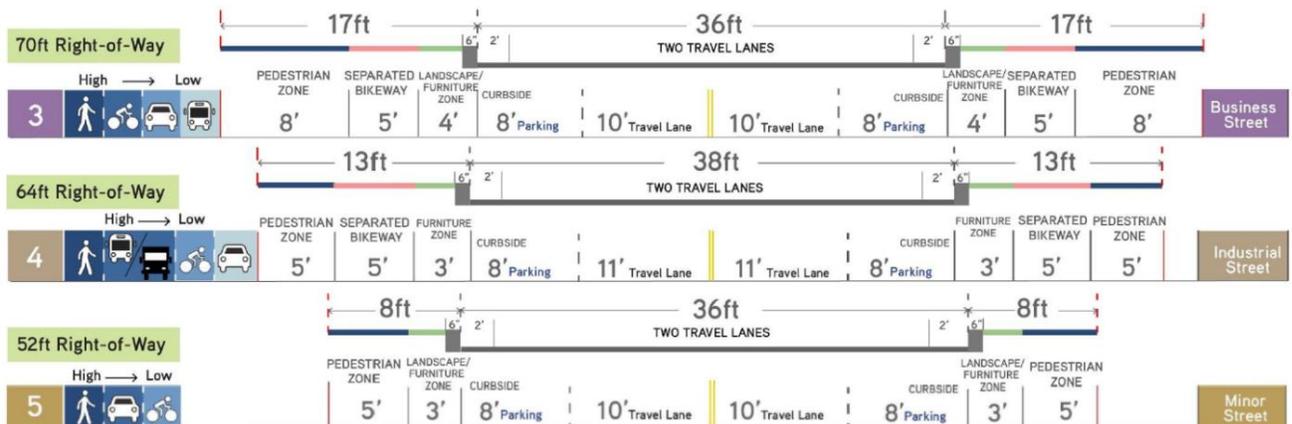
**D. Roads**

Traditional transportation LOS have focused around automobiles and in some cases, “have failed to produce a balanced transportation system which meets the full range of community needs and expectations. In many communities, they have been applied in a manner which has contributed to sprawl land use patterns at the expense of urban centers.”<sup>84</sup> Thus, many communities are seeking to revisit or traditional LOS. Some of the challenges that traditional LOS presents include:

- Exempted projects add up to congestion.
- Other forms of transportation can contribute to overall mobility.
- Tough road adequacy standards in congested urban areas may actually contribute to suburban sprawl.
- Local jurisdictions may have difficulty maintaining their own high standards.
- Many communities have not coordinated their LOS standards with neighboring jurisdictions.
- Improvement schedules for state facilities may not be well-matched with local land use objectives.<sup>85</sup>

In Hawai‘i, Act 54 was adopted in 2009 which requires all counties within the State to: “adopt a complete streets policy that seeks to reasonably accommodate convenient access and mobility for all users of the public highways within their respective jurisdictions...including pedestrians, bicyclists, transit users, motorists, and persons of all ages and abilities...” At the time of this white paper, all Counties have adopted street design manuals, which incorporate complete street standards. As such, DHHL should follow these standards wherever roads are to be conveyed to the County.

Complete streets use new street typologies that is different from the traditional Federal Highways Administration (FHWA) classifications. How each county defines their street technologies, is not consistent across the state. The diagram below illustrates typical street cross sections for the County of Hawai‘i’s street typology. Table 7 below compares County street typology with FHWA classifications.



Typical Street Sections for selected County of Hawai‘i Complete Street typology.

<sup>84</sup> “Level of Service Standards, Measures for Maintaining the Quality of Community Life,” Municipal Research & Services Center of Washington (1994).

<sup>85</sup> *Id.*

**Table 7: FHWA Classifications and Complete Street Typology**

<b>County Street Typology</b>				
<b>FHWA Classification</b>	<b>Hawai'i County</b>	<b>Honolulu County</b>	<b>Kaua'i County</b>	<b>Maui County</b>
Principal Arterial	Parkway; Primary Arterial	Boulevard and Parkway	Belt Road; Major Connector	Arterial; Parkway
Minor Arterial	Secondary Arterial	Boulevard and Parkway; Avenue; Main Street	Major Connector; Minor Connector; Main Street; Industrial	Parkway
Collector	Secondary Arterial; Collector Street; Business Street; Industrial Street; Minor Street	Avenue; Main Street; Street; Mall; Rural Road	Minor Connector; Neighborhood Connector; Main Street; Industrial Road; Country Road; Residential Street	Parkway; Major Collector; Minor Collector; Main Street; Industrial Street; Country Road
Local	Industrial Street; Minor Street	Street; Mall; Rural Road; Lane/Alley	Neighborhood Connector; Industrial; Country Road; Residential Street	Main Street; Industrial Street; Country Road; Minor Street

In some developments, DHHL may determine that it is not economically feasible to build internal roads to County standards. In these cases, alternatives such as unpaved or gravel roads may be considered. These alternatives have their own design and maintenance standards, which have short and long term costs. Factors to consider for unpaved roads include proper grading and drainage, gravel material, and expected traffic volume and types of vehicles (larger and heavier vehicles are more damaging).<sup>86</sup>

**E. Sidewalks/Streetscape**

Sidewalks and streetscapes take on very different standards based on the setting, however the defining concepts and principals can still apply. Every county in Hawai'i has adopted Complete Streets policies with associated guidelines or standards intended to balance the needs of all users and modes in transportation. According to the National Complete Streets Coalition, typical elements that make up a complete street include sidewalks, bicycle lanes (or wide, paved shoulders), shared-use paths, designated bus lanes, safe and accessible transit stops, and frequent and safe crossings for pedestrians, including median islands, accessible pedestrian signals, and curb extensions.<sup>87</sup>

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<sup>86</sup> Federal Highways Administration (2015). Gravel Roads Construction and Maintenance Guide. Online. <<https://www.fhwa.dot.gov/construction/pubs/ots15002.pdf>>

<sup>87</sup> Robin Smith, et al. (2010). Street Design Part 1 – Complete Streets. Online. <https://highways.dot.gov/public-roads/julyaugust-2010/street-design-part-1-complete-streets>

Complete streets is not a one-size-fits-all solution, and the approach is to develop transportation facilities that fit the specific context and users. For example, if urban road and sidewalk width requirements were implemented in rural areas, it would diminish the small-scale and country feel of that area. Practically speaking, providing such a level of service in rural areas which are more sparsely populated with homes dispersed over a greater distance would not be cost effective given the number of users. In these settings, however, it does not necessarily mean that LOS standards for streetscapes should not include pedestrian or bicycle facilities, rather alternative options like providing multi-use paths along the side of a highway may be considered. This still supports balancing safety and convenience for everyone on the road, while maintaining the scale and setting.



*Construction project along rural road to accommodate nonmotorized traffic*

In more urbanized and mixed use areas, there is a toolbox of approaches that can be utilized to create a clear and safe separation of different modes and ensure that vehicle traffic is traveling at safe speeds. These approaches are incorporated into complete streets design manuals and guidelines for each county.



*Rendering of a complete streets treatment proposed for Downtown Hilo*

Implementation of complete streets and other streetscape improvements should be considered when implementing DHHL homestead communities and other infrastructure improvements such as roadway improvements, stormwater and LID improvements, underground utility improvements and maintenance (e.g., waterlines, sewer lines, electrical and telecommunication connections).

## **F. Broadband & Telecommunications**

Universal service is the principle that all Americans should have access to communications services. The Federal Communication Commission (FCC) was established out of the Communications Act of

1934, which introduced the universal service standard for telephone service and made telephone service possible in remote, rural areas similar to many of DHHL's lands.<sup>88</sup>

The Telecommunications Act of 1996 expanded the traditional goal of universal service to include increased access to both telecommunications and advanced services – such as high-speed Internet – for all consumers at just, reasonable and affordable rates. The Act established principles for universal service that specifically focused on increasing access to evolving services for consumers living in rural and insular areas, and for consumers with low incomes.<sup>89</sup> The FCC is reforming, streamlining, and modernizing all of its universal service programs to drive further investment in and access to 21st century broadband and voice services.

For many years, Sandwich Isle Communications, Inc. (SIC) was the exclusive provider of broadband telecommunications services on DHHL lands, however Federal law and the recent purchase of SIC by Hawaiian Telcom will now allow service users on the DHHL lands to obtain telecommunications services from a provider of their choice. Furthermore, DHHL will receive at least \$90 million from the Infrastructure Investment and Jobs Act to provide high-speed internet access to the Native Hawaiian community. In 2021, the Department received the last of five neighbor islands licenses from the FCC to access the 2.5 GHz band spectrum for the development of wireless broadband networks. Details on the Department's expansion plan for broadband services are anticipated for late 2022.<sup>90</sup>

## G. Electric Utilities

Hawaiian Electric Company (HECO) provides eight key metrics to measure performance:

- **Service Reliability** measures the ability of the system to supply the aggregate electric power and energy requirements to the consumers at all times and the ability of the system to withstand sudden disturbances such as electrical short circuits.
- **Power Supply and Generation** measures reliability of HECO power plants and the portion of energy supply not being generated HECO.
- **Renewable Energy Portfolio** calculates the percentage of energy sold to customers that is generated from renewable sources.
- **Customer Service** measures customer satisfaction after interactions with the company
- **Financial** measures profits to shareholders and the company credit ratings
- **Safety** measures the number of work related injuries and illnesses
- **Rates and Revenues** measures costs of delivery to customers, avg cost per kWh, recovery of energy costs, and customer time of use
- **Emerging Technologies** measures demand response and energy storage performance of new technologies to prepare for future where more renewable energy is used there is a greater need for a balanced portfolio of firm, intermittent, utility scale and distributed generation and storage resources.

The Aloha+ Challenge sets clean energy targets for the state with the goal of 70% clean energy for the electricity sector by 2030, with 40% from renewables and 30% from efficiency improvements, and a target of 100% renewable energy by 2045. All counties in Hawai'i have joined the state in committing

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<sup>88</sup> FCC. Universal Service. Online. <https://www.fcc.gov/general/universal-service>

<sup>89</sup> Id.

<sup>90</sup> [Department of Hawaiian Home Lands | Telecommunication Service Options Expand on Hawaiian Home Lands](#)

to these targets. Progress is measured through the tracking of the renewable portfolio standards or percentage of energy sales generated from renewable sources.<sup>91</sup>

The Aloha+ Challenge also measures energy efficiency portfolio savings, which mandates electricity use reduction and measures the aggregate energy savings from energy efficiency measures on the state level. Energy efficiency can be implemented through building design and construction as well as from using energy efficient appliances and equipment and educating individuals on how to live more energy efficiently in their homes.

With the shift toward renewable sources, DHHL has an opportunity to not only play a role in the production of renewable energy on Hawaiian Home Lands, but also by providing renewable energy to homestead communities, designing homestead communities to be more energy efficient, and promoting energy efficiency education among beneficiaries.

## H. Parks & Open Space

National Recreation and Park Association's (NRPA) Recreation, Park and Open Space Standards and Guidelines is the primary set of standards cited for park and open space in communities. As noted in Table 1, these standards generally recommend a total of 6.25 to 10.5 acres of open space per 1,000 population and suggests a classification system for parks, however the standards have not be updated in over two decades and NRPA has said that they will never update them again.<sup>92</sup>

Today, NRPA recommends more flexible standards based on nationwide benchmarking from data contributed by park and recreation agencies. This approach is informed by the understanding that successful agencies must balance finite budgets and meeting the needs of their jurisdiction and tailor their parks and open space to meet the needs and demands of all members of their communities. This requires knowing the characteristics of the residents who use an agency's resources — as well as the characteristics of those who may use those resources in the future (including age, race and income trends) — all of which factor into shaping the optimal mix of facilities and services in an area.<sup>93</sup>

## I. Schools

The Hawai'i Department of Education (DOE) set forth standards for creating “communities of learners” with Hawai'i Board of Education Policy 301-2. The policy aims at creating schools with smaller student enrollment when planning new schools tied to new developments. The standards are broken into new communities and urban areas where availability of land is limited to infill sites.

### New Communities

Elementary (preK-5)	400 to 750 students	8 to 15 usable acres
Middle (6-8)	500 to 1,000 students	15 to 20 usable acres
High (9-12)	800 to 1,600 students	45 to 55 usable acres

<sup>91</sup> Hawai'i Green Growth (2021). Aloha + Challenge 2020 Benchmark Report: Hawai'i's Voluntary Local Review of Progress on Sustainable Development Goals. Online. <https://www.hawaiigreengrowth.org/voluntary-local-review/>

<sup>92</sup> Melissa May (2019). NRPA Park Metrics Replaces NRPA Area and Facilities Standards. Online. <https://www.nrpa.org/parks-recreation-magazine/2019/november/nrpa-park-metrics-replaces-outdated-nrpa-areas-and-facilities-standards/>

<sup>93</sup> Id.

Urban Infill Areas

Elementary (preK-5)	400 to 750 students	2.5 to 3 usable acres
Middle (6-8)	500 to 1,000 students	5 to 6 usable acres
High (9-12)	800 to 1,600 students	8 to 10 usable acres

Prior to communities of learners standards, Act 245, which established school impact fees, outlined design standards that also include a breakdown of acres per student based on historical averages from existing school construction data in Hawai'i:

Elementary (preK-5)	800 students	12.5 acres	0.156 acre/student
Middle (6-8)	1,500 students	16.5 acres	0.110 acre/student
High (9-12)	1,600 students	49 acres	0.306 acre/student

In 2021, the Hawai'i State Legislature enacted a bill proposed by DHHL exempting the department from school impact fees on housing developed by DHHL for three years. Typically, under Act 245 residential developers are assigned a portion the cost of land and construction for expansion of school facilities in designated School Impact Districts across the State. However, if DHHL were to follow the design standards from Act 245, available data could be extrapolated to estimate the number of additional students a homestead development may generate. For example, the National Association of Home Builders published a study that calculated the average number of public school children for different housing types (e.g., single family, low and high density multi-family units) based the 2018 American Community Survey. In Hawai'i, the study found that there is roughly one new public school student for every three housing units (for all housing types).<sup>94</sup> Based on this average, a homestead development would need at least 1,200 new housing units in a region for a new public elementary school and at least 2,400 new units for a new public high school to be required under the DOE communities of learners standards.

Early childhood learning is another consideration when developing new communities. The State's Executive Office on Early Learning (EOEL) was created in 2014 to establish a system that ensures a solid foundation of early childhood development and learning for Hawaii's young children (prenatal to age five), meaningful engagement and supports for their families, and a stable, competent, and supported early childhood workforce.<sup>95</sup> Legislative efforts to provide families more resources and better understand geographic areas of need for childcare and early learning across the State have also advanced in recent years. In 2020, the Hawai'i State Legislature passed the "Access to Learning" bill, which includes a commitment to ensure access to preschool programs for 100% of 3- and 4-yearolds by the end of 2027.<sup>96</sup> For DHHL, supporting this effort requires partnering with private programs like

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<sup>94</sup> Zhao, N. (2020). One Public School Child for Every Three Homes. NAHB Economics and Housing Policy Group. Online.

<[<sup>95</sup> Executive Office on Early Learning Mission Statement. Online.](https://www.nahbclassic.org/generic.aspx?genericContentID=273079#:~:text=The%202018%20ACS%20data%20indicate,child%20for%20ever%20three%20homes.></a></p>
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< [<sup>96</sup> Executive Office on Early Learning. Act 46 \(HB 2543 H.D. 1 S.D. 2\) Major Features. Online. <\[>\]\(https://earlylearning.hawaii.gov/wp-content/uploads/2020/10/Act-46-Overview.pdf\)](http://earlylearning.hawaii.gov/about/background/></a></p>
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Kamehameha Schools, and public entities such as DOE, EOEL, and Department of Human Services to broaden access to childcare and early childhood education for beneficiary families.

Currently, DHHL has 146,036 acres leased or licensed at 20 sites, including eight pre-schools and two public charter schools. The schools are located on parcels ranging from less than 1 acre up to 3 acres.<sup>97</sup>

#### **J. Public Safety Facilities**

Public safety facilities and services are typically held to standards based on geographic location, staffing and response time. These standards are tied to efficacy of services to a given population.

For fire departments, response time is extremely important because a victim's recovery chances are greatly reduced after 4-6 minutes.<sup>98</sup> When considering rural areas where development is spread out, a six-minute response time is not realistic, so urban and rural LOS standards often differ. For example, the Hawai'i County General Plan includes a policy for fire stations to provide a response time of 8 minutes in Urban areas and 12 minutes in rural areas. Other fire prevention services may be considered as well. Money spent on fire prevention training, public education, monitoring, and clearing areas as fire breaks can have measurable outcomes that reduce risk. In addition to land use planning tools such as wildfire hazard zones, infrastructure land management improvements such as maintaining fire breaks, removing hazardous fuels, and road and trail remediation to ensure fire fighters have access important for fire prevention.

Police level of service standards typically account for response time as well as staffing. Data shows that total police employees per 1,000 people is significantly correlated with crime rates.<sup>99</sup> The Hawai'i County General Plan includes a policy for an LOS standard of 2.5 police officers per 1,000 residents.

### **5.4 Recommended Targets**

The table below summarizes the LOS recommendations for each proposed Land Use Designation along with suggested design contingencies for instances where the recommended level of service is not feasible or conditions dictate the need for alternative services.

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<sup>97</sup> With the exception of Kamehameha Schools Mā'ili Community Learning Center which is located on a 40 acre parcel. Dat

<sup>98</sup> Municipal Research & Services Center of Washington (1994). Measures for Maintaining the Quality of Community Life. Online.

<https://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.230.4828&rep=rep1&type=pdf>

<sup>99</sup> Id.

**Table 8: Recommended Level of Service Targets by Proposed Land Use Designation**

Land Use Designation	Setting, Intent, and Purpose	Recommended Level of Service	Design Contingencies
Residential	<p>Residential lot subdivisions built to County standards in areas close to existing infrastructure.</p> <p>Subdistricts may be established for multi-generational and /single family housing types.</p>	<p><u>Water:</u> Built to County standards in areas close to existing infrastructure</p> <p><u>Wastewater:</u> Same as above</p> <p><u>Stormwater:</u> Same as above</p> <p><u>Roads:</u> Same as above</p> <p><u>Electricity:</u> Same as above</p> <p><u>Telecom./Broadband:</u> Same as above.</p>	<p><u>Water:</u> Catchment may supplement;</p> <p><u>Wastewater:</u> Individual systems if no sewer (min. lot size applies)</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> May be built to rural standards (no curb/gutter/sidewalk) if agreed to by county;</p> <p><u>Electricity:</u> Renewable energy may supplement;</p> <p><u>Telecom./Broadband:</u> None.</p>
Subsistence Agriculture	<p>Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.</p>	<p><u>Water:</u> Built to County standards in areas close to existing infrastructure (non-potable for irrigation);</p> <p><u>Wastewater:</u> Built to County standards;</p> <p><u>Stormwater:</u> Same as above;</p> <p><u>Roads:</u> Same as above;</p> <p><u>Electricity:</u> Same as above;</p> <p><u>Telecom./Broadband:</u> Same as above.</p>	<p><u>Water:</u> Catchment may supplement for irrigation;</p> <p><u>Wastewater:</u> Individual systems if no sewer (min. lot size applies); incinerating or composting toilets;</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> May be built to rural standards (no curb/gutter/sidewalk) if agreed to by county;</p> <p><u>Electricity:</u> Renewable energy may supplement;</p> <p><u>Telecom./Broadband:</u> None.</p>
Supplemental Agriculture	<p>Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agricultural plan required.</p>	<p><u>Water:</u> Non-potable for irrigation;</p> <p><u>Wastewater:</u> None;</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> Unpaved road access;</p> <p><u>Electricity:</u> None;</p> <p><u>Telecom./Broadband:</u> None.</p>	<p><u>Water:</u> Catchment may supplement for irrigation;</p> <p><u>Wastewater:</u> Incinerating or composting toilets;</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> None;</p> <p><u>Electricity:</u> None;</p> <p><u>Telecom./Broadband:</u> None.</p>
Pastoral	<p>Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required.</p>	<p><u>Water:</u> Non-potable for irrigation;</p> <p><u>Wastewater:</u> None;</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> Unpaved road access;</p> <p><u>Electricity:</u> None;</p> <p><u>Telecom./Broadband:</u> None.</p>	<p><u>Water:</u> Not required if adequate rainfall;</p> <p><u>Wastewater:</u> None;</p> <p><u>Stormwater:</u> None;</p> <p><u>Roads:</u> None;</p> <p><u>Electricity:</u> None;</p> <p><u>Telecom./Broadband:</u> None.</p>

Land Use Designation	Setting, Intent, and Purpose	Recommended Level of Service	Design Contingencies
DHHL Kuleana Homestead	Raw (without infrastructure) lots. Areas are intended for “off-grid” subsistence lifestyles to allow for more choices as to how lessees wish to develop their lots. Must participate in maintenance of the right-of-way to the Kuleana Homestead tract.	<u>Water:</u> None; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved road access built to Natural Resources Conservation Service (NRCS) rural road standards; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.	None.  Homesteaders may install off-grid and/or other alternative infrastructure that meets health and safety regulations.
Stewardship	Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust. May serve as an interim use until opportunities for higher and better uses become available.	<u>Water:</u> None; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> None; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.	<u>Water:</u> Catchment; <u>Wastewater:</u> Incinerating or composting toilets; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved roads built to NRCS rural road standards; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	<u>Water:</u> None; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> None; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.	<u>Water:</u> None; <u>Wastewater:</u> Incinerating or composting toilets; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved roads built to NRCS rural road standards; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.

Land Use Designation	Setting, Intent, and Purpose	Recommended Level of Service	Design Contingencies
Special District	Areas requiring special attention because of unusual opportunities and/or constraints. <i>Subdistricts could include hazard areas, open spaces/greenways, cultural resources.</i>	<u>Water:</u> None; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> None; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.	<u>Water:</u> Catchment; <u>Wastewater:</u> Incinerating or composting toilets; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved roads built to NRCS rural road standards; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.  Off-grid facilities may be provided as needed to support approved activities.
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	<u>Water:</u> Built to county standards in areas close to existing infrastructure; <u>Wastewater:</u> Same as above; <u>Stormwater:</u> Same as above; <u>Roads:</u> Same as above; <u>Electricity:</u> Same as above; <u>Telecom./Broadband:</u> Same as above.	<u>Water:</u> Catchment may supplement; <u>Wastewater:</u> Individual systems if no sewer (min. lot size applies) <u>Stormwater:</u> None; <u>Roads:</u> may be built to rural standards (no curb/gutter/sidewalk) if agreed to by county; <u>Electricity:</u> Renewable energy may supplement; <u>Telecom./Broadband:</u> None.
Community Agriculture	Common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land must be served by a water supply sufficient to support the cultivation practices used on the site.	<u>Water:</u> Non-potable for irrigation; <u>Wastewater:</u> Incinerating or composting toilets; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved roads built to NRCS rural road standards; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.	<u>Water:</u> Catchment; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> Unpaved roads; <u>Electricity:</u> None; <u>Telecom./Broadband:</u> None.
Commercial	Lands suitable for a concentration of commercial activities.	<u>Water:</u> Built to county standards in areas close to existing infrastructure; <u>Wastewater:</u> Same as above; <u>Stormwater:</u> Same as above; <u>Roads:</u> Same as above; <u>Electricity:</u> Same as above; <u>Telecom./Broadband:</u> Same as above.	<u>Water:</u> Catchment may supplement for landscaping; <u>Wastewater:</u> None; <u>Stormwater:</u> None; <u>Roads:</u> None; <u>Electricity:</u> Renewable energy may supplement; <u>Telecom./Broadband:</u> None.

Land Use Designation	Setting, Intent, and Purpose	Recommended Level of Service	Design Contingencies
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	<u>Water:</u> Built to County standards in areas close to existing infrastructure; <u>Wastewater:</u> Same as above; <u>Stormwater:</u> Same as above; <u>Roads:</u> Same as above; <u>Electricity:</u> Same as above; <u>Telecom./Broadband:</u> Same as above.	<u>Water:</u> Catchment may supplement; <u>Wastewater:</u> Off-grid toilets may be provided for base yards/ warehouses; <u>Stormwater:</u> None; <u>Roads:</u> May be built to NRCS rural standards (no curb/gutter/sidewalk) if agreed to by county; <u>Electricity:</u> Renewable energy may supplement; <u>Telecom./Broadband:</u> None.
Renewable Energy	Lands suitable for siting projects for the generation and transmission of renewable energy.	<u>Water:</u> Built to county standards for renewable energy in areas close to existing infrastructure; <u>Wastewater:</u> Same as above; <u>Stormwater:</u> Same as above; <u>Roads:</u> Same as above; <u>Electricity:</u> Same as above; <u>Telecom./Broadband:</u> Same as above.	None.

Specific calculations for public safety services and educational facilities would be based on regional demographics and overall needs of the regional population, including DHHL lands and homestead communities.

## 6. Policy Recommendations

### 6.1 Recommended General Plan Goals and Policies

Below are recommended goals and policies related to infrastructure proposed for the DHHL General Plan update.

#### A. Infrastructure

**Goal 1:** Provide and maintain infrastructure for homestead communities within resource limitations

**Policies:**

- A. Design infrastructure to County standards and transfer systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.
- B. Establish agreements with the Counties around infrastructure standards and conveyance and licensing processes on Trust lands.
- C. Allocate adequate funding for operation and maintenance of DHHL-owned infrastructure.
- D. Establish and maintain a water branch to manage DHHL’s existing water systems.

- E. Prepare an asset management plan that includes an inventory and evaluation of existing DHHL owned and maintained infrastructure on Hawaiian home lands.

**Goal 2:** Promote innovative, cost-effective, and sustainable ways to meet infrastructure needs

**Policies:**

- A. Develop alternative infrastructure options and level of service criteria with input from beneficiaries and County agencies for rural homestead areas such as Subsistence Agriculture and DHHL Kuleana Homestead jurisdictions.
- B. Conduct research and development on emerging and experimental technologies for sustainable and off-grid infrastructure.
- C. Promote energy self-sufficiency, climate change mitigation, and sustainability by implementing DHHL's Energy Policy.
- D. Identify areas on Hawaiian home lands that are appropriate for large scale renewable energy using the Renewable Energy land use designation and pursue renewable energy projects for these areas.
- E. Explore and pilot models for communal management of infrastructure systems.
- F. Explore funding mechanisms and opportunities to convert cesspools on Hawaiian home lands in accordance with Act 125 SLH 2017 and prohibit new cesspools.

## 6.2 Implications for DHHL

Policy 1A recommends building infrastructure to County standards and then connecting with existing systems and/or dedicating the systems to the Counties whenever possible. The main implication of this for DHHL will be ensuring that it is possible to do so. This will require close coordination with County planning and infrastructure agencies before homestead community planning and design takes place. Policy 1B to establish agreements with County infrastructure agencies aligns with this. This consideration will also affect DHHL's island planning process, as the ability to connect to County systems and build to County standards would become a key factor in determining where and when to develop homestead communities.

Policies 1C and 1D acknowledge that DHHL already owns and maintains infrastructure including water and wastewater systems that need to continue to be funded and managed to provide safe and reliable service to lessees. DHHL should consider either creating centralized departments or hiring at least one full-time employee to operate each of its largest current resource systems: water and sewer. Staff has recommended a central water branch to support the coordination and management of the systems. Additionally, to implement recent regulatory changes allowing for delinquent utility shut-off, adequate collections and enforcement staff will be needed. If the staff who manage service system planning, design, development, operation, and management remain decentralized from each other, challenges with coordination and consistency could continue, despite the development of LOS standards.

Policy 2A acknowledges that it is not always feasible or cost-effective to build to County standards and transfer infrastructure to the Counties. Much of DHHL's landholdings are in remote areas or are designated for less-intensive uses that would make building to County standards less feasible or justified, and even residential areas may be unable to connect to existing County infrastructure for various reasons. It is recommended that DHHL undertake efforts to develop infrastructure LOS to be used in such instances that are acceptable to beneficiaries as well as the Counties. This could involve adopting a tiered LOS such as the "service ladder" approach described in Section 2.3. This effort should include research and development into appropriate technologies that may serve rural and remote

areas. DHHL will need to dedicate staff time and resources to develop these tiered LOS standards. This role should be fulfilled by the subject matter experts presently administering the service systems and development projects. Once standards are finalized, trained staff will be required to implement the standards, ensure consistency of compliance, and help apply the relevant LOS standards in cost evaluations for infrastructure development and maintenance planning.

Policies 2B and 2E promote establishing partnerships and exploring alternative models of infrastructure ownership and management to reduce the management and maintenance burden on DHHL and leverage the skills and resources of organizations that have complementary goals. This would involve efforts by DHHL staff to identify and cultivate relationships with potential partners. It could also involve developing and pilot testing models for beneficiary ownership and management of infrastructure systems on HHL.

Policies 2C and 2D promote further development of energy self-sufficiency and sustainability through the implementation of DHHL's existing Energy Policy and clearer identification of lands that may be appropriate for renewable energy generation. Policy 2F also looks like leverage opportunities and partnerships to convert cesspools on Hawaiian home lands.

Policy 1E recommends an asset management plan to provide an inventory and evaluation of DHHL's existing infrastructure as well as a detailed LOS framework for new infrastructure. The LOS framework could build off the recommendations in this paper and include evaluation of additional technologies and systems, as well as LOS standards for rural development. This would require dedicated staff time and could also benefit from investment in technology, such as geographic information system mapping (GIS), to improve DHHL's data collection and infrastructure asset maintenance and management.

## 6.3 Recommendations for Further Study

### **A. Financial Studies and Analysis**

Further detailed financial study and analysis on DHHL's historical costs of development, maintenance, and periodic repair required. These will be most helpful if they are specific to different types of infrastructure assets, service delivery technology, and operations administration structures. These lifecycle costs—per a certain kind of infrastructure based on a certain delivery technology, for example—can be broken down into time increments and compared against each other in resource allocation evaluations. This historic infrastructure cost data will be necessary to calculate and evaluate both the short- and long-term costs of any infrastructure option to meet relevant service standards in various service situations. Thorough cost data complement LOS standards and will allow LOS to be most effectively used in asset management planning.

### **B. Community Engagement and Education**

Community engagement is an important component in the LOS development process. Moreover, investment in community education on the LOS standards and infrastructure cost evaluations will also be critical. Such education can clarify community expectations of service-providing agencies and improve understanding of the costs associated with service operation. This communal knowledge is especially helpful when rate increases are required to continue providing the required LOS.

**C. Asset Management Plan**

It is also recommended that DHHL create an overall asset management plan to include an existing inventory of infrastructure managed by DHHL, infrastructure built or managed by beneficiaries, and detailed LOS for new infrastructure. This plan could build off the LOS table provided in Section 5.

**D. Rural Development Standards**

Further study and development of detailed rural development standards is recommended. A study may look at existing best practices for rural development standards for different infrastructure and include analysis of potential costs/savings during the initial development and long-term maintenance, assuming such infrastructure would not be able to be transferred to Counties. Beneficiary input should be gathered as part of the process as required by the Beneficiary Consultation policy. Such a study should also include research and development of alternative and emerging technologies.



**APPENDIX H:**  
**CLIMATE CHANGE WHITE PAPER**



**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**SSFM**  
International  
Innovate | Adapt | Sustain



Photo Credit: Cory Lum

## **Climate Change Impacts & Adaptation Planning**

A Technical White Paper Prepared by SSFM International for the DHHL  
General Plan Update

FINAL - December 2021

# Table of Contents

1. Background .....	2
a. Purpose and Goals .....	2
b. Terms & Definitions .....	2
2. Climate Change Science .....	2
a. Global Greenhouse Gas Concentrations .....	2
b. Atmospheric Temperatures .....	3
c. Ocean Temperatures .....	3
d. Changes in the Cryosphere .....	3
3. Climate Change Impacts – Hawai‘i and DHHL Landholdings .....	3
a. Sea Level Rise Impacts .....	4
b. Annual High Wave Runup, Coastal Erosion and Shoreline Loss .....	5
c. Tropical Cyclones and Tsunamis .....	5
d. Rainfall and Water Supply .....	7
e. Extreme Rain Events and Flooding .....	10
f. Heat and Drought .....	11
g. Wildfire .....	12
h. Ocean Temperatures / Acidification .....	13
i. Volcanic and Seismic Hazards .....	14
4. Relevant Planning Efforts .....	14
5. Key Takeaways for DHHL .....	16
a. Summary of Climate Change Impacts .....	16
b. Impacts to Existing Homestead Communities: Land Use, Properties, and Revenue .....	21
6. Climate Change Mitigation and Adaptation Policies and Strategies .....	22
7. Conclusions & Recommendations for Further Study .....	30
8. Bibliography .....	32
Appendix A: Terms & Definitions .....	35
Appendix B: Relevant Federal, State, And County Initiatives and Policies .....	36
Appendix C: Detailed Summary of Climate Change Impacts and Analysis Methodologies .....	41

## 1. Background

### a. Purpose and Goals

The Department of Hawaiian Home Lands (DHHL) is undertaking an update of its General Plan, which establishes statewide policies to guide the agency's land management and programs. SSFM International, the lead consultant for the General Plan update, is preparing a series of four white papers that provide policy research and analysis to inform DHHL's policy development. These white papers will also result in guidance that can inform DHHL's Island Plans, the DHHL Planning system, and criteria for General Plan land use designations.

The purpose of this White Paper is to provide policy guidance to DHHL in addressing the increasing impacts of climate change and other natural hazards. In doing so, it will address the following questions:

- How are climate change impacts expected to affect DHHL's landholdings and beneficiaries?
- How can DHHL mitigate risk and increase resilience among its beneficiaries and assets through its planning system and General Plan policies?
- How can DHHL's efforts align with and support Statewide climate change and resilience efforts?

This White Paper draws from research of existing data provided by DHHL and external information tied to climate change impacts such as sea level rise, coastal erosion, flooding, and other hazards.

### b. Terms & Definitions

Throughout this White Paper, numerous technical terms related to climate change science and adaptation planning are used. Terms and definitions not commonly known are provided in Appendix A.

## 2. Climate Change Science

It has been well established in the scientific community that the earth's surface is growing increasingly warmer due to the "greenhouse effect", a trend observed since the mid-20<sup>th</sup> century that results when the atmosphere traps heat (greenhouse gases or GHGs) radiating from Earth toward space (NASA Climate, 2021). According to the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report, "Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, sea level has risen, and the concentrations of greenhouse gases have increased." A summary of global climate change observations and projections is provided below.

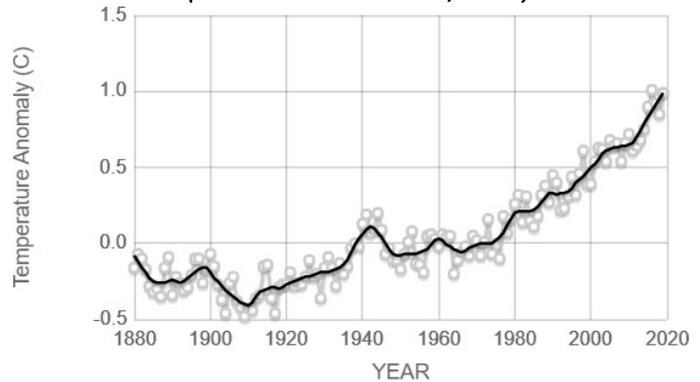
### a. Global Greenhouse Gas Concentrations

Prominent GHGs include carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, water vapor, and chlorofluorocarbons (NASA Climate, 2021). Recent observations show that atmospheric concentrations of CO<sub>2</sub> have increased by 50% since pre-industrial levels in 1850, and the present level of 416 ppm is the highest it has been in 3.6 million years (IPCC, 2014). CO<sub>2</sub> concentrations are rising primarily due to the burning of fossil fuels, as well as deforestation and land use changes (IPCC, 2014). Atmospheric carbon dioxide concentrations are of particular concern because of the persistence of CO<sub>2</sub> in the atmosphere. About half of the CO<sub>2</sub> emitted since 1850 remains in the atmosphere, with the rest partially dissolved in the world's oceans, contributing to ocean acidification. According to the IPCC 5th Assessment Report, atmospheric concentrations of CO<sub>2</sub> and other GHGs will continue to increase through the next century.

#### b. Atmospheric Temperatures

The increased concentration of GHGs in the atmosphere, particularly CO<sub>2</sub>, has contributed to an increasing global average temperature. Since 1880, the global average temperature has increased by about 1.8° F (0.99° C), with the most noticeable increase occurring since the 1950's (see **Figure 1**). Nineteen of the twenty warmest years since 1880 have occurred since 2001 (with 1998 as the only exception). 2019 was the second warmest year in the 140-year global record (NASA Climate, 2021).

Figure 1: Annual Mean Global Surface Temperature (black line) 1880 to Present  
(Source: NASA Climate, 2021)



Source: climate.nasa.gov

#### c. Ocean Temperatures

Since 1971, more than 90 percent of the atmospheric warming that occurred because of increasing GHGs has been absorbed and stored in the world's oceans (NASA Climate, 2021). Global average sea surface temperature increased by 1.8° F (1.0° C) over the past 100 years with half of this rise occurring since 1990. Increasing ocean temperatures are contributing to global sea level rise, ocean heat waves, and coral bleaching.

#### d. Changes in the Cryosphere

The cryosphere is the frozen part of the Earth, which includes mountain glaciers, continental ice sheets, sea and lake ice, and areas of snow and permafrost. Melt water from land-based ice is the primary contributor to sea level rise and other contributors of climate change. Mountain glaciers around the world are losing ice mass to melting at an accelerating rate, which has contributed to sea level rise, and glaciers in many parts of the world are at risk of disappearing altogether (IPCC, 2014). Since 2002, Greenland has lost 279 billion metric tons of ice mass each year (IPCC, 2014). Antarctica is currently losing ice overall at a rate of 149 billion metric tons per year. In 2014, the NASA Earth Observatory reported the West Antarctic ice as an entering a "irreversible retreat." According to the ICPP Fifth Assessment Report, even the most aggressive reductions in GHG emissions will not stop further melting of mountain glaciers.

### 3. Climate Change Impacts – Hawai'i and DHHL Landholdings

Hawai'i is currently experiencing the impacts of climate change in the form of increasing air and sea surface temperatures, sea level rise, overall decline in rainfall, and decrease in stream base flows (Keener et al. 2018). In the last 100 years, sea levels have risen 0.75° F (0.42° C) inches, and the rate of acceleration is increasing (Keener et al. 2018). Due to global gravitational effects, sea level rise will disproportionately impact the Pacific, including Hawai'i. According to Slagen et al. (2014) and Sweet et al. (2017), sea level rise in the Pacific is expected to exceed the global mean by as much as 25%. Because of its remote location, and the fact that the majority of its development is located in low-lying coastal plains, Hawai'i is uniquely vulnerable to climate change and sea level rise.

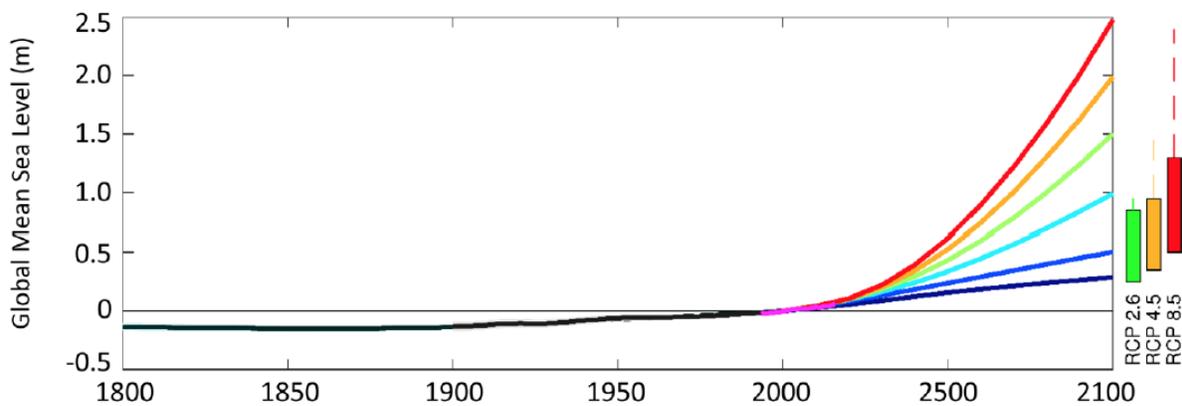
Climate change, particularly sea level rise and coastal hazards, will also disproportionately impact native Hawaiian and Pacific Islander communities, who have strong ties to mauka and makai areas for recreational, cultural, and subsistence activities. Climate change will not only impact the development of future homestead communities on Hawaiian Home Lands, but will also affect existing homesteads and

the livelihoods of DHHL beneficiaries. A summary of climate change impacts and projections in Hawai'i, with a focus on impacts to DHHL landholdings, is provided below.

a. Sea Level Rise Impacts

Due to atmospheric and ocean warming, as well as the melting of mountain and ice sheets, global sea level is currently rising by 0.13 inch (3.3 millimeters) per year. Climate change is expected to increase the rate of acceleration of sea level rise. The IPCC Fifth Assessment Report, which presents a range of sea level rise scenarios, indicates 3.2 feet (1 meter) of global sea level rise as a 'mid-range' estimate (light blue line presented in **Figure 2**) (IPCC, 2014). Notably, recent observations and projections indicate that global sea level rise of 3.2 could happen as early as 2060 (Sweet et al., 2017).

Figure 2: NOAA Global Sea Level Rise Scenarios (Source: IPCC, 2014)



In 2017, the Hawai'i Sea Level Rise Vulnerability and Adaptation Report modeled and mapped the potential impacts of sea level rise including passive flooding (still water high tide flooding), annual high wave flooding (overwash during the largest wave events of the year), and coastal erosion. When overlaid on a map, these hazards collectively represent the SLR-XA, or sea level rise exposure area. The SLR-XA does not account for less frequent but more severe floods such as the those depicted in FEMA Flood Insurance Rate Maps, which will also increase in frequency and severity due to climate change. The State of Hawai'i Sea Level Rise Viewer ([hawaiisealevelriseviewer.org](http://hawaiisealevelriseviewer.org)) is an online mapping tool that includes the SLR-XA and other hazard layers. It also maps potential economic losses and segments of highway expected to be chronically flooded with sea level rise.

According to the 2017 report, most low-lying coastal areas across the state will become chronically inundated with 3.2 feet of sea level rise. This would render over 25,800 acres of land unusable, damage or destroy over 6,500 structures, displace over 20,000 residents, and chronically flood 38 miles of major roads. Utilities, such as water, wastewater, and electrical systems, which often run along these major roadways, would also be damaged or destroyed. The statewide loss of land and structures would result in an economic loss of over \$19 billion, with urban areas on O'ahu being the greatest hotspot for structural and economic loss due to sea level rise. As noted above, these impacts will be felt well before the end of this century. A recent study by Thompson et al. (2021) projected that high-tide flooding in Hawai'i will begin to rapidly increase by the mid-2030's due to accelerating sea level rise coinciding with an 18.6-year cycle of maximum tidal amplitude. This means areas within the SLR-XA will experience high-tide flooding decades before 3.2 feet of global mean sea level rise is reached.

**IMPACTS TO DHHL LANDHOLDINGS:** Landholdings in low-lying coastal areas are the most vulnerable to chronic high tide flooding, wave overwash, and erosion due to sea level rise. Based on the Hawai'i Sea Level Rise Viewer, landholdings in Anahola (Kaua'i), Nānākuli (O'ahu), Pālā'au, Kalama'ula, Kapa'akea and Kamiloloa (Moloka'i), and Kamā'oa (Hawai'i Island) would be among the most impacted. For example, in Kalama'ula, large community use areas are projected to be impacted by sea level rise. Access to some homestead areas may also be impacted by flooding of coastal highways and roads.

#### b. Annual High Wave Runup, Coastal Erosion and Shoreline Loss

Increasing annual high wave runup is a prominent result of sea level rise. High wave flooding is most pronounced on the Hawaiian Islands' north shores during winter months. Areas most at risk of high wave runup are located in the FEMA FIRM coastal flood hazard VE Zone, although this zone does not take future sea level rise into account. High wave flooding is often exacerbated by high surf and high tides, which allow the wave run-up to extend further inland and to higher elevations. It will be further exacerbated by sea level rise. The State SLR-XA data and map viewer model high wave run-up depths and velocities with varying degrees of sea level rise. This can be used as a planning tool to understand future impacts.

Sea level rise is also increasing the rate and severity of coastal erosion. Currently, over 70% of the beaches on O'ahu, Maui, and Kaua'i are actively eroding (Fletcher et al., 2012). Coastal erosion and beach loss are intensified by seawalls and shoreline armoring, which prevent the shoreline from naturally migrating inland. Due to coastal erosion and seawalls, an estimated 25% of sandy beaches on O'ahu, Maui, and Kaua'i have been lost (Ngu and Cocke, 2020). Currently, an estimated 28.6% of the state's sandy shoreline is hardened (Tavares et al., 2020). Researchers estimate that 40% of sandy beaches on O'ahu could disappear by 2040 if the practice of shoreline armoring continues (Tavares et al., 2020).

The SLR-XA includes modeling of future coastal erosion with sea level rise, which can be used to inform planning and policy for adaptation. County and State regulations also address development in areas subject to erosion and beach loss. Recent updates to the State Coastal Zone Management Act (HRS 205A) effectively prohibit shoreline armoring in areas with sand beaches. Kaua'i County and Maui County have both adopted erosion-based shoreline setback regulations that take into account dynamic erosion rates (Romine et al., 2020).

**IMPACTS TO DHHL LANDHOLDINGS:** The increasing frequency of high wave runup will impact coastal areas and eventually make some areas uninhabitable. The loss of shoreline due to coastal erosion will most impact existing DHHL homestead communities located in coastal areas. However, loss of shoreline and beaches will impact all beneficiaries who depend on coastal areas for subsistence fishing, cultural activities, and recreation.

#### c. Tropical Cyclones and Tsunamis

Climate change is expected to increase the frequency and severity of storms, including tropical cyclones or hurricanes (Leong et al., 2014). While tropical cyclones are relatively rare in Hawai'i, the state's remote location and dependence on imports makes it particularly vulnerable. Recent modeling has predicted a northward shift in storm tracks that would result in tropical cyclones reaching the Hawaiian Islands more frequently (Murakami et al., 2013). The [National Storm Surge Hazard Map](#) developed by the National

Oceanic and Atmospheric Administration (NOAA) projects the impact of Category 1-4 hurricanes to Hawai'i. A direct strike of a Category 4 hurricane, a storm similar to Hurricane Iniki, which struck Kaua'i in September 1992, would cause severe storm surge flooding in low-lying coastal areas and would likely lead to island-wide impacts including cutting off coastal highways, isolating communities, and prolonged disruption of utilities and other critical services. **Figure 4** demonstrates the potential storm surge impacts of a Category 4 hurricane on the south shore of Moloka'i.

**Figure 4: Category 4 Hurricane Storm Surge on Moloka'i**  
 (Source: NOAA National Storm Surge Hazard Map)



**Figure 5: Tsunami Evacuation Zones in Waimānalo, O'ahu**  
 Source: Hawai'i Emergency Management Agency Tsunami Evacuation Zone Map)



The Hawai'i Sea Level Rise Viewer includes a map layer showing a 1% annual-chance coastal flood zone augmented with 3.2 feet of sea level rise to provide supplementary data for considering less frequent but more severe coastal flood events with sea level rise. The zone was modeled for future flood hazard assessment in the 2018 Hawai'i State Hazard Mitigation Plan. It is effectively the FEMA coastal high hazard area (Zone V or VE) with the addition of future sea level rise, and can be used as a planning tool in identifying areas that may be subject to impacts from severe coastal storms and flooding (Romine et al., 2020).

There is no definitive correlation between the frequency of tsunamis and climate change. However, the impacts of tsunamis may be magnified by sea level rise, contributing to larger storm surges and greater damage. When tsunami advisories and warnings are issued, people should evacuate tsunami evacuation zones (red) and extreme tsunami evacuation zones (yellow) (see **Figure 5**). Most shoreline development

and coastal areas in Hawai'i are located in tsunami zone evacuation areas. It is important that adequate shelter facilities and refuge areas are provided outside of the evacuation zones to accommodate evacuees.

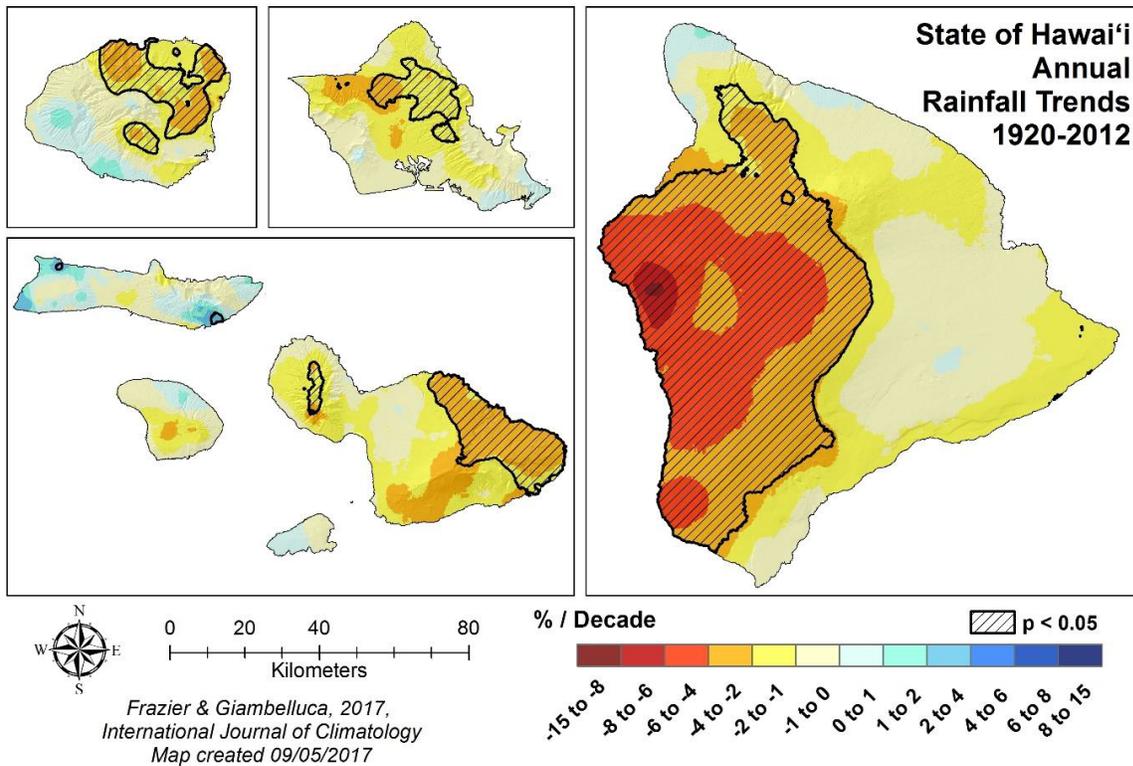
The Emergency Management Agency/Department for each County in Hawai'i maps potential emergency shelters and refuge areas. These refuge areas are intended to be a last resort for persons without safer options. Often these facilities do meet the State's guidelines for evacuation shelters. State guidelines for emergency shelters is provided by the Hawai'i Emergency Management Agency (HI-EMA) (available at the [HI-EMA website](#)). The [Pacific Regional Disaster Center](#) provides resources on disaster preparedness, including training and educational programs, including FEMA certified courses on climate adaptation planning for emergency planning.

**IMPACTS TO DHHL LANDHOLDINGS:** DHHL landholdings in low-lying coastal areas are the most vulnerable to tropical cyclones and tsunamis. Based on the NOAA [National Storm Surge Hazard Map](#), landholdings in Anahola (Kaua'i), Nānākuli (O'ahu), and Pālā'au, Kalama'ula, Kapa'akea and Kamiloloa (Moloka'i) would be among the most impacted by severe hurricanes and tsunamis.

#### d. Rainfall and Water Supply

Statewide, annual rainfall has declined 1.78% per decade since 1920 (Frazier and Giambelluca, 2017). On O'ahu, there has been a decline of 1.14% of annual rainfall per decade since 1920, equivalent to 20.4 millimeters less annual rainfall per decade (Frazier and Giambelluca, 2017). Stream base flows have also decreased by 20 to 70% over the last century (Keener et al. 2018). The highest rates of rainfall decline during the dry season months (October – May) were observed in high-elevation areas, while wet season (November – April) trends were generally consistent across elevation. Annual rainfall trends from 1920 to 2012 are depicted in **Figure 6**.

Figure 6: Percent Change per Decade in Annual Rainfall in Hawai'i (1920-2012)



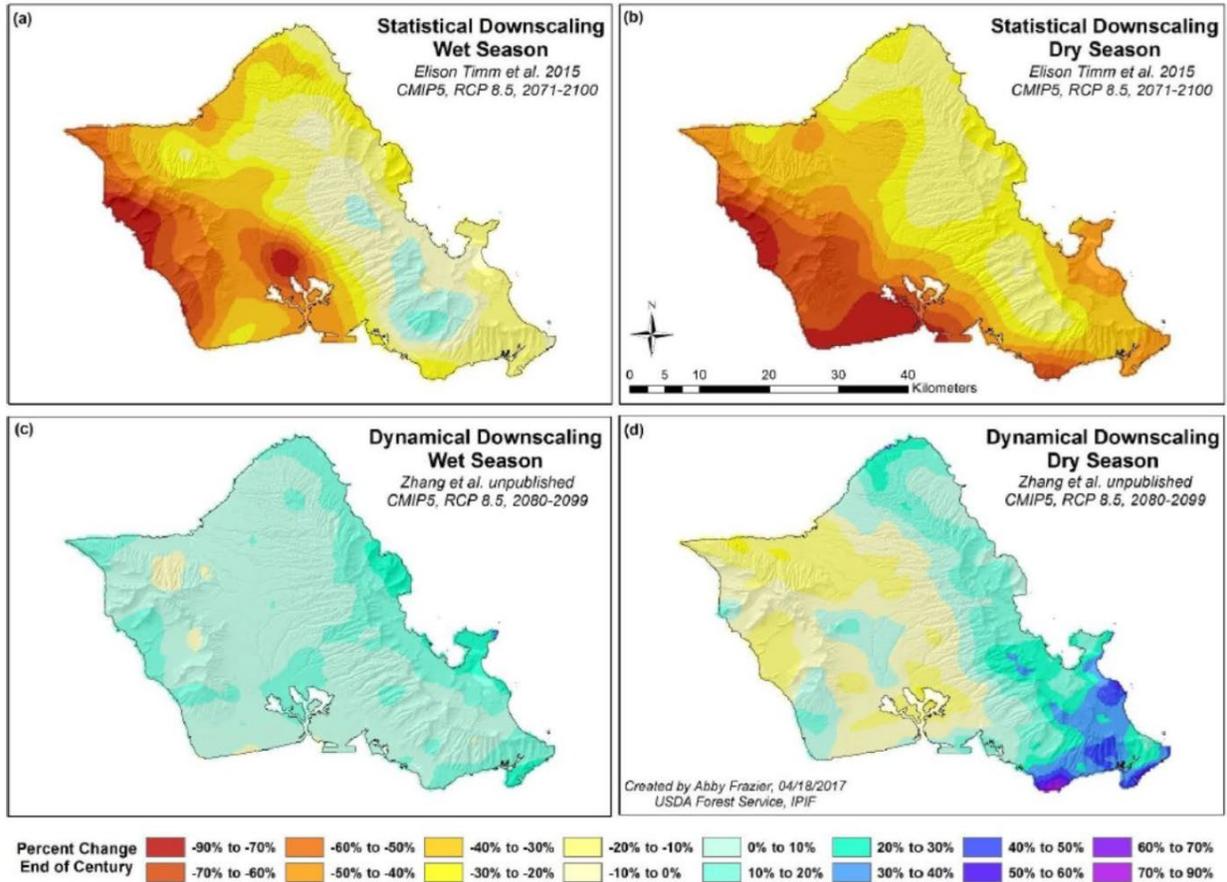
Statistical and dynamical downscaling models have both been employed in recent studies to measure rainfall change by the end of the century. These studies resulted in notably different findings. 2100 rainfall model projections for both statistical downscaling and dynamical downscaling analyses for O’ahu are shown in **Figure 7**.

**Statistical downscaling modeling (“Dry Scenario”)** predicts a substantial decrease in rainfall by the end of the century, during both wet and dry seasons. On the Leeward side of O’ahu, a region already prone to drought, future projections suggest rainfall reductions of more than 50% (Elison Timm et al., 2015).

**Dynamical downscaling modeling (“Wet Scenario”)** predicts a substantial increase in rainfall by the end of the century, during both the wet and dry seasons. This model estimates that areas of the Windward Side, East Honolulu, and the Primary Urban Center would experience the greatest increase in rainfall during the dry season (Zhang et al., 2016). Notably, even in the Wet Scenario, parts of the Leeward side of the island would experience rainfall decline during the dry season. Increased frequency and severity of rainstorms and flooding is likely in this scenario.

These rainfall scenarios highlight the multiple threats that rainfall changes may pose to the islands. When heavy rain events follow periods of drought, rain cannot recharge the groundwater aquifer, and instead produce runoff, erosion, and flooding. In both rainfall scenarios, impacts to groundwater recharge and water supply should be carefully examined.

Figure 7: 2100 Rainfall Scenarios for O’ahu



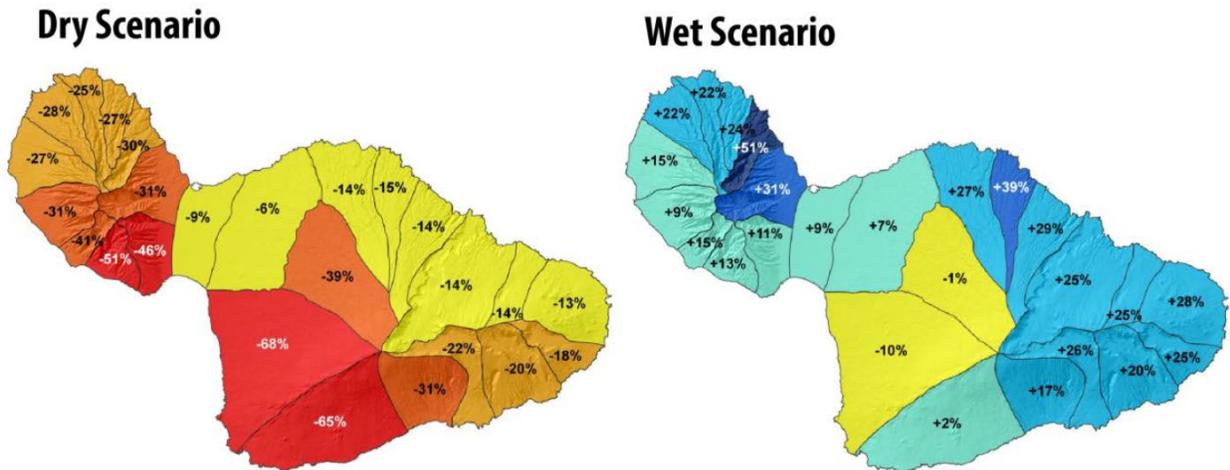
A study conducted by the Pacific Island Water Science Center estimated groundwater recharge and sustainable yields on Maui based on these differing climate conditions (referred to as the “dry” and “wet” scenario). In dry scenario, the study found that groundwater recharge on Maui would decrease by an average of 21%. In the wet scenario, recharge would increase by an average of 21% (Figure 8).

While similar studies regarding rainfall impacts to groundwater supply have not yet been completed for all the main Hawaiian Islands, it is likely similar trends would emerge concerning the differences in groundwater recharge in the dry and wet scenario. As demonstrated by the *Estimating Climate-Change Impacts on Groundwater Recharge for the Island of Maui, Hawai’i* study, due to the conflicting results of rainfall models, decision makers should consider both the driest and wettest rainfall conditions to capture the range of uncertainty in existing set of climate projections (Pacific Islands Water Science Center, 2016).

**IMPACTS TO DHHL LANDHOLDINGS:** All of DHHL’s existing and future landholdings may be impacted by changes in rainfall. While the future rainfall trends are uncertain, in both the Wet and Dry Rainfall scenarios, landholdings on the leeward sides of the islands will experience a drastic decrease in rainfall and groundwater recharge, leading to a decline in water supply for drinking and agricultural purposes. This will particularly impact landholdings on Maui and Moloka’i, where water shortages are already prevalent. DHHL should also be prepared for a potential increase in heavy rain events and associated stream flooding with the Wet Scenario. Under this scenario, landholdings located near streams, low lying coastal areas, and flood hazards zones will be most impacted.

Figure 8: Percent Change in Groundwater Recharge on Maui, by Aquifer System  
(Source: Pacific Islands Water Science Center, 2016)

e. Extreme Rain Events and Flooding



Though annual rainfall has generally been decreasing, climate change is causing rainfall and stream flooding to become more frequent and severe. For example, while rainfall in Hawai'i declined by 15% from 1990 to 2010, from 1958 to 2007, rain events with the heaviest downpours increased by 12% (UH Sea Grant, 2010). Heavy amounts of rain are also being experienced in shorter timeframes. In 2018, Kaua'i set a national record for the amount of rain recorded in a 24-hour period when the island received 49.69 inches (1.26 meters) on April 14 and 15<sup>th</sup> (Rice, 2021). The islands' aging drainage infrastructure is not equipped to handle such large amounts of rain, and when overwhelmed, further contributes to flooding.

Flood hazard zones are depicted on the Federal Emergency Management Agency's [Flood Insurance Rate Maps](#) (FIRMs). FIRMs are used by the National Flood Insurance Program (NFIP) for floodplain management, mitigation, and insurance purposes and by state and county agencies for building standards, such as building heights above flood elevations. Notably, FIRMs are based on observation and modeling using a database of historical floods, and do not consider future projections of climate change impacts to flood hazards. The State SLR-XA data also does not account for impacts of future rainfall-induced flooding. More research is needed to map combined projected impacts of sea level rise and rainfall flooding (Romine et al., 2020).

The majority of residential development in low-lying coastal areas are located within FEMA-designated Special Flood Hazard Areas (Zones A, AE, AH, AO, and VE) and are prone to both land-based and stormwater flooding. Special Flood Hazard Areas are also known as "100-year flood zones." By definition, these areas have a 1% annual likelihood of flooding, or a 25% chance of flooding over a 30-year mortgage. However, with the advent of climate change, "100-year flood" events are occurring more frequently.

**IMPACTS TO DHHL LANDHOLDINGS:** DHHL landholdings in Special Flood Hazard Zones will be most impacted by climate change-induced increases in extreme rain and flooding events. There is limited data on future flooding that takes climate change into account, however it can be expected that the areas impacted by future rainfall flooding will increase over time.

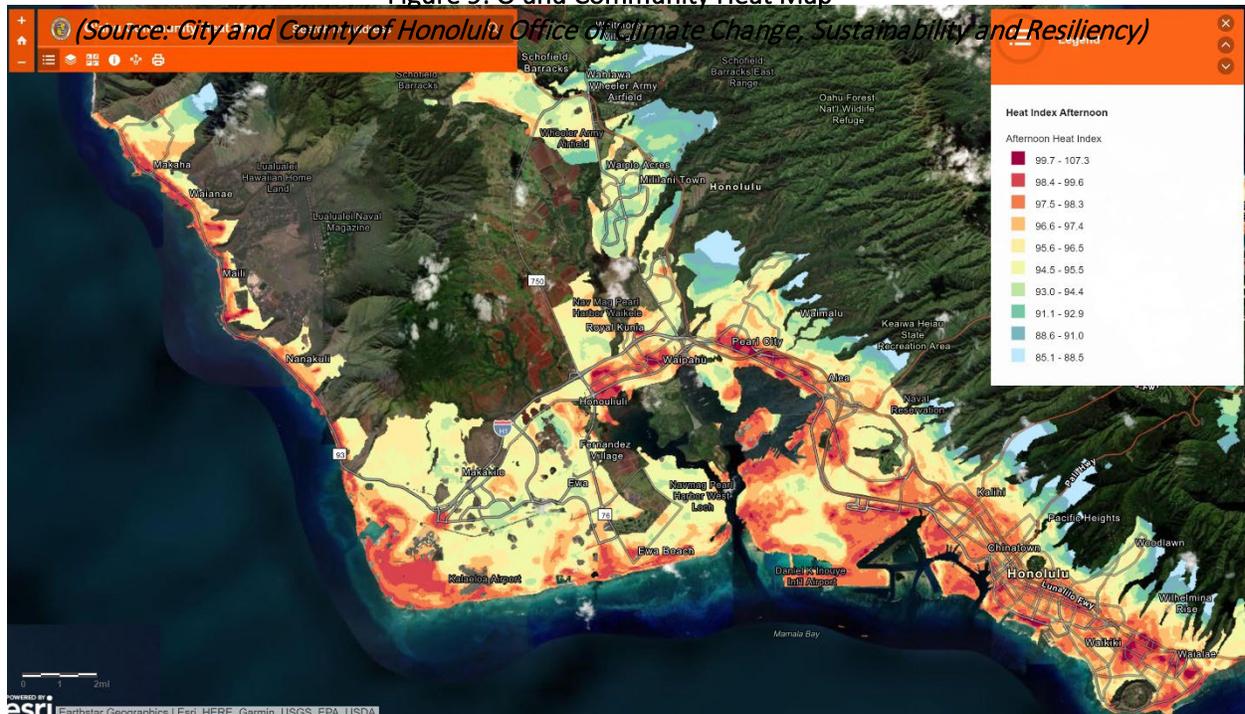
**f. Heat and Drought**

Average air temperature in Hawai'i has risen by 0.75° F (0.42° C) over the past 100 years and 2015 and 2016 were the warmest on record (NOAA, 2017). Honolulu set or tied 11 days of record temperatures during the strong El Niño event of 2015. In Honolulu, the number of days with temperatures above 90°F has increased by 200% over the last 50 years, from 5 days per year in 1948 to 15 days per year in 2016 (NOAA, 2017). During that same period, the number of nights with temperatures dropping below 65° F has decreased by 50% (NOAA, 2017). Modeling indicates that even if local and global carbon emissions were to be drastically reduced, by 2050 the average annual temperature in Hawai'i is expected to be consistently warmer than the current hottest year on record (Mora et al., 2013). Rising temperatures have also contributed to statewide trends of longer and more severe droughts (Chu, 2010).

Rising temperatures have an impact on agricultural production, requiring greater irrigation during periods of intense heat and drought. Heat also has severe public health impacts. A heat index over 90° F can lead to sunstroke or heat exhaustion – particularly for children, elderly, and homeless, those living without air conditioning, and anyone with prolonged exposure outside.

A Community Heat Map (**Figure 9**) was recently developed by the City & County of Honolulu Office of Climate Change, Sustainability and Resiliency (OCCSR) to measure the difference in morning and afternoon heat index across different neighborhoods on O'ahu. This map demonstrates that the heat index is most intense in urbanized areas along the coast, most noticeably on the leeward side of the island. In these areas, the afternoon heat index can reach over 100 degrees Fahrenheit.

**Figure 9: O'ahu Community Heat Map**



**IMPACTS TO DHHL LANDHOLDINGS:** Currently the most nuanced heat index data is available for O’ahu, which demonstrates that DHHL’s landholdings in Nānākuli, Mā’ili, Wai’anae, and Kalaeloa are already experiencing extreme heat indexes and will be the most impacted by the island’s rising temperatures. Based on other heat and rainfall studies, we can also generally assume that DHHL landholdings on the leeward sides of all the Hawaiian Islands, which are drier and are more prone to drought, will be the most impacted by increases in air temperature.

**g. Wildfire**

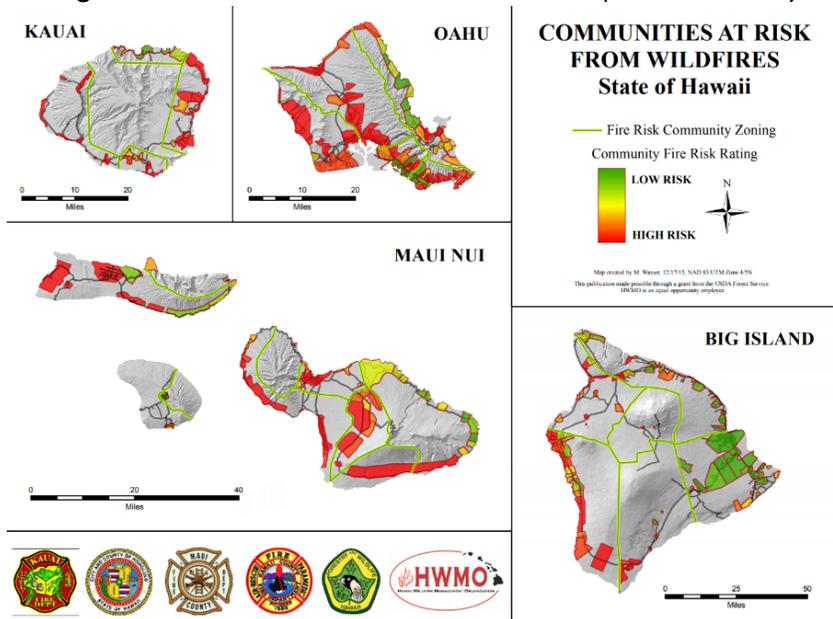
Prolonged droughts have intensified wildfires, an often-overlooked hazard for Hawai’i. According to the Hawai’i Wildfire Management Organization (HWMO), each year, approximately 0.5% of Hawai’i’s total land area is burned in wildfires. This is comparable most fire-prone western US states. The average area burned per year in Hawai’i has increased 400% over the past century (HWMO, 2021). Thirty-one individual fires in 2019 engulfed 32,124 acres of forest and brushland, an area almost as large as the island of Ni’ihau. Wildfire risks have been further increased by the replacement of agricultural lands with grasslands that are prone to wildfire, as well as erosion due to ungulates and invasive species in mauka areas.

99% of wildfires in Hawai’i are human caused. Moreover, most wildfires occur in what is called the “wildland-urban interface”, the area between unoccupied wildland and human development. The U.S. Forest Service defines the wildland-urban interface as properties within ½ mile of the zone where wildland and human development intersects. Given Hawai’i’s relatively small land area, the majority of land and development in the islands falls within the wildland-urban interface.

Beyond risk to human life and property damage, wildfires pose numerous negative impacts to watershed health and agricultural production:

- Wildfires destroy native forests and change soil chemistry, potentially threatening native species and habitats.
- Heavy rains after fires can erode topsoil, leaving some areas denuded and unable to support vegetation.
- Post-fire erosion can transport sediment into streams, ultimately depositing it in the ocean. This sedimentation can smother coral reefs, impacting water quality, fisheries, and long-term ecosystem health.
- Burned soil from wildfires decreases groundwater recharge, potentially affecting drinking water supplies.

**Figure 10: Communities at Risk from Wildfires (Source: HWMO)**



The HWMO offers a wide range of resources to assess and map wildfire risks:

- [History Maps and Applications](#) – provide an historical wildfire data (2000 to present) for the six main Hawaiian Islands.
- [Cross Boundary Management Maps](#) – provide an overview of current and future vegetation management for the six main Hawaiian Islands.
- [Community Wildfire Hazard Assessments](#) – provides an island-by-island analysis of community vulnerability to wildfires and the regional factors (ignition risk, water source availability, etc.) that contribute to wildfires.
- [Communities at Risk from Wildfires Map \(Figure 10\)](#) – provides a high-level analysis of wildfire risks across Hawai'i. Communities with low risks are highlighted in green and high-risk communities are highlighted in red.

**IMPACTS TO DHHL LANDHOLDINGS:** Similar to rainfall and heat impacts, the increase in wildfire hazards will be most prominent in DHHL landholdings on the leeward sides of the Hawaiian Islands. Moreover, landholdings with drought-prone vegetation (such as invasive shrubs and grass) are particularly susceptible to wildfires. Wetter landholdings and areas with predominantly native vegetation and adequate firebreaks will be the most resilient to wildfires.

#### h. Ocean Temperatures / Acidification

Increasing ocean temperatures and acidification have had severe impacts on Hawai'i's coral ecosystems. Coral reefs typically store photosynthesizing algae that provides food for corals in exchange for shelter. But when waters become too warm, coral reefs will expel the algae living in their tissue, causing the coral to turn completely white and starved for food. This phenomenon is known as coral bleaching. While some coral reefs can survive bleaching, if the algae loss is prolonged, the coral will eventually die. At the same time, coral reefs are being stressed by overfishing, tourism, and pollution.

Between 2014 and 2017, around 75% of the world's tropical coral reefs experienced bleaching, with an estimated 30% subsequent reef mortality (Scott and Lindsey, 2018). Similarly, widespread coral bleaching and coral death occurred in Hawai'i during the summers of 2014 and 2015. During that time nearly 90% of coral reefs in the main Hawaiian Islands experienced coral bleaching, with higher than 50% subsequent mortality in some areas (Rodgers et al., 2017). Since thousands of marine animals are dependent upon coral reefs for survival, the loss of coral reefs can lead to the displacement and/or death of entire nearshore ecosystems. Moreover, reefs provide crucial protection from storm surges and coastal flooding.

In December 2020, scientists mapped coral reef health across the Hawaiian Islands (Lippsett, 2021). With this map, scientists can determine on a regional scale what percentage of coral reef is still alive, as well as hot spots for coral bleaching. This map can also be overlaid with data on ocean temperatures, fishing, pollution, and others, to measure the connection between coral reef health and environmental factors (Lippsett, 2021).

**IMPACTS TO DHHL LANDHOLDINGS:** Coral bleaching will most impact existing DHHL homestead communities located in coastal areas, as coral loss may make them more vulnerable to coastal flooding and storm surges. However, coral bleaching will also impact all beneficiaries who depend on resilient nearshore ecosystems for subsistence fishing, cultural activities, and recreation.

### i. Volcanic and Seismic Hazards

Frequent and long-lasting volcanic eruptions and strong earthquakes in Hawai'i create a unique combination of natural hazards for the Hawaiian Islands. This is especially true for Hawai'i Island, which consists of five volcanoes, four of which are classified as active—Kīlauea, Mauna Loa, Hualālai, and Mauna Kea. While there is no observed link between climate change and earthquakes/volcanic eruptions, it is nonetheless an ongoing threat, and should be considered in the planning of future development.

Potential hazards from seismic activity are mapped by the United State Geological Survey (USGS), based on the 1998 Hawai'i Seismic Hazard Model. This map is considered a legacy dataset, as the original dataset was uploaded to the USGS website in 1998 but was later moved to the USGS ScienceBase Catalog in 2019. The seismic hazard map is available [here](#). Seismic hazard and earthquake occurrence rates in Hawai'i are locally as high as that near the most hazardous faults elsewhere in the United States. However, the highest probability of seismic hazard is on the south side of Hawai'i Island (Klein et al., 2001).

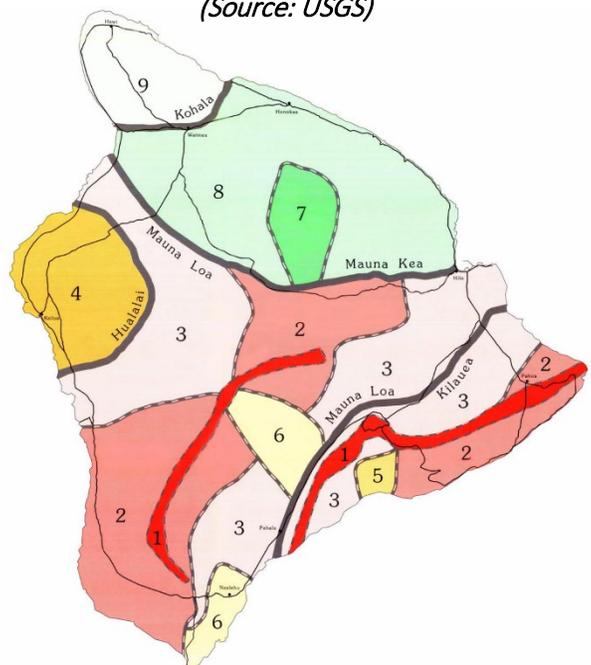
On Hawai'i Island, about 40 percent of Mauna Loa has been covered by lava erupted in the past 1,000 years, and more than 90 percent of Kīlauea's surface has been covered by lava during the same time period (USGS, 2021). The most recent volcanic activity occurred in 2018 and impacted the eastern portion of Hawai'i Island. The volcanic activity impacted nearly 14 square miles of land and destroyed around 700 homes (State Office of Public Health Preparedness, 2021). Beyond land and property damage, toxic gas emissions from volcanic activity also impacts public health, include lung, eye, and skin irritation.

Lava hazards are mapped by the USGS, based on using the record of past lava flows combined with detailed topographic maps. The latest lava hazard zones map for Hawai'i Island (**Figure 11**) was revised in 1992, and divided the island into nine zones. Lava flows are most likely to occur in Zone 1 and least likely in Zone 9.

Hawai'i also has a long history of destructive earthquakes. This includes a magnitude-6.7 earthquake in 2006 and a magnitude-7.7 earthquake in 1975. Earthquakes can endanger people and property by shaking structures and by causing ground cracks, ground settling, landslides, and tsunamis.

**IMPACTS TO DHHL LANDHOLDINGS:** Nearly all DHHL landholdings are susceptible to seismic hazard, however landholdings along the south coast of Hawai'i Island are most at risk. Based on this data, landholdings in Keaukaha, Maku'u, and Kamā'oa-Pu'u'eo (Hawai'i Island) are the among the most susceptible to earthquake hazards. Lava hazards only impact DHHL landholdings on Hawai'i Island. DHHL may consult the USGS Lava Hazard Map for site-specific impacts from lava hazards, understanding landholdings in Hazard 1 and 2 are most at-risk.

Figure 11: Lava Hazard Zones on Hawai'i Island  
(Source: USGS)



## 4. Relevant Planning Efforts

A summary of DHHL planning efforts relevant to climate change mitigation and adaptation efforts is provided

below. Additional Federal, State, and County planning and policy efforts, which may inform the planning, development, and management of Hawaiian Homesteads, are summarized in **Appendix B**.

**Coastal Resilience for DHHL Communities (2015):** This Practicum report, done in collaboration with the University of Hawai'i at Mānoa (UHM), Department of Urban and Regional Planning (DURP), is intended to improve the management of coastal resources within DHHL's jurisdiction and aid its beneficiaries in mitigating coastal hazards and enhancing their disaster readiness and resilience. The report provides: 1) an overview of relevant Federal and State policies governing DHHL and coastal zone management; 2) a hazard analysis of sea level rise and other coastal hazard impacts to homestead communities; 3) an overview of best practices for hazard mitigation; 4) an analysis of jurisdictional issues that affect DHHL's functional capabilities to manage coastal resources and enhance community resilience on Hawaiian Home Lands; 5) case studies highlighting coastal zone management on Native American Tribal Lands in Washington State, and the community resilience challenges confronting the Hawaiian homestead community in Kapa'akea on Moloka'i; and 6) a summary of findings, next steps, and areas for further examination.

This report identified Anahola (Kaua'i), Nānākuli (O'ahu), Kapa'akea/Kamiloloa-Makakupa'ia (Moloka'i), Waiehu (Maui), and Keaukaha (Hawai'i) as the five Hawaiian homestead communities that are among the most vulnerable to coastal hazards, and recommended that these communities should be prioritized in DHHL's future disaster and climate change planning initiatives.

**Social Capital, Indigenous Community Capacity, and Disaster Management (Spring 2016):** A second Practicum report was completed in collaboration with UHM DURP and the National Disaster Preparedness Training Center to investigate the unique vulnerabilities to natural disasters faced by Hawaiian homestead communities. The practicum report provides a framework and literature review covering social capital, building community capacity, recovery and stress models, Hawaiian values, community structure, hazards, preparedness and mapping; a summary of the community engagement activities and interviews; and concludes with recommendations for partnering agencies and implications for future research.

The report found that social capital, or connections that people have to themselves, neighbors, and their externalities on the community as a whole, is a key aspect of community preparedness and recovery from a disaster. As such, the report recommends that DHHL help build social capital in homestead communities by creating a program plan for disaster preparedness and building social capital.

**Resilient Hawaiian Communities (RHC) Initiative** was a 2-year effort developed at the request of, and funded by, the U.S. Department of the Interior. The purpose of the RHC Initiative was to assist two Hawaiian communities to develop resilience plans in partnership with Native Hawaiian, State, and Federal organizations. A summary of the resilience plans for the two selected Hawaiian Homestead Communities (Kailapa, Hawai'i Island and Waiehu, Maui) is provided below.

**'Ehu 'Ehu I Ka Pono: Kailapa Community Resilience Plan (2019)** identified actions to improve community resilience and designed a roadmap for future land use development. Kailapa opened as a DHHL Homestead Community in 1996 and is now home to over 600 residents. A lack of rainfall and freshwater resources present major issues for further development in the low-elevation areas of the community that include the residential subdivision. Increasing coral death and subsequent impacts to the community's food supply, as well as flooding from extreme rain events, were also

identified as the most prevalent climate impacts to Kailapa. The plan’s proposed actions for resilience were categorized in three priority areas (Wai, ‘Āina, and Kānaka).

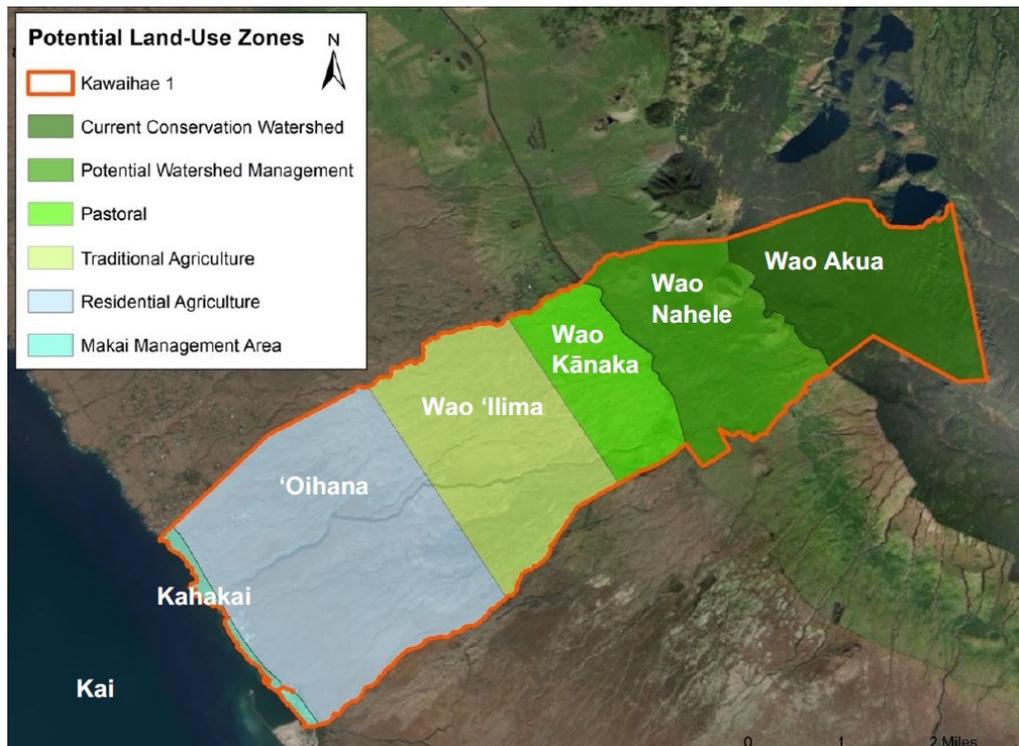
Key actions identified by plan included conducting assessments of community freshwater demand, researching costs and benefits of various freshwater options, planning and designing a water storage and transmission system, exploring ways to reduce and re-use water, building leadership capacity within the community to manage the ‘āina, among many others. For the priority area of ‘Āina, the plan recommended community campuses and land use zones for the Kawaihae I Ahupua‘a (**Figure 12**).

**Waiehu Maka‘ala Project (2018)** provided 1) an analysis of climate impacts to Waiehu; 2) an assessment of potential challenges and opportunities in Waiehu related to climate change; 3) maps to illustrate the location of challenges and opportunities in Waiehu related to climate change; and 4) an action plan for climate change adaptation projects that included community engagement processes, timelines, and a list of stakeholders and potential partners. Key strategies of the action plan focused on facilitating drainage system improvements to ensure effective conveyance of stormwater, as well as prudent land use management of vacant DHHL land to

Figure 12: Proposed Land Use Zones for Kawaihae I Ahupua‘a  
 (Source: Resilient Hawaiian Communities Initiative, 2019a)

reduce fuel load for wildfires.

## 5. Key Takeaways for DHHL



### a. Summary of Climate Change Impacts

The 2015 Coastal Resilience for DHHL Communities Report provided a hazard analysis of tsunami, flooding, erosion, and sea level rise impacts to existing homestead communities that had some part within the Special Management Area (SMA) boundaries or tsunami evacuation zones. Twenty-nine communities on five islands were identified as such. Findings from the 2015 study are presented in **Table 1**. Based on these findings, an estimated 3,918.43 acres of existing homestead communities are considered ‘hazard acreage’, as the land is located one or more of the following:

- Tsunami Evacuation Zones
- Special Flood Hazard Zones
- Areas expected to be loss due to coastal erosion (with 3-feet of sea level rise)
- 3-foot sea level rise inundation area

In addition to “hazard acreage”, the 2015 study estimated DHHL’s “hazard population”, meaning the sum of the total population exposed to each hazard. If a single person is exposed to three different hazards, they are counted as three people. Therefore, people may be double-, triple-, or quadruple-counted. Based on these parameters, the 2015 study estimated DHHL’s hazard population to be 23,997.

The 2015 study also identified the “most vulnerable” DHHL community on each island, based on their exposure to tsunami, flooding, erosion, and sea level rise impacts. The most vulnerable communities include Anahola (Kaua’i), Nānākuli (O’ahu), Kapa’akea/Kamiloloa-Makakupa’ia (Moloka’i), Waiehu (Maui), and Keaukaha (Hawai’i) Island. For greater detail on the vulnerabilities each of these communities faces, refer to the 2015 Coastal Resilience for DHHL Communities Report.

**Table 1: Anticipated Climate Change Impacts to Existing Homestead Communities (Based on the 2015 Coastal Resilience for DHHL Communities Report**

Climate Change Impact / Natural Hazard	Hazard Acreage of Existing Homestead Communities (Estimated)	Source
Flooding	Kaua’i: 214.23 acres O’ahu: 135.06 acres Moloka’i: 1,089.56 acres Maui: 289.77 acres Hawai’i Island: n/a <b>TOTAL FLOOD ACREAGE: 1,728.62+ ACRES</b>	Acreage of flooding impacts represents the number of acres of existing DHHL communities located within Special Flood Hazard Zones (Zones A, AE, AH, AO, and VE), representing 100 year-flood zones.
Tsunami	Kaua’i: 430 acres O’ahu: 341.27 acres Moloka’i: 1,558.99 acres Maui: 33 acres Hawai’i Island: 1,165.28 acres <b>TOTAL TSUNAMI ZONE ACREAGE: 3,528.54 ACRES</b>	Acreage of tsunami impacts represents the number of acres of existing DHHL communities located within Tsunami Evacuation Zones.

Sea level rise (3 feet)	Kaua'i: 60.54 acres O'ahu: 25.75 acres Moloka'i: 490.63 acres Maui: 26.24 acres Hawai'i Island: 67.42 <b>TOTAL SEA LEVEL RISE ACREAGE: 670.58 ACRES</b>	Acreage of sea level rise represents the number of acres of existing DHHL communities located within the 3-foot sea level rise inundation area, as projected by the Pacific Islands Ocean Observing System (PacIOOS).
Coastal Erosion	Kaua'i: 4.82 acres O'ahu: 0.30 acres Moloka'i: data not available Maui: none Hawai'i Island: data not available <b>TOTAL EROSION AGREAGE: 5.12+ ACRES</b>	Acreage of coastal erosion impacts represents the number of acres of existing DHHL communities impacted by erosion with 3-feet of sea level rise, based on historical shoreline change rates documented by USGS.
<b>TOTAL HAZARD ACREAGE OF EXISTING HOMESTEAD COMMUNITIES: 3,918.43 ACRES</b>		Kaua'i: 479.25 acres O'ahu: 328.48 acres Moloka'i: 1,622.28 acres Maui: 301.57 acres Hawai'i Island: 1,186.35 acres

This White Paper built upon previous studies by analyzing anticipated climate change impacts and natural hazards to all DHHL landholdings, including existing homestead communities and undeveloped land. A summary of these impacts is presented in **Table 2**. Where applicable, the number of acres of DHHL lands expected to be impacted by climate change hazards is provided (categorized by island). Reference links to external data and mapping tools that can be consulted for more detailed analysis is also provided. A more detailed analysis, categorized by impacts to specific land uses, is available in **Appendix C**. This appendix also describes the methodology for analyzing anticipated climate change impacts and natural hazards.

Similar to previous studies, this White Paper assessed the total “hazard acreage” for all DHHL land assets. However, this White Paper assessed additional climate impacts not addressed in the 2015 study, including heat, drought, wildfires, seismic activity, and others. It also used the latest available science, which has evolved since 2015. Based on the findings of this White Paper, an estimated 111,067.89 acres, or 54% all DHHL landholdings, are considered ‘hazard acreage’. This includes DHHL landholdings which are located in one or more of the following areas:

- Tsunami Evacuation Zones
- FEMA Special Flood Hazard Areas
- 3.2-foot Sea Level Rise Exposure Area (SLR-XA)
- Areas expected to be lost due to coastal erosion with 3.2-feet of sea level rise
- Leeward areas of the Hawaiian Islands, representing vulnerability to decreasing water supply, heat, and drought
- Fire Risk Areas
- Lava Hazard Zones 1 and 2

Table 2: Anticipated Climate Change and Natural Hazard Impacts to DHHL Landholdings (see [Appendix C](#) for Sources and Methodology)

Climate Change Impact / Natural Hazard	Most Vulnerable DHHL Landholdings	Hazard Acreage of DHHL Landholdings (Estimated)	Applicable Hazard Analysis
Decreasing rainfall and water supply	DHHL landholdings on the islands' leeward sides already experience ongoing periods of drought and will be most impacted by decreasing annual rainfall and water supply.	Kaua'i: 15,343 acres O'ahu: 5,498 acres Moloka'i: 31,748 acres Maui: 289.77 acres Hawai'i Island: 12,898 acres <b>TOTAL ACREAGE IMPACTED BY DECREASING RAINFALL: 89,722 ACRES</b>	<a href="#">Rainfall Atlas of Hawai'i</a> provides current and historical rainfall trend analysis by island.
Increasing rain events and flooding	DHHL landholdings in Special Flood Hazard Areas will be most impacted by increasing extreme rain and flooding events.	Kaua'i: 266.25 acres O'ahu: 135.06 acres Moloka'i: 1,229.60 acres Maui: 225.36 acres Hawai'i Island: 690.24 acres <b>TOTAL ACREAGE IMPACTED BY INCREASING RAIN AND FLOODING: 2,546.45 ACRES</b>	FEMA's <a href="#">Flood Insurance Rate Maps</a>
Increasing cyclones, tsunamis, other storms	DHHL landholdings in low-lying coastal areas are the most vulnerable to tropical cyclones and tsunamis – particularly landholdings located in the storm surge areas and tsunami evacuation zones.	Kaua'i: 472.55 acres O'ahu: 402.62 acres Moloka'i: 1,601.03 acres Maui: 32.54 acres Hawai'i Island: 1,105.57 acres <b>TOTAL ACREAGE IMPACTED BY TSUNAMIS: 3,614.31 ACRES</b>	NOAA <a href="#">National Storm Surge Hazard Map</a> ;  <a href="#">Hawai'i Emergency Management Agency Tsunami Evacuation Zone Map</a>
Increasing heat and drought	DHHL landholdings on the leeward sides of all the Hawaiian Islands, which are drier and are more prone to drought, will be the most impacted by changes in increasing heat.	Kaua'i: 15,343 acres O'ahu: 5,498 acres Moloka'i: 24,235 acres Maui: 31,748 acres Hawai'i Island: 12,898 acres <b>TOTAL ACREAGE IMPACTED BY INCREASING HEAT AND DROUGHT: 89,722 ACRES</b>	OCCSR <a href="#">O'ahu Community Heat Map</a>
Increasing wildfires	DHHL landholdings on the leeward side of the Hawaiian Islands are most susceptible to increases in wildfires. Landholdings with drought-prone vegetation (such as invasive shrubs and	Kaua'i: 1,336.76 acres O'ahu: 3,811.51 acres Moloka'i: 12,514.44 acres Maui: 9,134.64 acres Hawai'i Island: 7,510.22 acres <b>TOTAL ACREAGE IMPACTED BY INCREASING WILDFIRES: 34,307.57 ACRES</b>	HWMO <a href="#">Communities at Risk from Wildfires Map</a>

	grass) are particularly susceptible to wildfires.		
Sea level rise (3.2 feet)	DHHL landholdings located in low-lying coastal areas will be most susceptible to sea level rise impacts – in particular, those located within the 3.2-foot SLR-XA.	Kaua'i: 132.47 acres O'ahu: 44.13 acres Moloka'i: 506.08 acres Maui: 6.88 acres Hawai'i Island: 85.87 acres <b>TOTAL ACREAGE IMPACTED BY 3.2' SEA LEVEL RISE: 775.43 ACRES</b>	<a href="#">State of Hawai'i Sea Level Rise Viewer</a>
Coastal erosion	DHHL landholdings located in low-lying coastal areas will be most susceptible to loss of shoreline due to coastal erosion.	Kaua'i: 27.58 acres O'ahu: 11.9 acres Moloka'i: none Maui: none Hawai'i Island: none <b>TOTAL ACREAGE IMPACTED BY COASTAL EROSION: 39.57 ACRES</b>	<a href="#">State of Hawai'i Sea Level Rise Viewer</a>
Coral bleaching	DHHL landholdings located in coastal areas will be most impacted by the effects of coral bleaching, as coral loss may make them more vulnerable to coastal flooding and storm surges.	Not applicable.	<a href="#">"Hawai'i Coral Maps" provided by Global Airborne Observatory</a>
Lava hazards and earthquakes	DHHL landholdings along the south coast of Hawai'i Island are most at risk of seismic hazard. DHHL landholdings on Hawai'i Island, located in Lava Hazard Zones 1 and 2 are most susceptible to lava hazards.	<b>TOTAL ACREAGE IMPACTED BY LAVA HAZARDS: 13,277 ACRES (Hawai'i Island Only)</b>	<a href="#">USGS Lava Hazard Zones</a>
<b>TOTAL HAZARD ACREAGE OF DHHL LANDHOLDINGS: 111,067.89 ACRES</b>		Kaua'i: 16,711.68 acres O'ahu: 5,637.72 acres Moloka'i: 24,797.80 acres Maui: 31,991.19 acres Hawai'i Island: 31,929.50 acres	

**Table Notes:**

- 1** Acreage estimates of hazard impacts to DHHL communities is provided in the 2015 Coastal Resilience for DHHL Communities Report.
- 2** Acreage of flooding impacts represents the number of acres of existing DHHL communities located within Special Flood Hazard Zones (Zones A, AE, AH, AO, and VE), representing 100 year-flood-zones.
- 3** Acreage of tsunami impacts represents the number of acres of existing DHHL communities located within Tsunami Evacuation Zones.

**4** Acreage of flooding impacts represents the number of acres of existing DHHL communities located within the 3-foot sea level rise inundation area, as projected by the Pacific Islands Ocean Observing System (PacIOOS).

**5** Acreage of coastal erosion impacts represents the number of acres of existing DHHL communities impacted by erosion with 3-feet of sea level rise, based on historical shoreline change rates documented by USGS.

**b. Impacts to Existing Homestead Communities: Land Use, Properties, and Revenue**

In addition to land loss, climate change will also impact potential land uses and revenue generation from land uses, property, and economic activity in existing homestead communities. A summary of potential impacts to land value is provided in **Table 3** below.

**Table 3: Climate Change Impacts to Existing DHHL Communities Land Value (2015)**

DHHL Community	Total Land Value	Portion of Land Value in Hazard Zone	Applicable Hazards
<b>Kaua'i</b>			
Anahola (residential)	\$267,281,800	32.5%	Sea level rise, coastal erosion, tsunami, and rainfall flooding.
Anahola (agricultural)	\$53,654,500	23.3%	Erosion, tsunami, and rainfall flooding.
Hanapēpē	\$11,241,900	19%	Tsunami.
Kapa'a	\$23,354,900	99.3%	Sea level rise, tsunami, and rainfall flooding.
Kekaha	\$35,587,600	100%	Sea level rise, tsunami, and rainfall flooding.
Wailua	\$200,595,400	96.3%	Sea level rise, tsunami, and rainfall flooding.
<b>O'ahu</b>			
Kalaeloa	\$688,722,600	2.2%	Tsunami.
Lualualei	\$57,472,400	19.2%	Tsunami and rainfall flooding.
Mā'ili	\$10,416,800	11.6%	Sea level rise and tsunami.
Nānākuli	\$275,151,900	24.2%	Sea level rise, coastal erosion, tsunami, and rainfall flooding.
Princess Kahanu Estates	\$51,992,800	39.6%	Tsunami and rainfall flooding.
Waimānalo	\$478,777,800	15.6%	Sea level rise, tsunami, and rainfall flooding.
<b>Moloka'i</b>			
Ho'olehua-Pālā'au	\$6,649,300	0.02%	Sea level rise, tsunami, and rainfall flooding.
Kalama'ula	\$6,433,200	7.5%	Sea level rise, tsunami, and rainfall flooding.
Kalaupapa	\$4,052,100	2.4%	Sea level rise, tsunami, and rainfall flooding.
Kamiloloa-Makakupa'ia	\$15,251,200	0.5%	Sea level rise, tsunami, and rainfall flooding.

DHHL Community	Total Land Value	Portion of Land Value in Hazard Zone	Applicable Hazards
Kapa'akea	\$3,326,000	0.3%	Sea level rise, tsunami, and rainfall flooding.
<b>Maui</b>			
Kahikinui	\$2,085,200	0.1%	Sea level rise and rainfall flooding.
Ke'anae-Wailua	\$3,990,400	0.08%	Sea level rise, tsunami, and rainfall flooding.
Leiali'i	\$2,123,600	1.7%	Tsunami.
South Maui	\$50,202,500	1.7%	Tsunami and rainfall flooding.
Waiehu	\$6,421,100	1.7%	Tsunami and rainfall flooding.
<b>Hawai'i Island</b>			
Kamā'oa-Pu'u'eo	\$10,471,800	.01%	Sea level rise.
Kawaihae	\$82,321,900	34.1%	Sea level rise and tsunami.
Kealakehe	\$99,737,200	0.6%	Tsunami.
Keaukaha	\$78,635,700	43.5%	Sea level rise and tsunami.
Maku'u	\$51,777,300	1.6%	Sea level rise and tsunami.
'Upolu	\$2,194,700	45.3%	Sea level rise and tsunami.
Waimanu	\$426,300	.001%	Sea level rise.

**Table Notes:** Total land values and estimated portion of land values in hazard zones is provided in the 2015 Coastal Resilience for DHHL Communities Report. The table only lists existing homestead communities that have land within one of the four hazard zones:

- 1) **3-foot sea level rise inundation area**, as projected by the Pacific Islands Ocean Observing System (PacIOOS).
- 2) **Coastal erosion with 3-feet of sea level rise**, based on historical shoreline change rates documented by USGS. Note, coastal erosion data was not available for Moloka'i and Hawai'i Island.
- 3) **Tsunami evacuation zones.**
- 4) **Special Flood Hazard Areas** (Zones A, AE, AH, AO, and VE), representing FEMA-designated 100 year-flood zones. Note, no flood hazard data was available for Hawai'i Island.

## 6. Climate Change Mitigation and Adaptation Policies and Strategies

Policies and measures to respond to climate change generally fall into one of two categories: 1) *mitigation* efforts that lower greenhouse gas emissions and 2) *adaptation* efforts that allow individuals, households, and communities to withstand the impacts of climate change. Many assume that since climate change mitigation and adaptation have different goals, they must be accomplished separately. However, best practices documented by the World Resources Institute suggest that the most effective measures curb the impacts of climate change while coping with its impacts. Given that Hawai'i is expected to experience disproportionately high impacts from climate change while contributing relatively little to global emissions, a greater emphasis on studying and implementing climate change adaptation is justified, however where possible, opportunities for greenhouse gas mitigation should be identified and incorporated.

Climate change adaptation policies are generally intended to accomplish one or more of the following:

- Evaluate risk and identify vulnerable assets
- Prevent and discourage development in vulnerable areas
- Direct development to safer areas
- Safeguard development in hazard areas
- Protect future development from natural hazards/climate change

More specifically, measures to adapt to sea level rise, erosion, and flooding are typically grouped into one of three categories: 1) protection and armoring; 2) accommodation and elevation; and 3) retreat or relocation away from hazardous areas. Each of these adaptation types have tradeoffs that need to be carefully considered from a social, environmental, and economic standpoint. While these decisions are difficult and will have far-reaching impacts, the cost of failing to act proactively is far greater. A graphic depicting the three main climate change adaptation categories is provided in **Figure 12**.

The update of the DHHL General Plan (Tier 1) offers an opportunity to incorporate climate change mitigation and adaptation into the agency’s long-term vision, goals, and objectives, as well as statewide land use designations. However, most measures to mitigate and adapt to climate change will need to be facilitated through the lower tiers of DHHL’s planning system, including: Strategic Program Plans and Island Plans (Tier 2); Regional Plans and Development Plans (Tier 3); and implementation tools. **Table 4** provides a summary of policies and measures that could be taken at each level of DHHL’s planning system to integrate climate change mitigation and adaptation. **Table 5** provides a summary of climate change adaptation policies and planning strategies to address the hazards identified in this report. **Table 6** provides a list of potential climate change mitigation strategies.

Figure 12: Climate Change Adaptation Strategies for Sea Level Rise, Erosion, and Flooding



Table 4: Summary of Recommendations for the DHHL Planning System to Incorporate

DHHL Planning Tool	Current Focus on Climate Change	Recommended Steps to Incorporate Climate Change Mitigation and Adaptation Planning
<b>Tier 1</b>		
General Plan	There is no mention of climate change in the 2002 General Plan.	<p>Include <u>goals</u> and <u>policies</u> for climate change mitigation and adaptation in the General Plan update (see Table 5 for example policies and planning strategies).</p> <p>Establish land use designations or overlays that can be applied to areas subject to sea level rise and other climate-related hazards.</p>

DHHL Planning Tool	Current Focus on Climate Change	Recommended Steps to Incorporate Climate Change Mitigation and Adaptation Planning
		Provide guidance for Island Plans on where and how to apply these designations.
<b>Tier 2</b>		
Program Plans	There is no program plan focused specifically on climate change. DHHL program plans have been developed for the following areas: native Hawaiian development, energy, water policy, agricultural, and cultural and natural resources.	Develop a program plan specific to climate change mitigation and adaptation, Consider including a detailed statewide vulnerability assessment of climate change impacts to DHHL landholdings.
Island Plans	Island plans designate land uses for DHHL and prioritize areas for homestead development. Climate change impacts are currently not included as criteria for selecting future development.	<u>Incorporate hazard analysis to identify land not suitable for development</u> and apply appropriate land use designations (applicable hazard analyses provided in Table 1).
<b>Tier 3</b>		
Regional Plans	While regional plans assess “current conditions”, they are not required to analyze climate change impacts. Notably, some regional plans discuss issues related to climate change, such as flooding and erosion.	<u>Incorporate community resiliency and disaster planning</u> into the regional plan process.  <u>Incorporate hazard analysis to identify localized climate change impacts</u> and place-based mitigation and adaptation strategies.
Development Plans	Area-specific development plans contain information necessary to implement area-wide development, including off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation. There is no current requirement to consider sea level rise in DHHL area development plans.	<u>Identify if and how climate change hazards will impact proposed development</u> and mitigation / adaptation steps to address applicable hazards.
<b>Implementation Tools</b>		
Administrative Rules	DHHL is governed by Title 10 of the Hawai'i Administrative Rules (HAR). Currently, climate change is not explicitly mentioned in DHHL's administrative rules.	HAR §10-4-55 provides criteria for the DHHL General Plan. <u>HAR §10-4-55 should be amended</u> to include explicit criteria to address climate change, such as “Identify criteria to identify lands not suitable for

DHHL Planning Tool	Current Focus on Climate Change	Recommended Steps to Incorporate Climate Change Mitigation and Adaptation Planning
		<p>homesteading due to climate change hazards and other natural hazards.”</p> <p>HAR §10-4-56 provides criteria for island plans and programs plans. <u>HAR §10-4-56 should be amended</u> to list “climate change” as a functional area for program plan development.</p> <p>HAR §10-4-57 provides criteria for regional, development, and special areas plans. <u>HAR §10-4-57 should be amended</u> by stating that regional, development, and special area plans must include an assessment of current and anticipated climate change hazards.</p>

Table 5: Climate Change Adaptation Policies and Planning Strategies for the General Plan

Climate Change Impact / Natural Hazard	Policy/Planning Strategy	Alignment with State or County Goals/Policy Direction/Activities
Sea Level Rise	Incorporate the SLR-XA into DHHL land use planning by developing an overlay zone, land use designation, or certain requirements/restrictions for development in vulnerable coastal areas.	<p>The State Climate Commission urges County agencies to incorporate the 3.2 SLR-XA into their general and development plans (DLNR, 2018).</p> <p>The Commission also encouraged State and County agencies to identify and develop adaptation strategies for vulnerable development and assets located within the SLR-XA (DLNR, 2018).</p>
	Assess vulnerable populations, resources, infrastructure and development in the SLR-XA across DHHL landholdings.	
	Utilize the vulnerability assessment to prioritize areas for adaptation and to inform decisions about DHHL land purchases, exchanges, and acquisitions.	
	Prepare climate adaptation plans for priority homestead areas, identifying feasible adaptation options, timeframes, and costs.	
	Conduct a study of implications and potential solutions for relocating homesteaders within vulnerable areas.	
	Build capacity within homestead communities to prepare community resilience plans.	

Climate Change Impact / Natural Hazard	Policy/Planning Strategy	Alignment with State or County Goals/Policy Direction/Activities
<b>High Wave Flooding, Coastal Erosion, and Shoreline Loss</b>	Comply with State and County regulations regarding shoreline development and hardening.	Recent updates to the State Coastal Zone Management Act (HRS 205A) through Act 16 (SLH 2020) provide support for integrating sea level rise considerations in planning and permit review and strengthened prohibitions against coastal armoring. County shoreline setback and SMA regulations are also under review/update to incorporate SLR.  The County of Kaua'i has recently adopted a Special Treatment-Coastal Edge overlay for vulnerable coastal areas, and is preparing associated development standards.
	Adopt a coastal preservation DHHL land use designation or overlay to identify coastal areas and resources to be preserved and restored.	
<b>Tropical Cyclones and Tsunamis</b>	Incorporate tsunami evacuation zones into land use planning.	The 2018 State Hazard Mitigation Plan (HMP) identifies the major natural hazards that affect the State, assesses the risk, analyzes the vulnerability, and recommends actions that can be taken to reduce the risk and vulnerability to each hazard. The HMP recommends expanding the Hawaiian Hazard Awareness and Resilience Program as well as outreach and education programs. Additionally, the plan recommends developing hurricane shelter capacity estimates and alternative hurricane evacuation/sheltering policies prioritizing the most vulnerable population areas.
	Designate evacuation routes, shelters and refuge areas for homestead communities and ensure they are adequately marked and advertised.	
	Encourage infrastructure redundancies/resiliency (distributed infrastructure, backup sources, etc.).	
	Encourage homestead associations to prepare disaster preparedness plans, get CERT training, assemble supplies, etc.	
<b>Rainfall and Water Supply</b>	Incorporate downscaled rainfall projections into water planning for homestead areas.	The Commission on Water Resources Management and County water departments are working to reduce per capita water demand across Hawai'i. For example, the 2016 Board of Water Supply Water Plan aims to reduce O'ahu's per capita water demand to from 155 gallons per person per day (gpcd) to 145 gpcd.
	Maintain and improve existing water systems and irrigation infrastructure to minimize water loss.	
	Coordinate with County and State agencies to support a One Water approach to water management.	

Climate Change Impact / Natural Hazard	Policy/Planning Strategy	Alignment with State or County Goals/Policy Direction/Activities
	<p>Implement water conservation and efficiency measures, such as water catchment and greywater reuse, for residential and agricultural homesteads.</p> <p>Explore use of xeriscaping and native plants for residential homesteads.</p> <p>Explore desalination strategies to meet future water demand.</p>	<p>Counties are also developing “One Water” frameworks for an integrated water management system approach. This approach requires cross-agency collaboration to coordinate and plan water investments and services. See the <a href="#">One Water for Climate Resiliency White Paper</a> for more details.</p>
<b>Extreme Rain Events and Flooding</b>	<p>Incorporate future flooding projections into land use planning and design of homestead communities.</p>	<p>The HMP recommends specific actions to model and estimate extreme rainfall events for the island of Kaua’i.</p>
	<p>Specify the use of low impact development (LID) and green infrastructure in homestead communities to minimize impervious surfaces and increase stormwater detention and retention.</p>	<p>The City &amp; County of Honolulu prepared Climate Adaptation Design Principles for Urban Development, which includes best practices for mitigating flooding and heavy rainfall.</p>
	<p>Specify additional mitigation measures and requirements for development in designated Special Flood Hazard Areas.</p>	<p>Honolulu’s Water Quality Rules also require the use of LID and green infrastructure as best management practices for stormwater drainage.</p>
	<p>Adopt a special land use designation/overlay to limit development in flood hazard zones.</p>	
<b>Heat and Drought</b>	<p>Incorporate heat index data into land use planning and design of homestead communities.</p>	<p>The HMP recommends that the state monitor water resources and conduct drought forecasts, as well as providing drought public education and awareness.</p>
	<p>Encourage homestead associations to plant native trees to reduce urban heat.</p>	<p>The City &amp; County of Honolulu prepared a heat index map for O’ahu, available on the Climate Ready O’ahu mapping tool.</p>
	<p>Encourage homestead associations to prepare water conservation plans.</p>	<p>The Climate Adaptation Design Principles for Urban Honolulu also include best practices for mitigating extreme heat and conserving/reusing water.</p>
<b>Wildfire</b>	<p>Incorporate wildfire hazard zones into land use planning of homestead communities.</p>	<p>The HMP recommends reducing hazardous fuels in the Wildland Urban Interface as well as fallow agricultural</p>

Climate Change Impact / Natural Hazard	Policy/Planning Strategy	Alignment with State or County Goals/Policy Direction/Activities
	<p>Consider a land use designation or overlay to limit development in wildfire zones and/or designate firebreak buffers.</p> <p>Explore use of xeriscaping and native plants to reduce wildfire risks.</p>	lands. It also recommends maintaining and improving firebreaks and establishing Community Wildfire Protection Plans.
<b>Ocean Temperatures/Acidification</b>	Consider reef restoration and/or artificial reefs as a potential climate adaptation measure to protect and enhance the resilience of existing nearshore ecosystems and homestead communities.	<p>The State Ocean Resource Management Plan includes a goal to effectively manage networks of healthy coral reefs while improving the health of reef ecosystems at priority sites identified by the State of Hawai'i Coral Program.</p> <p>The National Oceanic and Atmospheric Administration (NOAA) Coral Reef Conservation Program supports coral reef health by increasing resilience to climate change, reducing land-based sources of pollution, improving fisheries' sustainability, and restoring viable coral populations.</p>
<b>Volcanic and Seismic Hazards</b>	<p>Incorporate lava hazard zones into land use planning of homestead communities on Hawai'i Island.</p> <p>Encourage homestead associations to prepare disaster recovery plans, to better prepare for earthquakes and other natural disasters.</p>	<p>The Hawai'i Hazard Mitigation Plan calls for tracking and evaluation the development of Earthquake Early Warning systems. THE HMP also recommends generating shake maps that incorporate soil conditions.</p> <p>The County of Hawai'i launched a network of Resilience Capacity Areas and Action teams to support community-based</p>

Table 6: Climate Change Mitigation Strategies for DHHL's Consideration

Strategy	Supplementary Policy Direction	Primary Function	Additional Adaptation Benefits	Alignment with State or County Goals
<b>Household and Community Solar Energy</b>	Establish a target renewable energy requirement for	Solar panels can provide renewable electricity to individual	Use of solar energy and other micro-grid energy systems increase	Act 97 (2015), which mandates the State's energy portfolio be 100% renewable by 2045.

Strategy	Supplementary Policy Direction	Primary Function	Additional Adaptation Benefits	Alignment with State or County Goals
	all new homestead communities.	households and entire communities. In addition to lowering GHG emissions, solar energy can lower energy prices.	household and community resiliency to energy blackouts, which are expected to increase with natural disasters.	
<b>Energy Efficiency</b>	Incorporate energy efficiency measures into new homestead communities and educate or incentivize existing homesteaders to use efficient technologies.	Energy efficient appliances, building materials, and home design make homes more affordable through reducing energy costs, and comfortable through reducing ambient heat.	Energy efficiency measures reduce the need for energy generating infrastructure and lessen greenhouse gas emissions.	Act 97 (2015) establishes a statewide goal for energy efficiency to reduce electricity consumption by 4,300 gigawatt-hours by 2030.
<b>Reforestation and Urban Canopy</b>	Establish a target tree canopy cover (%) for all existing and new homestead communities.	Reforestation and urban greenery allow for increased capture and storage of GHG emissions.	In urban areas, trees and greenery reduce urban heat and mitigate flood impacts.	The City and County of Honolulu has committed to planting 100,000 trees across O’ahu by 2025 and increasing the urban tree canopy to 35% by 2035.
<b>Low Carbon Building Materials</b>	Require certain low carbon building materials for the development of all new homestead communities.	Common construction materials like cement require a high amount of GHG emissions for production. ‘Carbon smart building materials’ such as bamboo, greatly reduce the amount of embodied GHG emissions.	Some low carbon materials are produced locally, including low carbon concrete, supporting the local economy.	In 2019, the State Legislature tabled House Bill 1282, which would have required State construction that uses concrete to instead use “post-industrial carbon dioxide mineralized concrete”. Although this bill did not pass, certain State and County agencies have begun taking measures to reduce their cement use. For example, HDOT now uses “carbon-injected concrete”.

Strategy	Supplementary Policy Direction	Primary Function	Additional Adaptation Benefits	Alignment with State or County Goals
<b>Local and Traditional Food Production</b>	Establish a target food production goal in existing and new homestead communities.	Local and traditional food production support traditional Hawaiian lifestyles and cultural practices, while also reducing GHG emissions linked with transporting imported food.	Local food production decreases Hawai'i's dependence on foreign imports, making the islands more resilient. Traditional food production such as taro farming and fishponds, can also provide flood protection benefits.	The Hawai'i 2050 Sustainability Plan identified the goal of doubling local food production by 2030. The Aloha+ Challenge expanded this goal to 20-30% of food consumed in the State being locally grown.

## 7. Conclusions & Recommendations for Further Study

Climate change is a cross-cutting issue that is already impacting and will continue to affect DHHL's land assets and beneficiaries' way of life. Previous studies, mainly the 2015 Coastal Resilience for DHHL Communities Report, studied the impacts of coastal hazards – including tsunami, flooding, erosion, and sea level rise – on existing homestead communities. The 2015 study estimated 3,918.43 acres of DHHL communities are vulnerable to these coastal hazards (see **Table 1** for further detail).

This White Paper built upon previous studies by analyzing the vulnerability of all DHHL landholdings, including both existing communities and undeveloped land, to the ten hazards discussed in this report: sea level rise, high wave runup, coastal erosion, shoreline loss, increasing tropical cyclones and tsunamis, extreme rain events and flooding, increasing heat and drought, changes to rainfall and water supply, increasing ocean temperature and acidification, and volcanic and seismic hazards. Based on the analysis completed for this White Paper, an estimated 111,067 acres, or 54% of all DHHL land assets, are vulnerable to these hazards (see **Table 2** and **Appendix C** for further detail). Given the limited scope of this White Paper, further analysis is needed to better understand climate change impacts to specific homestead communities and land uses.

Because of its far-reaching effects, climate change must be addressed in all of DHHL's planning, programs, and policies – understanding that steps must be taken to both guide the development of future homesteads and DHHL land uses, and to adapt and increase the resiliency of existing homestead communities. To enhance climate change adaptation and resilience planning at DHHL, the DHHL Planning Office has identified the following future activities (as cited in a July 2021 presentation by the DHHL Planning Office to the Hawaiian Homes Commission):

- Continue work on integrated policy framework via General Plan update process, then implement climate change-related policies via the Island Plan updates.

- Continue work on a more coordinated approach to DHHL representation and involvement in disaster preparedness and community resilience planning processes, policies, and implementation activities at federal, state and county levels.
- Conduct cross-training on climate change and community resilience planning within Planning Office for land use and environmental planners, then roll out to other divisions.
- Continue to include considerations of sea level rise, climate change and hazard vulnerability in the criteria for evaluating land exchanges and acquisitions.
- Conduct a workshop for the Commission in late 2021-early 2022 to generate recommendations and direction on prioritization of DHHL efforts for the above.
- Conduct Community Resilience Planning workshops in 2022-23 for homestead communities interested in developing Community Resilience Plans.
- Future joint submittal to the HHC regarding federal Environmental Protection Agency and Hawaii Department of Health cesspool conversion requirements.

In addition to these activities, this White Paper recommends that DHHL develop one or more land use designations or overlays that incorporates the climate hazards presented in this study. As a baseline, the land use designation / overlay should include the SLR-XA. This would limit the amount of future development located in hazardous coastal areas, thus preventing future property damage and threats to public safety. Land use designations or overlays could also be applied to Special Flood Hazard Areas, Tsunami Evacuation Zones, and/or Wildfire Hazard Areas. In addition to a land use designation / overlay for coastal hazards, data and projections for rainfall, flooding, heat, drought, ocean acidification, volcanic and seismic hazards, should be incorporated into the planning and design of future DHHL development.

Regarding existing homesteads, DHHL will need to work with other State and County agencies, homestead associations, and beneficiaries to identify vulnerable assets and develop adaptation strategies. As part of this process, DHHL will need to assess the environmental, cultural, and financial costs and benefits of different adaptation strategies – including protecting/armoring, accommodating, or relocating from hazardous areas. DHHL may need to plan for the strategic relocation of some homestead communities that are particularly vulnerable – such as Anahola (Kaua'i) and Kapa'akea/Kamiloloa-Makakupa'ia (Moloka'i). Such relocations may require DHHL to acquire additional land through purchases and/or land exchanges.

To facilitate climate change adaptation at the community level, this White Paper recommends that DHHL work with homestead associations to conduct community vulnerability assessments and prepare community resilience plans. DHHL should prioritize the most vulnerable communities, including those identified in the 2015 Coastal Resilience for DHHL Communities Report: Anahola (Kaua'i), Nānākuli (O'ahu), Kapa'akea/Kamiloloa-Makakupa'ia (Moloka'i), and Keaukaha (Hawai'i Island). Community resilience plans could be modeled on the planning efforts used by the Resilient Hawaiian Communities Initiative to develop resilience plans for homestead communities in Kailapa (Hawai'i Island) and Waiehu (Maui).

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## Appendix A: Terms & Definitions

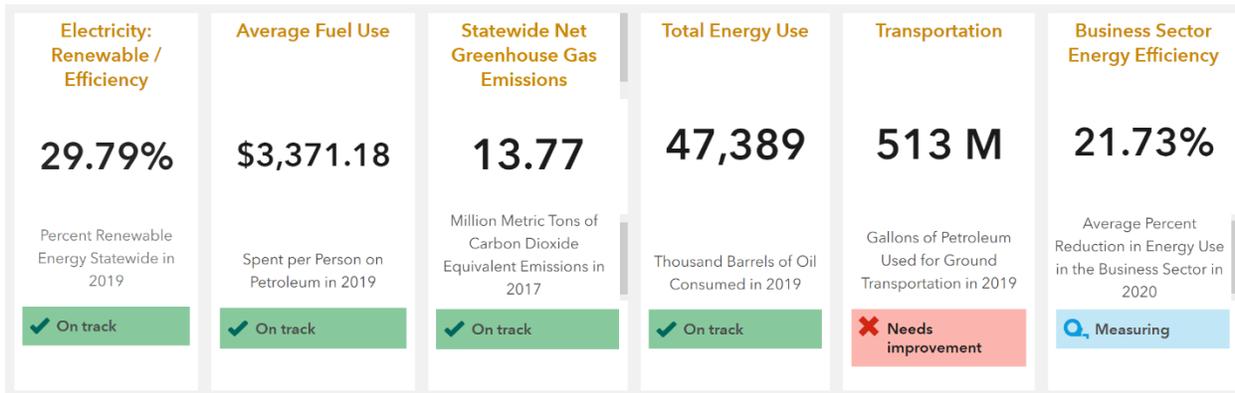
- **100-year Flood:** A flood that statistically has a 1% chance of occurring in any given year (EPA, 2009).
- **Climate Change Adaptation:** Adjustment in natural or human systems in response to current natural hazards and actual or expected climate change impacts (NOAA modified from IPCC, 2007).
- **Climate Change Mitigation:** A human intervention to reduce the sources or enhance the sinks of greenhouse gasses (GHGs) (IPCC, 2014).
- **El Niño – Southern Oscillation (ENSO):** El Niño and La Niña are opposite phases of what is known as the El Niño-Southern Oscillation (ENSO) cycle. The ENSO cycle is a scientific term that describes the fluctuations in temperature between the ocean and atmosphere in the east-central Equatorial Pacific (approximately between the International Date Line and 120 degrees West). La Niña is sometimes referred to as the cold phase of ENSO and El Niño as the warm phase of ENSO (NOAA, 2017).
- **Global Sea Level Rise:** The worldwide average rise in mean sea level.
- **Inundation:** The submergence of land by water, particularly in a coastal setting, see also flooding (EPA, 2009).
- **King Tides:** A King Tide is a non-scientific term people often use to describe exceptionally high tides. Higher than normal tides typically occur during a new or full moon and when the Earth is at its perigee, or during specific seasons around the country (NOAA, 2017).
- **Managed Retreat:** Adaptation process that involves relocating vulnerable buildings, infrastructure, or entire communities away from hazardous areas (NOAA, 2007).
- **Relative Sea Level Rise:** The increase in ocean water levels at a specific location, taking into account both global sea level rise and local factors, such as local subsidence and uplift (EPA, 2009).
- **Salt Water Intrusion:** Displacement of fresh or ground water by the advance of salt water due to its greater density, usually in coastal and estuarine areas (EPA, 2009).
- **Shoreline:** In the State of Hawai'i, "shoreline" means the upper reaches of the wash of the waves, other than storm and seismic waves, at high tide during the season of the year in which the highest wash of the waves occurs, usually evidenced by the edge of vegetation growth, or the upper limit of debris left by the wash of the waves (HRS § 205A-1).
- **Submergence:** A rise of the water level relative to the land, so that areas that were formerly dry land become inundated; it is the result either of the sinking of the land or a net rise in sea level (EPA, 2009).
- **Subsidence:** Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials.
- **Tidal Flooding:** Tidal flooding, also known as sunny day flooding or nuisance flooding, is the temporary inundation of low-lying areas, especially streets, during exceptionally high tide events, such as at full and new moons (NOAA, 2017).

## Appendix B: Relevant Federal, State, And County Initiatives and Policies

### STATE

**Aloha+ Challenge and State Greenhouse Gas Reduction Goals:** In 2014, the Aloha+ Challenge was adopted by the Governor and the Mayors of the four Counties in Hawai'i to establish statewide sustainability targets in accordance with the United Nations 2030 Sustainable Development Goals. The Aloha+ Challenge includes goals for clean energy, local food production, natural resource management, waste reduction, smart sustainable communities, and green workforce and education. In 2015, Hawai'i furthered its clean energy goals by becoming the first state in the nation to commit to 100% renewable energy and carbon neutrality by 2045 (Act 97). Various state-level greenhouse gas reductions goals are shown in the figure below, including 100% renewable power consumption and net-zero carbon emissions by 2045.

Figure: Aloha+ Challenge Dashboard of Clean Energy Goals (Source: Aloha+ Challenge Website)



**Assessing the Feasibility and Implications of Managed Retreat Strategies for Vulnerable Coastal Areas in Hawai'i:** This 2019 report analyzed the factors which influence the success of managed retreat of different types of development, and the feasibility of its implementation in Hawai'i. The report also provided recommendations for flexible, multi-prong approaches which could be used to pursue managed retreat in Hawai'i. Findings were based on background research, development of four development scenarios, and a statewide symposium featuring subject matter experts on managed retreat.

**Climate Change and Sea Level Rise Considerations in Environmental Assessments:** State administrative rules for environmental assessment (Hawai'i Administrative Rules (HAR) 11-200.1 under Hawai'i Revised Statutes (HRS) 343) were updated through State Act 17, SLH 2018, which directed the State Environmental Council to adopt rules requiring all environmental assessments and environmental impact statements to include consideration of climate change and sea level rise.

**Hawai'i Climate Change Mitigation & Adaptation Initiatives (State Act 83, 2014 and replaced by Act 32, 2017):** Hawai'i was the first state to pass legislation implementing parts of the Paris Agreement. Act 32 renamed the Interagency Climate Adaptation Committee the "Hawai'i Climate Change Mitigation and Adaptation Commission" (State Climate Change Commission). The State Climate Change Commission provides direction, facilitation, coordination, and planning among state and county agencies, federal agencies, and other partners on climate change.

**Hawai'i Hazard Mitigation Plan:** The 2018 update of the State Hazard Mitigation Plan includes an expanded risk assessment incorporating the latest science and projections on climate change and sea level rise from the State Sea Level Rise Report and elsewhere. The plan included mapping and assessment of potential impacts of a 1%-annual-chance coastal flood zone with 3.2 feet of sea level rise for comparison with existing FEMA special flood hazard areas in the coastal zone. The map layer was added to the Hawaii Sea Level Rise Viewer and State GIS program websites in 2021.

**Hawai'i State Planning Act, Climate Change Adaptation Priority Guidelines:** In 2012, the Hawai'i State Planning Act was amended to include priority guidelines to address the impacts of climate change (State Act 286, 2012). State and county planners are required to ensure that the Guidelines are considered in developing and updating all plans.

**Hawai'i Coastal Zone Management Act:** Recent updates to the State Coastal Zone Management Act (CZMA, Hawai'i Revised Statutes (HRS) 205A, through Act 16, SLH 2020) provide increased statutory support for integrating sea level rise considerations in planning and permit review. The updates to the CZMA include recognition that coastal hazards are increasing with sea level rise, strengthened prohibitions against coastal armoring, increased scrutiny for shorefront development exposed to coastal hazards, and strengthened protections for beaches and other coastal environments.

**HDOT Highways Climate Adaptation Action Plan, Strategies for a More Resilient Future:** The Hawai'i Department of Transportation (HDOT) is responsible for approximately 971 (linear) miles of highways across the state. HDOT recently released a Climate Adaptation Action Plan that provides a roadmap for HDOT's Highways Division to make the highway system more resilient to climate change hazards. The plan includes an exposure assessment of climate hazards to the State's highways based on both historical and future climate condition research and data. The plan prioritizes recommendations in a multi-year Implementation Plan that encompasses all aspects of HDOT's core functions and programs—funding, planning, designing, constructing, operating, maintaining, and protecting highway assets.

**HDOT Highways Coastal Highways Program Report:** This 2019 report assesses and ranks the susceptibility of HDOT's coastal roads to erosion and structural degradation due to ocean hazards such as waves, currents, tides and sea level rise. The report also includes adaptation recommendations focused on the need to undertake short-term remediation measures to prevent traffic interruptions and road closures during upcoming storm and hurricane seasons.

**Shoreline Movement and Public/Private Coastal Land Ownership:** In a December 11, 2017 memorandum to the Chairperson of the Board of Land and Natural Resources, the State of Hawaii Attorney General affirmed the Board's and the DLNR's interpretation that "The State owns all lands makai of the upper reaches of the wash of the waves, usually evidenced by the edge of vegetation or by the line of debris left by the wash of the waves", "This line (the shoreline) is identical -- and indeed defines -- the dividing line between public and private property (the ownership line)" and "if the shoreline moves landward, then the ownership line also moves mauka" (Attorney General Op. No. 17-1). This opinion provides some legal clarification to a growing problem: that the "shoreline," which serve as the principal jurisdictional and ownership boundary between public State lands makai and private county-administered lands mauka, are increasingly migrating landward into developed shorefront property, effectively serving as a rolling easement moving inland with sea level rise and coastal erosion and allows beaches to adjust naturally to changing conditions.

## **COUNTIES**

**City & County of Honolulu Watershed Management Plans:** The Watershed Management Plans outline existing water demand and supply, project future water demands, and identify supply options to meet those demands for each of the eight planning districts. Additionally, the plans identify critical watersheds and develop policies, projects, and strategies to improve regional water quality.

**Climate Ready O’ahu, Climate Adaptation Strategy (CAS):** The CAS, being led by OCCSR through the Climate Ready O’ahu initiative, will be an island-wide risk assessment that incorporates the needs and values of O’ahu and its residents. It will include an evaluation of climate impacts on important infrastructure, public assets, and populations. The resource is intended to help inform updates, implementation, and cross-coordination of community plans, departmental functional plans, and a multi-hazard pre-disaster mitigation plan and will include recommendations for integrating climate risks into decision making and adaptation strategies for City departments to implement.

**County of Kaua’i Special Treatment-Coastal Edge Zoning Overlay:** The County of Kaua’i has amended Article 11 of its Comprehensive Zoning Ordinance (CZO) to establish a new special treatment district called “Special Treatment-Coastal Edge” (ST-CE). The district is applied as a zoning overlay to properties that are located makai (seaward) of a public access roadway and identified as particularly vulnerable to coastal hazards. The ST-CE district’s intent is to ensure that development within applicable areas is constructed in a manner that safely mitigates impacts from coastal hazards, including but not limited to sea level rise, coastal erosion, high wave run-up, and passive flooding. This zoning amendment will result in changes that govern the permitting process by which the development of new structures or permissibility of certain uses will be reviewed and approved. The County is currently preparing departmental review criteria and development standards for new development within the ST-CE district.

- Electrify the city fleet and support high efficiency vehicles
- Enable and provide multiple modes of green transportation
- Encourage density and mixed land use in strategic areas
- Encourage mode shift through parking efficiency
- Expand renewable energy planning and expedite permitting

**Honolulu Climate Adaptation Design Principles for Urban Development:** The goal of this 2020 document was to outline design principles that can be used to help develop policy and regulations for property in Honolulu’s transit-oriented development (TOD) and other urban areas that may be vulnerable to sea level rise (SLR) and other climate change-related hazards. The guidance in this document identifies recommended tools and best practices to consider in designing building sites and structures to be resilient to SLR, flooding, extreme heat, and groundwater inundation. A companion document, *Climate Adaptation: Background Research*, summarizes international best practices and local initiatives related to climate adaptation in the built environment, including recommendations for next steps.

**Honolulu Climate Change Commission Guidance:** The Honolulu Climate Change Commission is charged with gathering the latest science and information on climate change impacts to Hawai’i and providing advice and recommendations to the mayor, City Council, and executive departments as they look to draft policy and engage in planning for future climate scenarios and reducing Honolulu’s contribution to global greenhouse gas emissions. The data and recommendations included in this technical resource paper draw heavily from the recommendations and communications issued by the Honolulu Climate Change Commission including the Sea Level Rise Guidance and Climate Change Brief adopted on June 5, 2018.

**Honolulu Resilience Strategy:** The City and County of Honolulu's Office of Climate Change, Sustainability and Resiliency (OCCSR) was established by City Charter in 2016. The OCCSR is mandated to seek information on the potential impacts of climate change on city facilities and coordinate across city departments in developing actions and policies to address climate change. The Executive Director of the Office of Climate Change, Sustainability, and Resiliency also serves as the Chief Resilience Officer leading development and implementation of a Resilience Plan as part of Honolulu's membership in the 100 Resilient Cities network. 100 Resilient Cities is dedicated to supporting cities around the world in becoming more resilient to physical, social, and economic challenges.

- Maximize energy efficiency and renewable energy throughout city operations and assets
- Maximize waste resource efficiency

**Mayoral Directive No. 18-2:** City and County of Honolulu Actions to Address Climate Change and Sea Level Rise: Issued on July 16, 2018 this directive requires all City departments and agencies under the mayor's jurisdiction to use the most current versions of the Honolulu Climate Change Commission's Sea Level Rise Guidance and the State Sea Level Rise Report in their planning, programing, and capital improvement decisions to mitigate impacts to infrastructure and critical facilities subject to sea level rise. City departments and agencies are also called to work cooperatively to develop and implement land use policies, hazard mitigation actions, and design and construction standards that mitigate and adapt to the impacts of climate change and sea level rise.

**Multi-Hazard Pre-Disaster Mitigation Plan for the City & County of Honolulu:** The 2020 update of the City's hazard mitigation plan identifies and profiles hazard events that have the potential to cause fatalities, injuries, property damage, damage to the environment, interruption of business, and other types of losses. Hazards assessed in the plan include but are not limited to climate change effects, coastal erosion, tropical cyclones, droughts, and wildfires. Priority actions include incorporating climate change risks in critical facilities and infrastructure, establishing more stringent shoreline construction setbacks and Special Management Area permit requirements accounting for climate change and sea level rise, and producing regulatory coastal flooding maps (100-year and 500-year) that account for future climate effects on storm intensities and sea level rise and requiring 500-year flood elevations in design of critical and essential facilities.

**O'ahu General Plan (Proposed Revised Plan, 2017):** Revisions to the O'ahu General Plan were transmitted to the City Council in April 2018. Assuming the revised plan is adopted, there are many policies in the updated plan that support climate change and sea level rise adaptation including evaluating impacts of sea level rise on public infrastructure, preparing for the anticipated impacts of sea level rise on communities and facilities encouraging, siting and design solutions to reduce risks to natural hazards with climate change and sea level rise, and integrating climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.

**One Climate One O'ahu - Climate Action Plan 2020-2025:** The Climate Action Plan (CAP) lays out the City's pathway to carbon neutrality (zero net Greenhouse gas emissions) by 2045 as required by City Ordinance 20-47. The CAP development included input through island-wide surveys, 11 community meetings, and 11 City departments. The plan presents 9 climate strategies, which should be cross-cutting considerations in the NSSCP:

**One Water Initiative:** The One Water approach has recently been integrated into watershed management planning on O’ahu. “One Water” is defined by the Water Research Foundation as “an integrated planning and implementation approach to managing finite water resources for long-term resilience and reliability, meeting both community and ecosystem needs.” In 2020, a white paper on “One Water for Climate Resiliency” was prepared for the Honolulu Climate Change Commission. The whitepaper outlines incentives and benefits of the One Water approach, as well as agency responsibilities and needed actions to support this comprehensive planning approach. Ordinance 20-47 was adopted by the Honolulu City Council in December 2020 establishing a One Water policy and providing for the formation of a One Water panel for interagency coordination. The One Water panel was established following the passage of Ordinance 20-47 and started convening in March 2021.

- Promote waste prevention
- Reduce energy demand by increasing energy efficiency

**West Kaua’i Community Plan:** The purpose of the plan is to provide a general land use map, Zoning Maps, and design criteria to guide and regulate future development and protect valued physical and social characteristics in the ‘Ele’ele, Port Allen, Hanapēpē, Kaumakani, Pākalā, Waimea, and Kekaha areas. The plan includes policies for West Kaua’i to prepare and respond to increased impacts from climate change and identifies vulnerable coastal areas to be designated as “Special Treatment-Coastal Edge” districts.

**West Kaua’i Community Vulnerability Assessment:** This report assessed the vulnerability of resources, places, and facilities in West Kaua’i to coastal hazards and evaluated and potential adaptation strategies. The assessment also integrated recommendations for the West Kaua’i Community Plan, a separate, but related process. Ultimately, the outcomes of this assessment will help guide implementation plans, policies, and adaptation strategies to increase resilience to coastal hazards.

## Appendix C: Detailed Summary of Climate Change Impacts and Analysis Methodologies

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
Decreasing rainfall and water supply	<b>Kauaʻi: 15,343 acres</b> <ul style="list-style-type: none"> <li>• Commercial: 18 acres</li> <li>• Community Use: 65 acres</li> <li>• Conservation: 345 acres</li> <li>• General Agriculture: 11,459 acres</li> <li>• Industrial: None</li> <li>• Pastoral: 475 acres</li> <li>• Residential: 1,315 acres</li> <li>• Special District: 1,293 acres</li> <li>• Subsistence Agriculture: 373 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: None</li> </ul>	<p>“Acreage impacted by decreasing rainfall and water supply” is defined in this study as landholdings located on the leeward sides of the Hawaiian Islands.</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in leeward areas.</p>
	<b>Oʻahu: 5,498 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 1,229 acres</li> <li>• General Agriculture: 894 acres</li> <li>• Industrial: 641 acres</li> <li>• Special District: 106 acres</li> <li>• Commercial: 89 acres</li> <li>• Community Use: 182 acres</li> <li>• Residential: 1,280 acres</li> <li>• Undesignated: 1,076 acres</li> </ul>	
	<b>Molokaʻi: 24,235 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 46 acres</li> <li>• General Agriculture: 7,202 acres</li> <li>• Industrial: 16 acres</li> <li>• Special District: 5,885 acres</li> <li>• Commercial: 55 acres</li> <li>• Community Use: 200 acres</li> <li>• Pastoral: 1,896 acres</li> <li>• Residential: 704 acres</li> <li>• Subsistence Agriculture: 2,392 acres</li> <li>• Supplemental Agriculture: 5,826 acres</li> <li>• Undesignated: 13 acres</li> </ul>	
	<b>Maui: 31,748 acres</b> <ul style="list-style-type: none"> <li>• Commercial: 162 acres</li> <li>• Community Use: 94 acres</li> <li>• Conservation: 7,949 acres</li> <li>• General Agriculture: 5,695 acres</li> <li>• Industrial: 327 acres</li> </ul>	

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<ul style="list-style-type: none"> <li>• Pastoral: NONE</li> <li>• Residential: 1,370 acres</li> <li>• Special District: 15,708 acres</li> <li>• Subsistence Agriculture: 167 acres</li> <li>• Supplemental Agriculture: 170 acres</li> <li>• Undesignated: 106 acres</li> </ul> <hr/> <p><b>Hawai'i Island: 12,898 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 408 acres</li> <li>• Community Use: 43 acres</li> <li>• Conservation: 96 acres</li> <li>• General Agriculture: 3,343 acres</li> <li>• Industrial: 104 acres</li> <li>• Pastoral: 7,149 acres</li> <li>• Residential: 607 acres</li> <li>• Special District: 707 acres</li> <li>• Subsistence Agriculture: 441 acres</li> </ul> <hr/> <p><b>TOTAL ACREAGE IMPACTED BY DECREASING RAINFALL AND WATER SUPPLY: 89,722 ACRES</b></p>	
Increasing rain events and flooding	<p><b>Kaua'i: 266.25 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 0.46 acres</li> <li>• Community Use: 3.37 acres</li> <li>• Conservation: 14.01 acres</li> <li>• General Agriculture: 35.87 acres</li> <li>• Industrial: 13.79 acres</li> <li>• Pastoral: 0.3 acres</li> <li>• Residential: 43.46 acres</li> <li>• Special District: 152.46 acres</li> <li>• Subsistence Agriculture: 2.53 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: None</li> </ul> <hr/> <p><b>O'ahu: 135.06 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 32.79 acres</li> <li>• General Agriculture: 41.92 acres</li> <li>• Industrial: 14.69 acres</li> <li>• Special District: None</li> <li>• Commercial: None</li> <li>• Community Use: 28.43 acres</li> <li>• Residential: 14.04 acres</li> <li>• Subsistence Agriculture: 2.33 acres</li> <li>• Undesignated: 0.8 acres</li> </ul> <hr/> <p><b>Moloka'i: 1,229.60 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 7.78 acres</li> </ul>	<p>“Acreage impacted by increasing rain events and flooding” is defined in this study as landholdings located in Special Flood Hazard Areas (Zones A, AE, AH, AO, and VE).</p> <p><b>[Note: these FEMA designations do not take into account impacts from future climate change and sea level rise. Consequently, the impacted acreage is likely significantly underestimated.]</b></p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in Special Flood Hazard Areas.</p>

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<ul style="list-style-type: none"> <li>• General Agriculture: 495.34 acres</li> <li>• Industrial: None</li> <li>• Special District: 424.36 acres</li> <li>• Commercial: 0.31 acres</li> <li>• Community Use: 110.45 acres</li> <li>• Pastoral: 6.15 acres</li> <li>• Residential: 138.31 acres</li> <li>• Subsistence Agriculture: 9.89 acres</li> <li>• Supplemental Agriculture: 37.01 acres</li> <li>• Undesignated: None</li> </ul> <hr/> <p><b>Maui: 225.36 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: None</li> <li>• Community Use: 2.76 acres</li> <li>• Conservation: NONE.</li> <li>• General Agriculture: 7.58 acres</li> <li>• Industrial: 1.62 acres</li> <li>• Pastoral: None</li> <li>• Residential: None</li> <li>• Special District: 206.32 acres</li> <li>• Subsistence Agriculture: None</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: 7.08 acres</li> </ul> <hr/> <p><b>Hawai'i Island: 690.24 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 3.46 acres</li> <li>• Community Use: 28.83 acres</li> <li>• Conservation: 180.39 acres</li> <li>• General Agriculture: 98.1 acres</li> <li>• Industrial: 6.12 acres</li> <li>• Pastoral: 19.67 acres</li> <li>• Residential: 80.9 acres</li> <li>• Special District: 197.44 acres</li> <li>• Subsistence Agriculture: None</li> <li>• Supplemental Agriculture: 75.33 acres</li> </ul> <hr/> <p><b>TOTAL ACREAGE IMPACTED BY INCREASING RAIN EVENTS AND FLOODING: 2,546.45 ACRES</b></p>	
Increasing cyclones, tsunamis, other storms	<p><b>Kaua'i: 472.55 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 18.12 acres</li> <li>• Community Use: 18.30 acres</li> <li>• Conservation: 9.42 acres</li> <li>• General Agriculture: 1.52 acres</li> <li>• Industrial: 16.51 acres</li> </ul>	"Acreage impacted by tsunamis" is defined in this study as landholdings located in Tsunami Evacuation Zones.

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<ul style="list-style-type: none"> <li>• Pastoral: NONE.</li> <li>• Residential: 104.61 acres</li> <li>• Special District: 298.78 acres</li> <li>• Subsistence Agriculture: 5.29 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: None</li> </ul> <hr/> <p><b>O’ahu: 402.62 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 44.29 acres</li> <li>• General Agriculture: 46.43 acres</li> <li>• Industrial: 23.52 acres</li> <li>• Special District: acres</li> <li>• Commercial: 11.87 acres</li> <li>• Community Use: 135.14 acres</li> <li>• Residential: 120.17 acres</li> <li>• Undesignated: 22.2 acres</li> </ul> <hr/> <p><b>Moloka’i: 1,601.03 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 18.34 acres</li> <li>• General Agriculture: 476.79 acres</li> <li>• Industrial: None</li> <li>• Special District: 700.75 acres</li> <li>• Commercial: 11.82 acres</li> <li>• Community Use: 109.04 acres</li> <li>• Pastoral: 18.94 acres</li> <li>• Residential: 228.41 acres</li> <li>• Subsistence Agriculture: None</li> <li>• Supplemental Agriculture: 36.94 acres</li> <li>• Undesignated: None</li> </ul> <hr/> <p><b>Maui: 32.54 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: None</li> <li>• Community Use: 2.62 acres</li> <li>• Conservation: None</li> <li>• General Agriculture: 25.85 acres</li> <li>• Industrial: None</li> <li>• Pastoral: None</li> <li>• Residential: 3.74 acres</li> <li>• Special District: None</li> <li>• Subsistence Agriculture: None</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: 0.33 acres</li> </ul> <hr/> <p><b>Hawai’i Island: 1,105.57 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 81.22 acres</li> <li>• Community Use: 103.86 acres</li> </ul>	<p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in Tsunami Evacuation Zones.</p>

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<ul style="list-style-type: none"> <li>• Conservation: NONE.</li> <li>• General Agriculture: 50.98 acres</li> <li>• Industrial: 62.64 acres</li> <li>• Pastoral: NONE.</li> <li>• Residential: 284.03 acres</li> <li>• Special District: 522.84 acres</li> <li>• Subsistence Agriculture: None</li> </ul> <p><b>TOTAL ACREAGE IMPACTED BY TSUNAMIS: 3,614.31 ACRES</b></p>	
Increasing heat and drought	<p><b>Kaua’i: 15,343 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 18 acres</li> <li>• Community Use: 65 acres</li> <li>• Conservation: 345 acres</li> <li>• General Agriculture: 11,459 acres</li> <li>• Industrial: None</li> <li>• Pastoral: 475 acres</li> <li>• Residential: 1,315 acres</li> <li>• Special District: 1,293 acres</li> <li>• Subsistence Agriculture: 373 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: None</li> </ul>	<p>“Acreage impacted by increasing heat and drought” is defined in this study as landholdings located on the leeward sides of the Hawaiian Islands.</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in leeward areas.</p>
	<p><b>O’ahu: 5,498 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 1,229 acres</li> <li>• General Agriculture: 894 acres</li> <li>• Industrial: 641 acres</li> <li>• Special District: 106 acres</li> <li>• Commercial: 89 acres</li> <li>• Community Use: 182 acres</li> <li>• Residential: 1,280 acres</li> </ul> <p>Undesignated: 1,076 acres</p>	
	<p><b>Moloka’i: 24,235 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 46 acres</li> <li>• General Agriculture: 7,202 acres</li> <li>• Industrial: 16 acres</li> <li>• Special District: 5,885 acres</li> <li>• Commercial: 55 acres</li> <li>• Community Use: 200 acres</li> <li>• Pastoral: 1,896 acres</li> <li>• Residential: 704 acres</li> <li>• Subsistence Agriculture: 2,392 acres</li> <li>• Supplemental Agriculture: 5,826</li> </ul> <p>Undesignated: 13 acres</p>	

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<p><b>Maui: 31,748 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 162 acres</li> <li>• Community Use: 94 acres</li> <li>• Conservation: 7,949 acres</li> <li>• General Agriculture: 5,695 acres</li> <li>• Industrial: 327 acres</li> <li>• Pastoral: NONE</li> <li>• Residential: 1,370 acres</li> <li>• Special District: 15,708 acres</li> <li>• Subsistence Agriculture: 167 acres</li> <li>• Supplemental Agriculture: 170 acres</li> </ul> <p>Undesignated: 106 acres</p> <hr/> <p><b>Hawai'i Island: 12,898 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 408 acres</li> <li>• Community Use: 43 acres</li> <li>• Conservation: 96 acres</li> <li>• General Agriculture: 3,343 acres</li> <li>• Industrial: 104 acres</li> <li>• Pastoral: 7,149 acres</li> <li>• Residential: 607 acres</li> <li>• Special District: 707 acres</li> </ul> <p>Subsistence Agriculture: 441 acres</p> <hr/> <p><b>TOTAL ACREAGE IMPACTED BY INCREASING HEAT AND DROUGHT: 89,722 ACRES</b></p>	
<b>Increasing wildfire</b>	<p><b>Kaua'i: 1,336.76 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 27.67 acres</li> <li>• Community Use: 54.43 acres</li> <li>• Conservation: 68.94 acres</li> <li>• General Agriculture: 44.96 acres</li> <li>• Industrial: 16.51 acres</li> <li>• Pastoral: None</li> <li>• Residential: 487.17 acres</li> <li>• Special District: 321.08 acres</li> <li>• Subsistence Agriculture: 318.02 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: None</li> </ul> <hr/> <p><b>O'ahu: 3,811.51 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 572.13 acres</li> <li>• General Agriculture: 471.85 acres</li> <li>• Industrial: 585.87 acres</li> <li>• Special District: 105.96 acres</li> <li>• Commercial: 9.52 acres</li> </ul>	<p>“Acreage impacted by increasing wildfires” is defined in this study as landholdings located in Medium- and High-Fire Risk Areas, as defined by the DLNR-DOFAW Fire Management Program.</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in Medium- and High-Fire Risk Areas.</p>

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
	<ul style="list-style-type: none"> <li>• Community Use: 160.6 acres</li> <li>• Residential: 829.91 acres</li> <li>• Undesignated: 1,075.66 acres</li> </ul> <hr/> <p><b>Moloka'i: 12,514.44 acres</b></p> <ul style="list-style-type: none"> <li>• Conservation: 3.22 acres</li> <li>• General Agriculture: 1,125.59 acres</li> <li>• Industrial: 15.98 acres</li> <li>• Special District: 1,762.14 acres</li> <li>• Commercial: 50.42 acres</li> <li>• Community Use: 140.75 acres</li> <li>• Pastoral: 1,156.55 acres</li> <li>• Residential: 702.67 acres</li> <li>• Subsistence Agriculture: 2,185.57 acres</li> <li>• Supplemental Agriculture: 5,362.95 acres</li> <li>• Undesignated: 13.16 acres</li> </ul> <hr/> <p><b>Maui: 9,134.64 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 15.72 acres</li> <li>• Community Use: 14.66 acres</li> <li>• Conservation: 52.74 acres</li> <li>• General Agriculture: 1,257.57 acres</li> <li>• Industrial: 1.75 acres</li> <li>• Pastoral: None</li> <li>• Residential: 170.78 acres</li> <li>• Special District: 7,544.59 acres</li> <li>• Subsistence Agriculture: 62.70 acres</li> <li>• Supplemental Agriculture: None</li> <li>• Undesignated: 14.22 acres</li> </ul> <hr/> <p><b>Hawai'i Island: 7,510.22 acres</b></p> <ul style="list-style-type: none"> <li>• Commercial: 479.96 acres</li> <li>• Community Use: 371.62 acres</li> <li>• Conservation: 149.37 acres</li> <li>• General Agriculture: 1,125.18 acres</li> <li>• Industrial: 307.33 acres</li> <li>• Pastoral: 2,412.76 acres</li> <li>• Residential: 1,206.22 acres</li> <li>• Special District: NONE.</li> <li>• Subsistence Agriculture: 376.90 acres</li> <li>• Supplemental Agriculture: 1,081.83 acres</li> </ul>	

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
<b>TOTAL ACREAGE IMPACTED BY INCREASING WILDFIRES: 34,307.57 acres</b>		
Sea level rise	<b>Kaua’i: 132.47 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 5.89 acres</li> <li>• General Agriculture: 4.75 acres</li> <li>• Special District: 102.41 acres</li> <li>• Commercial: 0.1 acres</li> <li>• Community Use: 1.09 acres</li> <li>• Subsistence Agriculture: 0.78 acres</li> <li>• Residential: 9.91 acres</li> <li>• Industrial: 7.53 acres</li> </ul>	<p>“Acreage impacted by sea level rise” is defined in this study as landholdings located in the 3.2 foot Sea Level Rise Exposure Area (SLR-XA), as defined by the <a href="#">State of Hawai’i Sea Level Rise Viewer</a>.</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in the 3.2-foot SLR-XA.</p>
	<b>O’ahu: 44.13 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 12.59 acres</li> <li>• General Agriculture: 0.01 acres</li> <li>• Commercial: 0.05 acres</li> <li>• Community Use: 19.87 acres</li> <li>• Residential: 1.91 acres</li> <li>• Industrial: 9.7 acres</li> </ul>	
	<b>Moloka’i: 506.08 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 1.16 acres</li> <li>• General Agriculture: 181.80 acres</li> <li>• Pastoral: 4.77 acres</li> <li>• Special District: 240.42 acres</li> <li>• Community Use: 46.89 acres</li> <li>• Residential: 34.04 acres</li> </ul>	
	<b>Maui: 6.88 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 2.95 acres</li> <li>• General Agriculture: 0.45 acres</li> <li>• Special District: 1.65 acres</li> <li>• Community Use: 1.31 acres</li> <li>• Residential: 0.52 acres</li> </ul>	
	<b>Hawai’i Island: 85.87 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 3.04 acres</li> <li>• General Agriculture: 13.11 acres</li> <li>• Pastoral: 2.2 acres</li> <li>• Special District: 56.68 acres</li> <li>• Commercial: 0.01 acres</li> <li>• Community Use: 10.83 acres</li> <li>• Residential: 0.01 acres</li> </ul>	
	<b>TOTAL ACREAGE IMPACTED BY 3.2’ OF SEA LEVEL RISE: 775.43 acres</b>	

Climate Change Impact / Natural Hazard	Acreage of DHHL Landholdings Impacted (Estimated) – Categorized by Island and DHHL Land Uses	Methodology / Sources
Coastal erosion	<b>Kaua’i: 27.58 acres</b> <ul style="list-style-type: none"> <li>• Residential: 3.96 acres</li> <li>• Community Use: 0.02 acres</li> <li>• Special District: 20.18 acres</li> <li>• Conservation: 3.42 acres</li> </ul>	<p>“Acreage impacted by coastal erosion” is defined in this study as landholdings which would be loss due to erosion with 3.2-foot of sea level rise. These areas are defined by the “Erosion layer” (2020) of the 3.2-foot SLR-XA.</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in the “Erosion layer” of the 3.2-foot SLR-XA.</p>
	<b>O’ahu: 11.99 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 0.21 acres</li> <li>• Community Use: 11.78 acres</li> </ul>	
	<b>Moloka’i: none</b>	
	<b>Maui: none</b>	
	<b>Hawai’i Island: none</b>	
	<b>TOTAL ACREAGE IMPACTED BY COASTAL EROSION: 39.57 acres</b>	
Lava hazards and earthquakes	<b>Kaua’i: none</b>	<p>“Acreage impacted by lava hazards and earthquakes” is defined in this study as landholdings located in Lava Hazard Zone 1 and 2, as defined by USGS.*</p> <p>Overlay Analysis was used in ArcGIS to determine the number of DHHL lands (acres) in Lava Hazard Zone 1 and 2.</p> <p>*Note: GIS analysis revealed no DHHL lands are located in Lava Zone 1.</p>
	<b>O’ahu: none</b>	
	<b>Moloka’i: none</b>	
	<b>Maui: none</b>	
	<b>Hawai’i Island: 13, 277 acres</b> <ul style="list-style-type: none"> <li>• Conservation: 11,156 acres</li> <li>• General Agriculture: 61 acres</li> <li>• Pastoral: 1,196 acres</li> <li>• Special District: 245 acres</li> <li>• Commercial: 17 acres</li> <li>• Community Use: 602 acres</li> </ul>	
	<b>TOTAL ACREAGE IMPACTED BY LAVA HAZARDS: 13,277 acres</b>	
<b>TOTAL HAZARD ACREAGE OF DHHL LANDHOLDINGS: 111,067.89 ACRES</b>	Kaua’i: 16,711.68 acres O’ahu: 5,637.72 acres Moloka’i: 24,797.80 acres Maui: 31,991.19 acres Hawai’i Island: 31,929.50 acres	



**APPENDIX I:**  
**MONITORING AND EVALUATION**  
**WHITE PAPER**



**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**SSFM**  
International  
Innovate | Adapt | Sustain

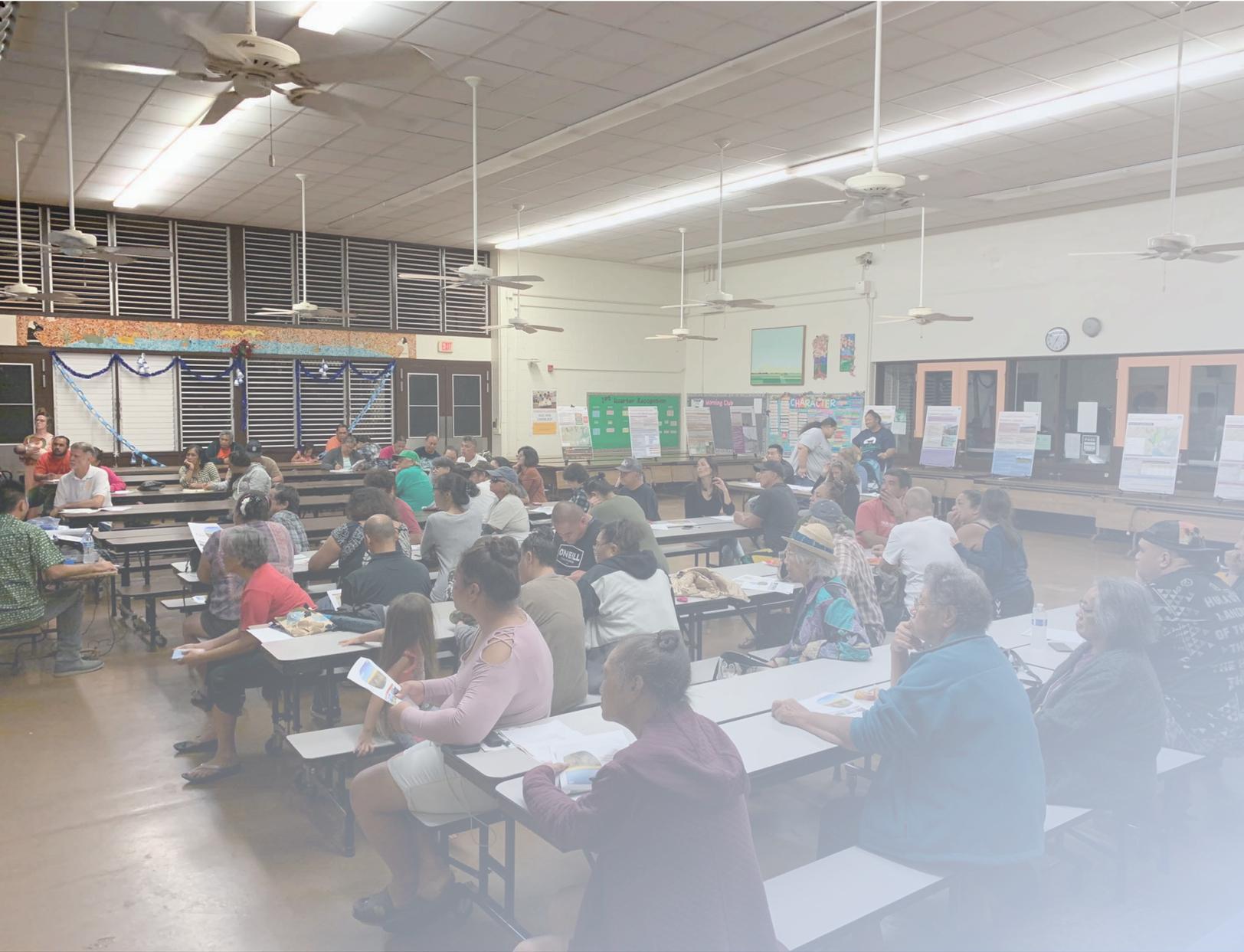


Photo Credit: DHHL

## **MONITORING & EVALUATION**

A Technical White Paper Prepared by SSFM International for the DHHL  
General Plan Update

FINAL – March 2022

## 1. Introduction

SSFM is preparing a series of White Papers focusing on areas where further research and analysis is needed to better inform policy development. The primary purpose of the Department of Hawaiian Home Lands (DHHL) General Plan is to establish statewide policies that guide land management and programs. To inform these policies, this white paper will address how DHHL monitors and evaluates progress toward its goals and policies and how DHHL integrates planning best practices, current science, and Native Hawaiian values/principles into its monitoring and evaluation process.

The research topics and analysis in the white papers also fulfill specific Hawai'i Administrative Rules (HAR) Planning System criteria governing the General Plan and the required content within. The HAR criteria for the General Plan that will be addressed in this white paper is to “[s]pecify indicators to measure progress and evaluate effectiveness in meeting policy goals.”<sup>1</sup>

The white paper draws from existing research and data provided by DHHL—including an Evaluation Plan completed for DHHL by the Pacific Policy Research Center in 2020—as well as best practices for monitoring and evaluation of comprehensive plans and policy implementation.

## 2. Monitoring & Evaluation

Monitoring and evaluation are important best practices for successful comprehensive planning. As a long-range plan, DHHL's General Plan policies may be implemented over the span of 20 years as priorities, needs, and resources allow. Because the decision-making roles (i.e., DHHL Chairperson and the Hawaiian Homes Commissioners) are appointed positions, consistently measuring progress and evaluating the Department's effectiveness in meeting goals can lead to more accountable implementation of General Plan policies across changing administrations and appointments and throughout the 20-year planning horizon.

### 2.1 Existing Practices

Historically, the DHHL's only record of the Hawaiian Homes Commission (HHC) activities has been the annual report, which is required under Section 222 of the Hawaiian Homes Commission Act of 1921 (HHCA).

Under HHCA §222, DHHL is required to report the State Legislature annually on the sublease transactions occurring in the fiscal year prior to the regular session including “the names of the persons involved in the transaction, the size of the area under lease, the purpose of the lease, the land classification of the area under lease, the tax map key number, the lease rental, the reason for approval of the sublease by the department, and the estimated net economic result accruing to the department, lessee, and sublessee.”<sup>2</sup>

Along with the information required under HHCA §222, the annual reports typically also include updates from each DHHL division and office along with updates on new and existing programs and financial statements. How this information is presented has changed over time and across administrations, however the baseline lease reports for homesteads and available lands not in homestead use have remained consistent since the 2002 General Plan.

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<sup>1</sup> HAR Sec. 10-4-55 (8)

<sup>2</sup> Hawaiian Homes Commission Act. Section 222 (b). Administration

With the adoption of the updated Planning System Administrative Rules in 2018, more specific requirements regarding evaluation of the General Plan are articulated under §10-4-59:

**“§10-4-59 Evaluation.** The purpose of an evaluation system is to improve the planning system and implementation effectiveness. The chairman shall present an evaluation report to the commission, which may be combined with the report required under section 222 of the act. **The general plan shall specify evaluation indicators, and the department shall collect and analyze pertinent data in the evaluation report.** The chairman may include other measures of performance and effectiveness. The evaluation report shall include recommendations for improvements as applicable. The chairman shall bring to the attention of the commission development plans that are completed or outdated, and a majority vote of the commission shall void or update such plans.”

Implementation is the set of actions that carry out the policies of the General Plan over time. As noted in HAR §10-4-59, monitoring and evaluation play a key role in the overall implementation of plans. As such, monitoring and evaluation is typically addressed under the umbrella of plan implementation.

Currently, §10-4-58 of DHHL’s Administrative Rules outline three implementation categories: fiscal, legal, and land disposition, each of which are guided to varying degrees by the General Plan and other DHHL plans (i.e., island, regional, or special area plans). In addition to guidance from plans, each chairperson is also required to “develop a rational overall strategy to prioritize and allocate resources,” which should “link budgets to policies, programs, and plans; establish homestead and revenue-generation development priorities; identify disposition strategies for unencumbered lands; and identify high priority regional plan projects that are likely to be implemented within the timeframe covered by the strategy.”<sup>3</sup> Each chair presents this strategy to the commission in the first year of their term. A consistent evaluation and monitoring system by DHHL will greatly aid new chairs as they develop the strategy for their term and ensure that it aligns with the General Plan.

In addition to the revised Administrative Rules, since the 2002 General Plan DHHL’s overall planning system has developed to allow for more accountability and better tracking of policy implementation.

The 2002 General Plan does not provide a monitoring and evaluation framework for plan implementation. However, a few of the General Plan goals and objectives include measurable metrics, such as “Substantially increase the number of residential homesteads awarded each year.” Others include specific targets, such as “use no more than 1.0% of Hawaiian home lands for Commercial and Industrial uses by 2014.” With DHHL’s planning system more fully developed with Island Plans for each island and Regional Plans going through their first updates, there are now some built-in processes and metrics for assessing and evaluating progress toward planning goals and objectives. For example, the island and regional plan updates provide monitoring periods within the 20-year General Plan horizon to measure and communicate how many residential homesteads were awarded within the planning area and thus evaluate progress toward that goal.

## 2.2 Monitoring & Evaluation Best Practices

In 2020, the Pacific Policy Research Center (PPRC) completed an Evaluation Plan for DHHL that includes seven best practices that may guide DHHL Planning Office and staff’s development and

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<sup>3</sup> HAR Sec. 10-4-58 (a)

application of a monitoring and evaluation program to measure the impacts of DHHL's programs and services on beneficiary wellbeing. These best practices may also be applied to the monitoring and evaluation of General Plan goals and policies:

1. Align Outcomes to Research Questions. Develop outcomes (also sometimes referred to as objectives) that express the likely impacts of DHHL programs and services on beneficiary communities and which also align to the research questions of the evaluation. Outcomes are the results of organizational, program, or project activities; the effects that get measured. Outcomes can reflect changes in: knowledge, awareness, skills, attitudes, opinions, aspirations, motivation, behavior, practice, decision-making, policies, social action, condition or status.
2. Develop S.M.A.R.T. Outcomes [Specific, Measurable, Achievable, Relevant, Time-based]. Ensure that the stakeholder outcomes anchoring the evaluation take into consideration the following questions:
  - **Specific:** Has the DHHL clearly identified and articulated what it wants to see communities know, do and value?
  - **Measurable:** Can the knowledge, behaviors, and values the DHHL wants communities to demonstrate be observed and recorded in a concrete way?
  - **Achievable:** Is it realistic to expect communities to demonstrate the desired knowledge, skills, behaviors, and values based on the services the DHHL is providing? AND What impacts can the DHHL be realistically held accountable for making? Is the DHHL setting itself up to succeed?
  - **Relevant:** Has the DHHL identified the most important knowledge, behaviors, and values to measure? Are they central to (at the core of) of the agency's work or are they peripheral?
  - **Time-based:** When does the DHHL expect changes within the beneficiary community to occur? Within what period of time?
3. Integrate Participatory Research Methods into the Evaluation. Consider including key community stakeholders in the evaluation planning process. Participatory methods may entail co-constructing the evaluation focus, research questions, and data collection methods, or at the very least asking for stakeholder feedback and validation on the plan prior to implementation. On the back end, evaluation results can be shared with communities via opportunities/forums for feedback on how the results can or should be used, and how the community can be an active partner in disseminating results.
4. Sharing Responsibility for Impacts in the Community. Should the DHHL move forward in evaluating impacts that the agency alone cannot reasonably bring about, then it will need to consider how such impacts are a confluence of shared or triangulated work performed by other agencies (e.g., native Hawaiian serving organizations, government departments). Consider collaborative strategies for tracking and measuring change in communities. At minimum, consider a data sharing agreement with those who are working to similar or complementary ends (e.g., Office of Hawaiian Affairs, Native Hawaiian Education Council, Department of Health and Human Services, Department of Land and Natural Resources).
5. Aligning Implementation and Evaluation. Connect the evaluation plan (what gets measured, how and when) to DHHL's implementation schedule. It is important to align concrete actions to evaluation measures to determine if what is being assessed is reasonable and realistic. Are DHHL inputs – the activities and efforts of the DHHL – likely to produce the desired effects in

beneficiary communities? Where should adjustments be made to improve the alignment between implementation and evaluation?

6. Establishing a Data Collection Schedule. Establish a baseline measurement for each outcome and then develop a schedule to ensure periodic data collection. Not all outcomes need to be measured at once. Baseline measurements can be collected in a staggered manner according to DHHL priorities. Some outcomes will take longer to manifest in the community than others, which should be taken into account when developing a data collection schedule. Also, DHHL resources may dictate how often an outcome can be investigated. Developing a frequency table for data collection based on these considerations will go towards maintaining a realistic and sustainable schedule. DHHL may want to review statutory requirements for annual reporting and internally identify the core data sets and findings that will be tracked longitudinally.
7. Collecting Community Data and Metrics. Often, community data are mined from large, extant data sets, such as statistics, census data, or user analytics. However, when these data sets are unavailable, or when the boundaries of these data do not serve the evaluation's purpose, data may be collected at the individual level and aggregated to create community data. Example: An organization would like to understand the types of health conditions that most commonly affect the residents of a particular community. Ideally, these data would be obtained from the state health department or other relevant agencies. However, it may not be possible for the organization to collect community data in this way because those particular health data are not collected at the county/zip code level, those data are not disaggregated by certain subgroups of interest, or the population in question is not confined to those county/zip code lines. As such, individual survey responses can be aggregated to create community-level data on particular health conditions. There may be trade-offs in terms of data quality, accuracy, and resource expenditure (i.e., to collect and analyze data) with either approach.<sup>4</sup>

The American Planning Association (APA) recommends eight best practices for accountable implementation of long-range comprehensive plans. While the DHHL General Plan is different than a traditional comprehensive plan prepared by a municipality, the APA report, *Sustaining Places: Best Practices for Comprehensive Plans*, offers recommendations that can be used or adapted for the purposes of DHHL's General Plan. The report states that accountable implementation should "Ensure that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes."<sup>5</sup> The recommended best practices are:

1. Indicate specific actions for implementation. Accountable implementation begins with identification of recommended policy, regulatory, investment, and programmatic actions that indicate the responsible agency, recommended timeframe, and possible sources of funding. These actions are often provided in a matrix or similar format in the implementation section of the comprehensive plan.
2. Connect plan implementation to the capital planning process. Capital improvement plans guide and prioritize investments in facilities and infrastructure. A comprehensive plan can be connected to the capital planning process by ensuring that comprehensive plan goals

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<sup>4</sup> Pacific Policy Research Center. 2020. "Evaluation Plan in Support of Department of Hawaiian Home Lands General Plan: Assessing Beneficiary Wellbeing."

<sup>5</sup> Godschalk, D., Rouse, D. 2015. "Sustaining Places: Best Practices for Comprehensive Plans." American Planning Association. PAS 578. Online. < <https://www.planning.org/publications/report/9026901/>>

and recommended action strategies align with capital improvement plan priorities and programs.

3. Connect plan implementation to the annual budgeting process. Plan objectives linked to budget categories and the timeframe of the community's annual budgeting process facilitates decision making by elected and appointed officials concerning desired planning outcomes.
4. Establish interagency and organizational cooperation. Coordinating the activities and schedules of internal departments and external agencies and organizations increases implementation effectiveness and can leverage resources for achieving local and regional planning goals.
5. Identify funding sources for plan implementation. Coordinating public and private funding sources, including federal, state, and foundation grant programs, facilitates implementation of priority plan items. A comprehensive plan that has consistent, clearly presented goals, objectives, and action priorities, backed by demonstrated community support, puts the community in a strong position to secure external funding for implementation.
6. Establish implementation indicators, benchmarks, and targets. Indicators allow quantitative measurement of achievement of social, environmental, and economic goals and objectives. Benchmarks are measurements of existing conditions against which progress towards plan goals can be measured. Targets are aspirational levels of achievement for a specific goal or objective often tied to a specific timeframe. Establishing these metrics allow for the monitoring of progress in plan implementation.
7. Regularly evaluate and report on implementation progress. A process for evaluating and reporting plan implementation status and progress to both the public and elected officials following adoption ensures accountability and keeps the community informed about plan implementation progress. Such evaluation is typically done on an annual basis.
8. Adjust the plan as necessary based on evaluation. A process for adjusting plan goals, strategies, and priorities over time as conditions change or targets are not met keeps the plan current and in line with present conditions. This process should be tied to evaluation of and reporting on implementation progress.

### 2.3 Beneficiary Consultation

An important best practice in planning is authentic participation, not just in the plan development process, but also after the plan is adopted. Stakeholders should remain involved and invested in implementing, updating, monitoring, and amending long-range plans in order to make progress toward the articulated vision, goals, and policies.

Over the last decade, DHHL has made a concerted effort to increase beneficiary participation and the transparent sharing of information through the adoption of the beneficiary consultation policy. The policy promotes timely and effective beneficiary consultation to ensure that beneficiary concerns and comments are considered and incorporated into DHHL plans and decisions. Beneficiary consultation is comprised of three types: comprehensive, which is statewide consultation and is required for the General Plan update; place-based, which focuses on beneficiaries associated with a specific geographic area; and ad hoc, which consists of the formation of an advisory body to provide input to

the department on a specific issue or project. This existing framework may be used or adapted in order to ensure beneficiary involvement in the monitoring and evaluation of the General Plan.

## 2.4 Data Collection Best Practices

Data collection is integral to the implementation of a monitoring and evaluation program. Once metrics are defined, they must be measured through the gathering or aggregation of data. In selecting metrics for measuring progress, the type of data collection required should be a consideration, as well as the data source, frequency, accessibility, reliability, cost/effort to obtain, and other factors.

The Evaluation Plan developed for DHHL by PPRC includes best practices for methods of data collection including extant data mining, community surveys, focus groups, large group data, observation, and case studies. The report provides pros, cons, culture-based practices, and tips for each method that can be consulted when designing and implementing a monitoring and evaluation program for the General Plan. The data collection methods that are likely to be most feasible and relevant for high-level policy documents such as the General Plan are extant data mining and community surveys. The PPRC report recommends the following best practices for each of these methods:

1. Extant Data Mining: When possible and appropriate to do so, publicly available community data should be collected from existing repositories. State census reports, government records, and records maintained by nonprofit organizations should be considered for collecting data on certain community metrics/indicators before employing survey methods in order to conserve evaluation resources and community goodwill. Some records access may require brokering data sharing agreements. While requiring some work upfront, investing in these relationships may yield long-term benefits and save on evaluation costs.
2. Community Surveys: PPRC recommends the use of electronic surveying as a primary source of data collection within beneficiary communities. Electronic surveys can be distributed annually, as they are the most efficient method for large-scale data collection. While pencil-and-paper surveys require more time to administer and process, they too can be distributed on an annual basis at large community events. However, phone or door-to-door surveys may be reserved for staggered/periodic data collection should the DHHL wish to employ them. Phone and/or door-to-door surveys require significantly more manpower. However, surveying in these ways may generate community goodwill. They also extend the survey's reach to respondents without internet access, those with low technology or literacy skills, or those who strongly prefer human interaction as a means for sharing. PPRC is aware that the DHHL already distributes an annual survey to homestead communities. The DHHL may wish to revise/streamline this survey to incorporate select measures featured within this evaluation plan. As not all measures need to be assessed every year, DHHL may choose to create a section within the annual survey that can be amended per a data collection schedule.<sup>6</sup>

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<sup>6</sup> Pacific Policy Research Center Evaluation Plan. 2020.

**Table 1: Community Survey Best Practices (PPRC)**

Community Survey	
 <b>PROS</b>	<ul style="list-style-type: none"> <li>• Most wide-reaching and cost effective data collection tool.</li> <li>• Features prominently in community-level data collection efforts.</li> <li>• Easily offers anonymity.</li> <li>• Collects both quantitative and qualitative information.</li> <li>• Easiest way to collect baseline data.</li> <li>• Electronic platforms facilitate easy data organization, cleaning and analysis prep.</li> </ul>
 <b>CONS</b>	<ul style="list-style-type: none"> <li>• Electronic surveys are low touch/contact, potentially reducing motivation for stakeholders to respond. Paper and pencil surveys are more time and resource consuming, but may ensure a higher response rate.</li> <li>• Varying literacy and language skills may affect stakeholder access and ease of completion.</li> <li>• Completion rates correspond to survey length and quality of construction (e.g., number of items, item clarity, sequence and logic of items, etc.)</li> </ul>
 <b>CBP*</b>	<ul style="list-style-type: none"> <li>• Consider who authors and distributes the survey.</li> <li>• Use native language and terms as appropriate.</li> <li>• “Screen” with a small stakeholder group/sample prior to distribution.</li> <li>• Explain what the DHHL will do with the information they share, emphasizing that their feedback will enable the DHHL to “give back” to the community (in the form of improved programs and services, etc.).</li> </ul>
 <b>TIPS</b>	<ul style="list-style-type: none"> <li>• Keep introductions concise and reduce technical terms/jargon.</li> <li>• When appropriate, feature higher effort items upfront and lower effort items towards the end. E.g., feature open response items before demographics items.</li> <li>• Ensure items are aligned to outcomes and indicators.</li> <li>• Consider reliability and validity issues when constructing items, such as ensuring they ask ask/query one thing, use clear language, do not lead the respondent, etc.</li> <li>• Plan and coordinate survey distribution thoughtfully. For example, combine survey efforts when practical to do so to reduce stakeholder fatigue.</li> <li>• Consider employing community navigators or incentivized volunteers to administer door-to-door or phone surveys (if this method is preferred over online or group-based distribution). A short training would be required.</li> <li>• Surveys can be used to recruit focus group volunteers (“if you are interested in participating in a focus group, please share your contact info...”).</li> </ul>

\*Culture-Based Practices

## 2.5 Using Metrics for Broader Benefits

Tracking and communicating metrics can also feed into broader benefits for the development and implementation of the General Plan and work of DHHL’s Planning Office. The APA’s *Metrics for Planning Healthy Communities* publication summarizes three ways in which monitoring and evaluating metrics enable better policy design and implementation, which are explained below:<sup>7</sup>

<sup>7</sup> Ricklin, A., Shah, S. 2017. Metrics for Planning Healthy Communities. American Planning Association. Online. <<https://www.planning.org/publications/document/9127204/>>

1. Metrics enable clearer priorities. Over the course of long-range plans, political, social, economic, or environmental context may change, thus regular monitoring is important to analyze conditions and help prioritize and adjust strategies to implement appropriate policies and actions.
2. Metrics help to communicate progress toward goals. As noted in the best practices, this requires “setting a baseline” or taking an initial measurement to establish a starting point against which subsequent measurements can be compared, allowing progress to be tracked over time.
3. Metrics help to develop partnerships and collaborations. Partnering with other agencies and nongovernmental partners can help advance the efforts around different policy topics across many fields and types of stakeholders. With more collaboration and sharing of information comes greater transparency and builds a sense of shared responsibility in advancing goals.

A list of Native Hawaiian Organizations that pursue programming relevant to DHHL’s core purposes was developed by PPRC and is attached as Appendix A.

Generally, DHHL’s current implementation and evaluation requirements are well supported by the best practices summarized. However, an implementation and evaluation framework has yet to be developed and put into practice. The General Plan update provides an opportunity to initiate the development of this framework. The following sections identify potential metrics (i.e., implementation indicators, benchmarks, and targets) to consider including in the General Plan; propose a framework for evaluating and reporting on implementation progress; and discuss considerations for monitoring and evaluation of the General Plan Update looking ahead.

### 3. Metrics

When implementing a plan it is critical to document, measure and track progress toward the desired outcomes laid out in the plan. Not doing so can lead to confusion and a lack of accountability. Metrics are a set of indicators used to measure something. Ideally, goals and policies can tie to a few simple and easily measurable metrics that can be monitored regularly and used to better implement policies and achieve goals.

#### 3.1 Quantitative vs. Qualitative Metrics

When considering possible metrics, it is important to understand how data will be collected and analyzed. There are two distinct types of data analysis: quantitative and qualitative.

##### Quantitative Analysis

Quantitative research compiles numerical data that can be analyzed to describe, summarize, and understand patterns and trends in a sample population (response pool) or make inferences about a larger population from which the sample population is drawn from (e.g., sampling a proportion of native Hawaiians in various homestead communities as a way to represent all native Hawaiians living in homestead communities).

Quantitative data is typically collected through surveys, structured interviews and observations, and review of records or documents for numerical information.<sup>8</sup> Tools and methods for collecting quantitative data include multiple choice, Likert-scale, ranking, and other such survey items.<sup>9</sup>

Common outputs from quantitative analysis include reporting of means (average of response scores), ranges (difference between the lowest and higher scores), and frequencies (how often a response type occurs). Descriptive analysis presents the basic analysis of the data collected, however if using the data to make broader inferences about a larger from which the sample is drawn, more complex analysis such as t-tests, correlation analysis or regression models can be run. While basic inferential statistics can be run in Excel, more complex analyses are best run using additional statistical software such as SPSS statistical software package, R, STATA, or SAS.<sup>10</sup>

#### Qualitative Analysis

Qualitative methods gather and interpret non-numerical data, such as narrative or written text.

Qualitative data is typically gathered collected through focus groups, in-depth interviews, observation, or review of documents or cultural records for themes.<sup>11</sup> To analyze qualitative data, regardless of how it was collected, it should be transcribed into text, which is treated as the data. PPRC notes that as reciting mo'olelo is the traditional way in which Native Hawaiians pass down the history of their ancestors and transmit culture, qualitative methods should play an integral role in Native Hawaiian evaluations.<sup>12</sup>

The kind of qualitative analysis applied to textual data depends on data type and reporting purposes/aims. For instance, content analysis responds to the questions “what is the data?” and “what do the data mean?”. Content analysis is most commonly employed to make sense of open response survey items, structured observation and meeting notes, publications, and focus group responses, the purpose of which is to pull out and organize themes (otherwise known as “coding”).<sup>13</sup>

### 3.2 Metrics Unique to Indigenous Community Wellbeing

PPRC's work for DHHL centered on evaluating wellbeing of Native Hawaiians. They note that definitions of wellbeing that have emerged from Native Hawaiian and other Indigenous communities are not reflected in typical Western measures that focus on the socio-emotional and physical wellbeing of individuals. Indigenous definitions of wellbeing reach beyond the health and happiness of the individual to incorporate the welfare of families, communities, and the land, with the relationships between land and people at the center.<sup>14</sup> From this perspective, PPRC recommends that successful measures for Hawaiian communities should:

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<sup>8</sup> Oak Ridge Associated Universities. 2021. Differences Between Qualitative and Quantitative Research Methods. Online.

<[https://www.orau.gov/cdcynergy/soc2web/Content/phase05/phase05\\_step03\\_deeper\\_qualitative\\_and\\_quantitative.htm](https://www.orau.gov/cdcynergy/soc2web/Content/phase05/phase05_step03_deeper_qualitative_and_quantitative.htm)>

<sup>9</sup> Pacific Policy Research Center. 2020.

<sup>10</sup> Pacific Policy Research Center Evaluation Plan. 2020.

<sup>11</sup> Ibid.

<sup>12</sup> Pacific Policy Research Center Literature Review on Evaluating Indigenous Wellbeing: Culturally Relevant Methods and Metrics. 2018.

<sup>13</sup> Pacific Policy Research Center Evaluation Plan. 2020.

<sup>14</sup> Pacific Policy Research Center Literature Review. 2018.

- Be context-driven
- Be community-based and collaborative
- Incorporate and be respectful of culture
- Embrace self-determination and autonomy
- Promote social justice

Furthermore, the study recommends collecting data through mixed methods, noting that qualitative methods are critical to the contextualization of any quantitative data collected and can offer culturally appropriate mechanisms for collecting data.<sup>15</sup>

### 3.3 Beneficiary Input on Potential General Plan Metrics

Two rounds of initial beneficiary consultation were completed for the DHHL General Plan Update prior to the first draft of the plan. The second round of meetings focused on each policy topic to be addressed in the General Plan. In addition to virtual meetings, an online open house webpage was published, which included surveys and open-ended questions similar to those discussed during the meetings. The meeting presentations included potential metrics for measuring progress in each policy area, and each meeting included discussion of potential metrics. The table below summarizes the input received, including metrics suggested by beneficiaries.

<i>Policy Topic</i>	<i>Summary of Comments</i>
Land Use & Water Resources	<ul style="list-style-type: none"> <li>• Past General Plans had established thresholds for revenue generating lands (1% of lands going towards revenue generation) – is DHHL looking at these past thresholds with the General Plan update? What are DHHL’s thoughts on reserving lands for commercial use in the future?</li> <li>• What percentage of DHHL lands on each island are unsuitable for homesteading?</li> <li>• How many homes per year does DHHL project to award looking ahead?</li> <li>• Would like to see accountable water testing (annually, for example).</li> <li>• Protection and restoration of natural stream flow and habitats.</li> <li>• Use water needs approved by state water commission as baseline measure.<sup>16</sup></li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• Measure beneficiary stewardship of lands and cost savings in terms of maintenance by the department.</li> <li>• How much DHHL land is used for solar (renewable) energy.</li> <li>• Track the direct benefits renewable energy projects on DHHL lands provide to beneficiaries.</li> <li>• Metrics to hold DHHL/counties responsible for maintaining and managing deteriorating infrastructure.</li> <li>• Consistent infrastructure budgets to keep momentum toward goals.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Measures and accountability related to engaging the federal government to bring significant funding and resources to beneficiaries.</li> <li>• Housing goals/targets should reach for the stars – 2,000 homes per year suggested.</li> </ul>

<sup>15</sup> Pacific Policy Research Center Literature Review. 2018.

<sup>16</sup> State Water Projects Plan Update: Hawai’i Water Plan Department of Hawaiian Home Lands. May 2017. Online. <<https://files.hawaii.gov/dlnr/cwrm/planning/swpp2017.pdf>>

<i>Policy Topic</i>	<i>Summary of Comments</i>
	<ul style="list-style-type: none"> <li>• Acres of undevelopable land.</li> <li>• Keep track of the re-awarding of properties that are vacant or underutilized.</li> <li>• Access to quality and clean water is key for housing.</li> <li>• Decrease the 6-8 year homestead development timeline.</li> <li>• Average cost to develop turnkey homes.</li> </ul>
Food Production	<ul style="list-style-type: none"> <li>• Measure external grants and funding (e.g., small business loans)</li> <li>• Track business success over increments of time.</li> <li>• Participation in co-ops and farmer education programs.</li> <li>• Measure water access on ag lands.</li> <li>• Number of ag lots awarded and in production.</li> </ul>
Healthy Communities	<ul style="list-style-type: none"> <li>• Measure educational/vocational opportunities on DHHL lands (something specific to number of individuals).</li> <li>• Measuring number of beneficiaries accessing funding and programs by other Native Hawaiian serving organizations.</li> <li>• Measures that ensure that outer islands and new organizations have same opportunities to receive grant funding through DHHL.</li> <li>• Measures for Hawaiian language – proficiency, how many people are speaking it.</li> <li>• Empower partners to deliver services and identify key metrics that DHHL should be watching and observing.</li> <li>• Metrics should be further developed by individual communities and islands to establish better connections between the metrics identified in the General Plan and community actions.</li> </ul>
Natural & Cultural Resource Management	<ul style="list-style-type: none"> <li>• Measure access and management activities by beneficiaries.</li> <li>• Measures should be flexible enough to recognize that communities across the islands are very different and have different levels of space and natural resources.</li> <li>• Kuleana within our homesteads to teach future generations to mālama our land and resources.</li> </ul>
Economic Development & Revenue Generation	<ul style="list-style-type: none"> <li>• Measuring beneficiary participation is important.</li> <li>• Metrics showing access to land available for community economic development.</li> <li>• Measuring community reinvestment from revenue generated on DHHL lands.</li> <li>• Track how many associations are engaging with economic development and building capacity.</li> <li>• Updates on progress every five years on where we are and where we are going in terms of priorities. Important for beneficiaries to see this more frequently rather than every 20 years. Also allows Commission to shift/make adjustments as things come up like the pandemic.</li> <li>• 2002 General Plan target of using no more than 1% of land for commercial/industrial uses was intended to push department to get most “bang for their buck” – should be revisited and make more clear what kinds of lands we want to set aside.</li> </ul>

### 3.4 Data Collection and Sources

Data used for metrics can be classified as either primary or secondary data.

Primary data is collected by DHHL for the specific purpose at hand. The data is usually original or unique information. Examples of primary data currently being collected by DHHL include:

- Lease records
- Applicant waitlist
- Beneficiary and applicant surveys
- Beneficiary consultations

Within DHHL, each division has its own responsibilities and data. Leveraging or optimizing existing practices to collect necessary data within the current roles of each office or division can save staff time and resources. Below is a summary of the offices and divisions within DHHL:

- Office of the Chair – manages the daily operations of the Department, sets directions, and provides leadership support to all DHHL offices and divisions. Three divisions are directly managed by the Office of the Chair:
  - Land Development Division (LDD) – responsible for developing DHHL property for both homesteading and income-producing purposes. The three branches within LDD are: Design and Construction Branch, Housing Project Branch, Master-Planned Community Branch.
  - Land Management Division (LMD) – manages the department’s non-homestead land. Income properties and comprehensive land inventory. The three within LMD are: Technical Services Branch, Land Management Branch, and Income Properties Branch.
  - Homestead Services Division (HSD) – directly services homestead lessees and applicants for homestead leases. The three branches within HSD are: District Operations Branch, Homestead Applications Branch, and Loan Services Branch.
- Information and Community Relations Office (ICRO) – manages communications for DHHL by issuing and archiving press releases, public notices, annual reports, and other publications.
- Planning Office (PO) - prepares preliminary studies required for future land development, water resource development, and the proper consideration of archaeological, historical, and environmental concerns.
- Administrative Services Office – provides staff support and personnel, budgeting, program evaluation, information and communication systems, risk management, facilities management, clerical services and other administrative services. This office also provides support services in preparation of reports to the legislature and facilitates the rule-making process.
- Fiscal Office – responsible for providing financial information, accounting services, and establishing internal financial control policies and procedures for DHHL.

As referenced in section 2.4, PPRC recommends the use of electronic surveying as a primary source of data collection within beneficiary communities by DHHL.

Secondary data is collected by another entity and adapted for use by DHHL. Oftentimes this data is publicly available or provided to DHHL by a partner. Some records access may require brokering data sharing agreements. Examples of secondary data used by DHHL may include:

- State census reports

- Government records
- Records maintained by beneficiary serving partners such as nonprofit organizations

When choosing data sources for tracking metrics and developing a program for collecting, analyzing, and sharing the results, there are some factors to consider to ensure that such a program can be consistently maintained and useful. PPRC notes that there are hard costs associated with the staffing and resources needed to run a successful monitoring and evaluation program.

The first consideration highlighted by PPRC is whether to conduct the evaluation internally, utilizing DHHL staff time and resources, or contract external evaluation services. For internal evaluation projects budgets should account for staff time, level of effort, and resources (e.g., supplies, communication, printing, travel, etc.).<sup>17</sup> Hiring an external contractor requires staff time and resources for procurement, contracting and project management.

To access and use secondary data sources, DHHL will need to identify and enter into data sharing agreements with the agency or entity such as a memorandum of understanding (MOU), or memorandum of agreement (MOA). These data sharing agreements should delineate the data requested, timeline for accessing or receiving data, data protection protocols, proprietary considerations, and the form in which the data will be provided (e.g., CSV, Excel, HTML, SPSS, Stata, SAS, XML, TIFF, MPEG-1, JPEG).<sup>18</sup> Developing data sharing relationships not only lessens the burden on DHHL and its limited resources, but also limits the potential for beneficiary communities to have to respond to multiple requests for information in duplicative data collection activities.

Lastly, the timeline for data collection, reporting and updating is very important for a successful program. PPRC recommends that DHHL consider factors including whether the review will be conducted internally or externally, availability of data, desired sample size, data quality, and travel constraints when determining evaluation costs and timelines. At a minimum, PPRC recommends a timeline of six months if contracting external evaluation services. If DHHL conducts the evaluation activities internally, PPRC recommends aligning the schedule with other mandatory reporting activities such as the DHHL Annual Report.

Appendix B includes a table developed by PPRC presenting the cost and level of effort estimated for internal and external evaluation tasks.

### 3.5 Sample Metrics

The following tables present possible metrics and data sources for the topics included in the General Plan. Sample measures were taken from the PPRC Evaluation Plan as well as beneficiary consultation completed for the DHHL General Plan update. Table 6 includes primary data sources that are currently being collected or are available within DHHL but may be adjusted to capture possible metrics. Table 7 is an adaptation of sample measures and indicators recommended by PPRC organized by outcome categories and tied to relevant General Plan policy topics. The metrics included in the table are not exhaustive, nor is it recommended that DHHL adopt all that are included, however they are presented to provide an overview of what is currently available and what may be required to develop a comprehensive and culturally relevant evaluation process.

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<sup>17</sup> Pacific Policy Research Center Evaluation Plan. 2020.

<sup>18</sup> Ibid.

**Table 2: Sample Metrics from Existing Primary DHHL Data Sources**

<b>Data Source</b>	<b>Possible Metrics</b>	<b>Responsible Agency/Entity</b>	<b>Relevant Policy Topic(s)</b>
Active Homestead Leases	<ul style="list-style-type: none"> <li>• # of leases by use (residential, sub ag, kuleana, etc.)</li> <li>• % change in leases</li> </ul>	DHHL – Homestead Services	Land Use Housing Food Production
Applicant Waiting List	<ul style="list-style-type: none"> <li>• # of applicants on waiting list</li> <li>• % change in applicants on waiting list</li> <li>• Average age of applicants</li> <li>• Years on waiting list</li> </ul>	DHHL – Homestead Services	Land Use Housing
Homestead Award Info (i.e., qualified income levels, lot/award types, etc.)	<ul style="list-style-type: none"> <li>• # of awards by AMI</li> <li>• # of awards by type (residential, sub ag, kuleana, etc.)</li> <li>• # of awards requiring DHHL loans/financing</li> </ul>	DHHL – Homestead Services	Land Use Housing Economic Development/ Revenue Generation
General Leases, Licenses and Right-of-Entry Permits (and revenue)	<ul style="list-style-type: none"> <li>• # of dispositions by type (general lease, license, right of entry)</li> <li>• # of depositions by use (commercial, agriculture, education, etc.)</li> <li>• # of acres</li> <li>• Amount of revenue (dollars)</li> <li>• # of years, terms of disposition</li> </ul>	DHHL – Land Management Division	Land Use Food Production Healthy Communities Natural & Cultural Resource Management Economic Development/ Revenue Generation
Lessee Surveys	<ul style="list-style-type: none"> <li>• Demographic characteristics (age, household size, household income, etc.)</li> <li>• Lessee housing characteristics (unit size, condition of unit, affordability of needed repairs, home related insurance, plans for future)</li> <li>• Homestead community evaluation</li> <li>• Homestead community well-being (safety, involvement, future generations)</li> <li>• Involvement with other Native Hawaiian serving organizations</li> <li>• Land use preferences (non-homestead uses)</li> <li>• Satisfaction with DHHL</li> </ul>	DHHL – Planning Office/ICRO	Land Use Infrastructure Housing Food Production Healthy Communities Economic Development/ Revenue Generation

<i>Data Source</i>	<i>Possible Metrics</i>	<i>Responsible Agency/Entity</i>	<i>Relevant Policy Topic(s)</i>
Applicant Surveys	<ul style="list-style-type: none"> <li>Demographic characteristics (age, household size, household income, etc.)</li> <li>Applicant housing characteristics (rent/own, cost, location, type of unit, etc.)</li> <li>DHHL application preferences (lot type, location, unit characteristics)</li> <li>Applicant perspectives (current community, future intentions with lease)</li> <li>Involvement with other Native Hawaiian serving organizations</li> <li>Land use preferences (non-homestead uses)</li> <li>Satisfaction with DHHL</li> </ul>	DHHL – Planning Office/ICRO	Land Use Infrastructure Housing Food Production Healthy Communities Economic Development/ Revenue Generation
Beneficiary Consultation Minutes	<ul style="list-style-type: none"> <li># of beneficiaries participating</li> <li>Qualitative input on any/all policy topics</li> </ul>	DHHL – Planning Office/ICRO	All
DHHL Programs (e.g., HALE, NHDPP, CTAHR extension, etc.)	<ul style="list-style-type: none"> <li># of events</li> <li># of beneficiaries participating in programs</li> <li>Amount of funds awarded (dollars)</li> </ul>	DHHL	Housing Food Production Healthy Communities Economic Development/ Revenue Generation
Lot development projections	<ul style="list-style-type: none"> <li># of lots in development (by development phase)</li> <li>Average cost per lot (built to county standards/not built to county standards)</li> <li>Average time to develop and award a lot (years/months)</li> </ul>	DHHL – Land Development Division	Land Use Infrastructure Housing
GIS Land Inventory	<ul style="list-style-type: none"> <li># of acres by designation</li> <li>% of acres in use</li> <li># of acres acquired/exchanged</li> </ul>	DHHL – Planning Office	Land Use Natural & Cultural Resource Management Economic Development/ Revenue Generation
Beneficiary Association Records	<ul style="list-style-type: none"> <li># of registered beneficiary associations</li> <li>% change in registered beneficiary associations</li> <li># beneficiary organizations meeting regularly</li> </ul>	DHHL; Beneficiary Associations	Healthy Communities
Capital Improvement Budget/ Expenditures	<ul style="list-style-type: none"> <li>Amount budgeted for development (dollars)</li> <li>Amount budgeted for maintenance (dollars)</li> </ul>	DHHL	All

**Table 3: Sample Metrics Recommended by PPRC**

<i>Data Category/Theme</i>	<i>Possible Metrics</i>	<i>Responsible Agency/Entity</i>	<i>Relevant Policy Topic(s)</i>
Satisfaction with Quality of DHHL Programs and Services	<ul style="list-style-type: none"> <li>• Satisfaction with Land Distribution Policy and Practices</li> <li>• Satisfaction with Rehabilitation Program</li> <li>• Satisfaction with Native Hawaiian Development Program</li> <li>• Satisfaction with DHHL Customer Service</li> <li>• Satisfaction with DHHL Outreach</li> <li>• Satisfaction with DHHL Capacity</li> </ul>	DHHL or External Evaluation Service	All?
Community Enrichment	<ul style="list-style-type: none"> <li>• Engagement in Leadership Activities</li> <li>• Participation in Events</li> <li>• Acts of Caring</li> <li>• Relationships Developed/Strengthened</li> </ul>	DHHL or External Evaluation Service	Healthy Communities
‘Āina and Resource Stewardship	<ul style="list-style-type: none"> <li>• ‘Āina Maintenance and Beautification Efforts</li> <li>• Engagement in Culturally Relevant ‘Āina-based Practices</li> <li>• Resource Conservation Efforts</li> <li>• Water flow and water quality</li> </ul>	Community-based stewardship groups; State Department of Land and Natural Resources	Land Use Natural & Cultural Resource Management
Hawaiian Culture	<ul style="list-style-type: none"> <li>• Practice of ‘Ōlelo Hawai‘i</li> <li>• Practice of Hawaiian Values, Customs and Traditions</li> <li>• Sense of Cultural Identity</li> <li>• Knowledge of History and Place</li> </ul>	Alu Like; Kamehameha Schools; Lili‘uokalani Trust; Native Hawaiian Education Council; Office of Hawaiian Affairs	Healthy Communities Natural & Cultural Resource Management
Health	<ul style="list-style-type: none"> <li>• Lowered Mortality (or Increased life expectancy)</li> <li>• Lowered Disease/Morbidity</li> <li>• Improved Nutrition</li> <li>• Increased Food Self-Reliance</li> <li>• Increased Physical Activity or Exercise</li> <li>• Reduction in Substance Use</li> <li>• Psychological/Spiritual Self-Care</li> <li>• Sense of Personal Wellbeing</li> </ul>	Hawai‘i Health Data Warehouse; Kamehameha Schools; Lili‘uokalani Trust; Office of Hawaiian Affairs; Queen Emma Foundation; State Dept. of Agriculture; State Dept. of Health;	Food Production Healthy Communities

<i>Data Category/Theme</i>	<i>Possible Metrics</i>	<i>Responsible Agency/Entity</i>	<i>Relevant Policy Topic(s)</i>
Community Infrastructure	<ul style="list-style-type: none"> <li>• Access to Common-use Facilities and Spaces</li> <li>• Access to Care Programs and Services for Kūpuna</li> <li>• Access to Community Education Programs and Services</li> <li>• Access to Water</li> <li>• Water quality</li> <li>• Access to Physically Accessible Housing</li> </ul>	County Boards of Water; County Planning Departments; County Parks Departments; Hawai'i Department of Education; Hawai'i Office of Aging; State Department of Health; State Department of Land and Natural Resources University of Hawai'i	Land Use Infrastructure Housing Food Production Healthy Communities
Socio-Economic Wellbeing	<ul style="list-style-type: none"> <li>• Improved Income Security</li> <li>• Increased Employment Security</li> <li>• Reduced Presence of Criminal Justice System in Hawaiian Lives</li> <li>• Improved Financial Standing</li> <li>• Improved Business Standing</li> <li>• Improved Early Childhood and Keiki Wellbeing</li> <li>• Increased Housing Security</li> <li>• Improved Access to Family and Social Services</li> <li>• Increased Access to Quality, Affordable Healthcare</li> <li>• Family Stability</li> <li>• Residential Safety/Security</li> </ul>	Census Bureau; Crime Prevention & Justice Assistance Division - Office of the Attorney General; Department of Health and Human Services; Executive Office on Early Learning; Hawai'i Department of Education; State Department of Business Economic Development and Tourism; Hawai'i Department of Education; University of Hawai'i Center for the Family	Housing Food Production Healthy Communities Economic Development/ Revenue Generation

## 4. Monitoring & Evaluation Framework

As noted in the introduction, the DHHL General Plan update is required to specify indicators to measure progress and evaluate effectiveness in meeting policy goals in the plan. While the General Plan can identify these metrics, a more complete monitoring and evaluation framework will need to be established and implemented. Based on the information included in this white paper the following steps should be included in such a framework.

### 4.1 Identify metrics and data sources that align with General Plan goals and policies

Measures should incorporate S.M.A.R.T. outcome principles. Internal data currently being collected and tracked by DHHL should be prioritized before identifying potential external data sources and partnerships.

### 4.2 Identify roles and responsibilities for collecting, monitoring, and organizing data

Leverage existing roles and processes such as annual reports, federal reporting requirements and Chairperson strategic planning. Consider collaborative strategies for sharing responsibility across partner agencies and organizations as noted below.

### 4.3 Secure agreements to access and track external data

Consider working with Native Hawaiian serving and other organizations currently leasing DHHL lands. Establish reporting standards for service organizations and other entities leasing DHHL lands that lend to data tracking and metrics.

### 4.4 Establish an implementation and evaluation schedule

Establish baseline measurements for each outcome. Consider DHHL priorities and determine reasonable and realistic timelines for consistent measurements. PPRC notes that some outcomes will take longer to manifest in the community than others, which should be taken into account when developing a data collection schedule. Additionally, available resource and budget may dictate what is possible. As such, PPRC recommends developing a frequency table for data collection based on these considerations will go towards maintaining a realistic and sustainable schedule.

### 4.5 Establish reporting and dissemination process

A reporting and dissemination strategy should be established as part of the monitoring and evaluation framework in order to set expectations for stakeholders and build transparency and accountability on the part of the DHHL. PPRC recommends that a variety of reporting formats can be considered, including full written reports, summary reports, highlights for newsletters, policy/practice briefs, conferences, presentations (e.g., to Commission or community groups), peer-reviewed articles, data dashboards, social media posts, online videos/blogs/vlogs, emails, and brochures (mailed, electronic).

## 5. Policy Recommendations

The DHHL General Plan Update represents the first opportunity to fulfill the requirements of the most recent HAR criteria for the DHHL planning system. This includes implementing an evaluation system that will help bring more accountable implementation of DHHL plans moving forward. Since the last General Plan, DHHL has made strides in terms of building up a more robust planning system and increasing beneficiary consultation efforts. Establishing an evaluation program represents an important next step toward strengthening DHHL's planning framework and improving transparency and communication around the goals, policies, and actions of DHHL.

### 5.1 Continue beneficiary consultation activities and incorporate practices to gather and track data for monitoring and evaluation

Since the establishment of the beneficiary consultation policy, DHHL has more frequently engaged and listen to beneficiary input related to plans, projects, proposals. Leveraging these interactions to collect input and data related to selected metrics presents a "low-hanging fruit" in terms of using existing data and information to analyze and evaluate progress.

### 5.2 Establish internal data tracking and monitoring standards for DHHL offices and divisions

Within DHHL each office and division have specific roles and responsibilities. As a whole, DHHL has historically been underfunded resulting in fewer staff attending to a multitude of tasks. The evaluation and monitoring program should look to save time and funds by utilizing and optimizing the data that is already being tracked or that could easily be tracked within existing roles and responsibilities. This includes documenting and providing beneficiaries with opportunities for meaningful contact and communication with DHHL. For example, PPRC suggests that community needs sensing and planning processes may be an area to align outreach and evaluation with feedback from beneficiaries and association leadership that is already being documented through beneficiary consultation and other interactions.

### 5.3 Work with Native Hawaiian and community-based organizations utilizing Hawaiian home lands to establish data sharing agreements

DHHL has some existing data sources that it has and continues to collect and maintain, however additional data sources will be necessary to develop a fully comprehensive monitoring and evaluation process that includes metrics that align with the General Plan goals and policies.

### 5.4 Establish evaluation timelines that align with other reporting requirements to ensure the best available data is be considered when developing plans and priorities

This will provide new administrations with better guidance from staff in terms of where the department has made progress and what areas need attention as they develop their strategic plan during the first year of the Chairperson's term.

## APPENDIX A: Examples of Native Hawaiian Organizations

*Excerpt from Pacific Policy Research Center's Evaluation Plan in Support of Department of Hawaiian Home Lands General Plan: Assessing Beneficiary Wellbeing (August 17, 2020)*

This final section of the review features examples of Native Hawaiian organizations across the state that pursue culturally relevant programming, and in doing so draw on culturally responsive methods and/or metrics to learn about the successes of their activities. Special attention is paid to 'āina-based programs. Some of these organizations have already been referenced, while others are introduced for the first time. The purpose of this section is to offer a brief profile of each organization as well as details of what is known about their evaluation practices, including results of evaluations when available. At minimum, these organizations cite methods DHHL may wish to consider for its own future evaluation efforts. Going further, they present potential for new or expanded partnering and collaboration with the DHHL.

**The Kohala Center**, located on Hawai'i Island, is a center for research, conservation, and education. Based on input from the island residents, the Kohala Center has focused their work in three core areas of energy self-reliance, food self-reliance, and ecosystem health. Their vision is to see individuals contributing to the community, to one another, and to the 'āina, in exchange for a meaningful and happy life. They describe wellbeing as communities in Hawai'i thriving ecologically, economically, culturally and socially. In order to achieve these goals, the Center supports and maintains partnerships with numerous organizations in the community.

For example, in March 2016, Kohala Center conducted a Health Impact Assessment of the proposed Mo'omomi Community-Based Subsistence Fishing Area (CBSFA) on the island of Moloka'i. This study used archival data, transcriptions from two community meetings facilitated by Susta'āinable Moloka'i, Scoping and Assessment workshops, and community surveys and reports. They also conducted open-ended interviews with a purposive sampling of community members. These participants were identified as key individuals and organizations with an expertise in this area who could provide relevant insights into this project, including Ho'olehua Homesteaders, public health officials, landowners, fishers, community organizers on Moloka'i. They also consulted with commercial fishers and some trade organization representatives, as well as DLNR representatives. The surveys and interviews were focused on health and welfare indicators and included questions about the potential impact of a CBSFA policy on cultural practices associated with Mo'omomi, sustainability and food security, intergenerational knowledge transmission, human health, and fish consumption and the sale of fish.

Their findings indicated that the CBSFA has potential to enhance individual, family, and community wellbeing and provided recommendations for moving forward. Additionally, data from a close-ended survey was collected which focused on the individuals' dietary habits, self-perception of health, source of fish consumed in the home, dependence on fish for subsistence and household income, the

value of subsistence to participants, changes observed in fish consumption over time, and whether participants access Mo'omomi for fish and for what purpose. One of the challenges was recruiting commercial fishermen. Approximately 53 fishermen were contacted via email twice about participating, however, only 2 responded and participated in the study.

**Kōkua Kalihi Valley Comprehensive Family Services (KKV)** is a non-profit public health clinic formed by the Kalihi Valley community. KKV's mission is to work together toward "healing, reconciliation, and the alleviation of suffering in Kalihi Valley, by serving communities, families, and individuals through strong relationships that honor culture and foster health and harmony" (Kōkua Kalihi Valley and Islander Institute, 2015). Their aim is to foster physical, mental, emotional, and spiritual health, serving about 10,000 community members each year. Through their work in the community and with Islander Institute, they began creating an Indigenous framework for health which was named "Connections Framework". The goal was to find common themes about what matters to Indigenous and island people regarding their health. They collected this data from a series of formal and informal conversations with community members to hear perspectives on personal and community health. Their approach was to discover what it means to be healthy based case experiences and stories of people in the community. More specifically, they asked participants to share their personal stories, values, and practices of staying healthy. From these conversations emerged themes focused around connections and an Indigenous health framework that challenged existing healthcare frameworks. They described striving towards wellness as an interconnection between place (connection with 'āina), self, past/future, and others. From these findings, KKV created assessment questions specifically addressing each of these four connections. Their next steps are to build upon their findings, test and refine the framework, and then apply it.

**Office of Hawaiian Affairs (OHA)** is a public agency responsible for the wellbeing of Native Hawaiians. Their mission is "To mālama (protect) Hawai'i's people and environmental resources and OHA's assets, toward ensuring the perpetuation of the culture, the enhancement of lifestyle, and the protection of entitlements of Native Hawaiians, while enabling the building of a strong and healthy Hawaiian people and nation, recognized nationally and internationally." One of the aspects of Native Hawaiian wellbeing that OHA researched in depth was the concept of "mana." This research focused on mana as one of the elements in Hawaiian culture that ensured that the future mana of Hawaiian youth was built on the mana of past generations. For this study, researchers first reviewed old Hawai'i newspaper articles to understand the concept of mana in a historical context and determine the frequency of use of the term "mana." Researchers also conducted a review of instruments, created a concept map, developed a rubric for instrument search, and identified commonalities and gaps in research. Additionally, to understand contemporary concepts of mana, they conducted focus group interviews and utilized photovoice, which is a participatory action research method that enabled participants to visually demonstrate the mana in their community. One of the benefits to using photovoice is that this allowed members of the community who were unable to meet in person to participate in the study.

**The Lili'uokalani Trust** focuses on ending the cycle of poverty and promotes the thriving of Native Hawaiian children (92% of the Trust's lands are dedicated to agriculture/conservation). The Trust looks at wellbeing as (a) happy, healthy, thriving families; (b) safe and sustainable communities; and (c) equitable and responsible systems. In an effort to conduct further research on Native Hawaiian wellbeing, the Trust, in collaboration with several other organizations, held a two-day workshop called "Kūkulu Kumuhana, Creating Radical and New Knowledge to Improve Native Hawaiian Wellbeing." This workshop researched and presented current models of Hawaiian wellbeing to members of the community. They then formed working groups focused on refining themes of wellbeing. Attendees were also surveyed with reflective questions related to 6 themes of wellbeing. Finally, participants were given an evaluation survey asking for feedback on the workshop itself.

**Ma'ō Farms** is an organic farm located in Wai'anae. This organization strives to bring together farmers, community members, and 'āina into a mutually beneficial relationship. They are focused on ancestral abundance, food security, and empowering the community, especially youth, with catalytic educational and entrepreneurial opportunities. Many of their efforts are engaged around youth development and fostering youths' connection to the 'āina through various avenues such as youth leadership training programs, apprenticeships, externships, community outreach, entrepreneurship programs, and careers paths. The outcomes of these activities are captured through various methods including community service learning projects, leadership training, digital media story-telling, and observations. They are also tracking their success through college enrollment and attainment as well as earned income from organic food production.

**Mālama 'Āina Foundation** focuses on educating students in math, science, and Native Hawaiian culture through project-based learning and engaging with the 'āina. The Mālama 'Āina Foundation currently offers a year-long program that provides educational, 'āina-based learning opportunities to teachers and students that include field days and service learning days. The data collected from their participants include attitudes surveys to assess changes in students' perspectives, knowledge surveys to assess what the students have learned over the course of the year, and satisfaction surveys to evaluate their program. Some of the questions on these surveys were pulled from other organizations' evaluations. One of the challenges they found is that they needed to modify some of these questions for their specific students and program objectives. For example, they used some questions from a Kamehameha Schools survey. However, the questions were originally designed for a multi-year, longitudinal study and was not able to capture changes in students' perspectives as effectively for their year-long program. They also found that some questions needed to be adapted to their program to show how much cultural knowledge students had gained.

**Mokauea Educational Hui** runs a youth leadership program called the Mālama I ke Kai Project. Their main goal is to involve as many people, organizations, educational institutions, and communities as possible in maintaining and sharing historical and cultural information pertaining to Mokauea Island.

They engage youth and community members in activities such as restoring fish ponds and limu, testing water quality, and collecting and analyzing marine debris. They view community wellbeing from the concept of ahupua'a, "supporting a self-contained community working with a spirit of cooperation of caring and revering the land and ocean to meet the needs of all." The data collection methods for their program include surveying participants on whether or not they have met their project goals and a knowledge assessment to see what participants have learned. One of the objectives for their learners is to assess if participants understand the importance of giving back to their communities. After completing the program, the Mokauea Educational Hui conducts follow-up questions to see if participants are sharing or implementing what they learned in their own communities and, if so, how often.

**Kua'aina Ulu 'Auamo (KUA)** is a non-profit organization that aims to "empower communities to improve their quality of life through caring for their biocultural (natural and cultural) heritage." They apply a community-driven approach, assisting communities in utilizing the resources available in their community. Their vision for Hawaiian wellbeing is based on the concept of 'aina momona — "abundant and healthy ecological systems in Hawai'i that contribute to community well-being." One of their goals is to collect and share data and to assist communities in conducting their own research. They connect organizations with specialists and scientists in their community to assist with research and data collection. They employ archival data-gathering methods and analyze resources already available in the community. They also document the impact of the organization and use story-telling methods to capture community members' experiences and efforts.

**Hika'alani** is a non-profit, community-based organization focused on culture and 'aina-based education, restoration, and cultivation. Their mission is to reestablish centers of stewardship and learning in the ahupua'a of Kailua as a place to gather and practice the culture that sustains and defines the community. Their vision of Hawaiian community wellbeing is a "community guided by master teachers dedicated to sharing with our children, at sites of abiding ancestral significance, the 'ike of our kūpuna." Their goal is to rebuild community members' connection to the 'aina, ensuring a healthy future for Hawai'i's people, places, and practices. Their educational program engages educators, students, administrators, and families in culture-based learning activities in the form of community workdays, cross-cultural exchanges, school field trips, professional development opportunities, and service learning days. They teach students about the land and the sacred site of Ulupō. Their surveys assess cultural knowledge gained from their participation and an evaluation of their experiences in the program.

**Hui o Kuapā**, located on Moloka'i, is a non-profit organizations whose primary responsibility is to support Native Hawaiian fishpond restoration, education, and research. Their main site is at Keawanui Fishpond, which is the largest enclosed and fully operational fishpond in the Hawaiian Islands. Using their loko i'a (fishpond) as a living laboratory and classroom, they offer learning opportunities in the fields of STEM research and Hawaiian culture and history. Reportedly, over 14,000 students have

assisted in the repair and construction of their loko i‘a. They work to educate students and community members about resource management, innovation, and sustainability, blending historical practices and modern techniques. This Hui researches methods of maintaining traditional ecosystems and making modern living more sustainable. They continually research and develop techniques involved in the process of fishpond construction, fish husbandry conservation, and sustainable food systems. The practitioners at Hui o Kuapā conduct climate research and “provide critical real-time climate change adaptation by utilizing various bioshields and other proven fortification techniques consistent with those found throughout the Pacific Islands to help protect cultural resources and low-lying areas.” They also collect data on their impact in the community (e.g., how many students and community organizations they serve and presentations given world-wide). They offer schools and community groups learning activities that range from hour-long educational tours to day-long or multi-day experiential learning opportunities.

**Ma ka Hana ka ‘Ike (MKHKI)** is a non-profit community-based program located in Hana, Mau‘i. They provide hands-on training to at-risk youth, essentially teaching academic concepts while building real-world skills. The youth in their program learn by doing and are required to use their knowledge to help others in the community. MKHKI boasts two main program areas of focus: the farming and building program. The farming program works with taro farms in the community and teaches students how to grow kalo and pound it into poi. They also created a food garden at Hana School and taught students the benefits of healthy eating, as well as providing for their family and the community. The building program teaches youth how to farm and how to build structures and homes. They design and build structures in the community for people who have lost their homes or school buildings that need repair. They believe that teaching youths these skills will build their self-esteem and self-efficacy in and out of the classroom. This program documents their impact through formal and informal interviews with participants, video documentation, surveys that ask students about the effect the program has had on them (e.g., increased their self-confidence, ability to work as a team, live a healthier lifestyle, and feel connected to their culture, ‘āina, and community). They also keep track of how many people they serve, how many they train, the number of training hours, and the amount of food harvested and kalo pounded into poi. This program has found that video documentation is the most effective way for them to assess their students, evaluate their program, and share their successes with others.

**Wai‘anae Coast Comprehensive Health Center (WCCHC)** is a community healthcare center that practices a holistic approach. They believe that complete wellness can be achieved by providing accessible, affordable, quality medical care while preserving Native Hawaiian culture and traditional healing practices. They also function as a learning center that offers training in the healthcare field and have expanded their services into satellite locations and school-based health centers. The WCCHC evaluates its impact on the community via satisfaction surveys and tracking the number of people served by their program (e.g., the number of patients served, office visits, graduates from their training program, and students who return to class after treatment at their school-based sites). They

also consistently employ participatory research methods to conduct healthcare studies within their community in areas such as obesity and diabetes. For example, one study assessed the impact of an obesity intervention (Obesity Care Model) on children at their center. Pediatric providers and staff were interviewed about the successes and challenges of the program and patients provided demographic information and BMI measures.

**Hui Mālama o ke Ala ‘Ūlili (HuiMAU)**, located on Hawai‘i Island, is a non-profit community-based program founded in 2011. They are dedicated to cultivating kipuka (safe spaces), sharing place-based ancestral knowledge, growing healthy foods, and supporting strong ‘ohana. Their mission is to “re-establish the systems that sustain our community through educational initiatives and land-based practices that cultivate abundance, regenerate responsibilities, and promote collective health and well-being.” ‘Ohana, schools, hālau hula, and community members come out on workdays to volunteer to work in the fields. HuiMAU conduct informal interviews, asking participants what they learned at the end of the day and if their view of the place changed from the beginning to the end of the day. They also use photo and video documentation.

**The Waipā Foundation** is responsible for maintaining a 1,600 acre ahupua‘a land division, from mountain to sea, on Kaua‘i. The Foundation manages the ahupua‘a as a cultural and environmental learning center for the community. Their goals are “to restore the health of the natural environment and native ecosystems of the ahupua‘a, and to involve our community in the stewardship, restoration, and management of the land and resources within the ahupua‘a of Waipā”. They do this with the view to foster social, economic and environmental sustainability in the management of Waipā’s natural and cultural resources. This group has used formal and informal discussions as well as photo and video documentation of their participants to capture the success of the work they do.

**Sust‘āinable Moloka‘i** is a non-profit organization formed by the local community. They aim to create a more sustainable and self-supporting island, building partnerships in the community and strengthening relationships between the people and the land. They work with community groups, families, and schools to teach traditional, cultural, and modern strategies for sustainability. Their goal is to inspire youth and community to create a sustainable, “abundant” Moloka‘i. In order to clearly understand the needs of the community, Sust‘āinable Moloka‘i is working on a multi-layered online database project that focuses on a needs assessment of Moloka‘i’s resources. They are concentrating on 12 topics designed to further community capacity, leadership, and partnerships. To date, they have conducted an energy and agricultural needs assessment. For the energy assessment, the surveys asked questions related to the community’s energy consumption, expenses, and challenges, as well as ideas and opinions about renewable energy. For the agricultural assessment, farmers, and business owners were interviewed and surveyed about their agricultural vision of Moloka‘i, support needed, and incentives for farmers and ranchers.

## APPENDIX B: Sample Level of Effort and Costs for Annual Evaluation Activities

*Excerpt from Pacific Policy Research Center's Evaluation Plan in Support of Department of Hawaiian Home Lands General Plan: Assessing Beneficiary Wellbeing (August 17, 2020)*

Task	Estimated Labor Days	Estimated Costs*	Staff Position / Skill Set	Comments
1. Planning	10+	\$12k+	Planner/Project Manager; Evaluator; Cultural Specialist or Liaison; Communications Officer	This includes defining the scope of the evaluation, organizational expectations and buy-in, timeline, internal vs. external evaluation, RFP process if external - assembling staff if internal, project management, staffing, budget, etc.
2. Collaboration for Data Sharing	10+	\$12k+	Planner/Project Manager; Evaluator; Data Analyst	Identify and inventory key organizations and service providers within each homestead community. This includes documenting the type of work they do, where their community impacts are likely to overlap with those of the DHHL, and the potential benefits of partnering (e.g., how the org. Is complementary to DHHL's evaluation needs). Based on this inventory, select organizations to contact for exploratory meetings. PPRC advises the careful and meaningful selection of a handful of organizations, as it is not viable to partner with the full breadth of service providers. If the relationship advances, propose and prepare working agreements (MOAs), which include parameters for meetings schedules, data sharing, joint activities, data use, and dissemination.  The number of orgs. engaged and method of engagement will determine the level of effort.
3. Instrument Design & Pilot	10+	\$7k+	Project Manager; Evaluator; Cultural Specialist or Liaison; Data Analyst	Identify the design team and define branding requirements. Reserve time for the development and piloting of survey items, focus group protocols, and structured interview questions.

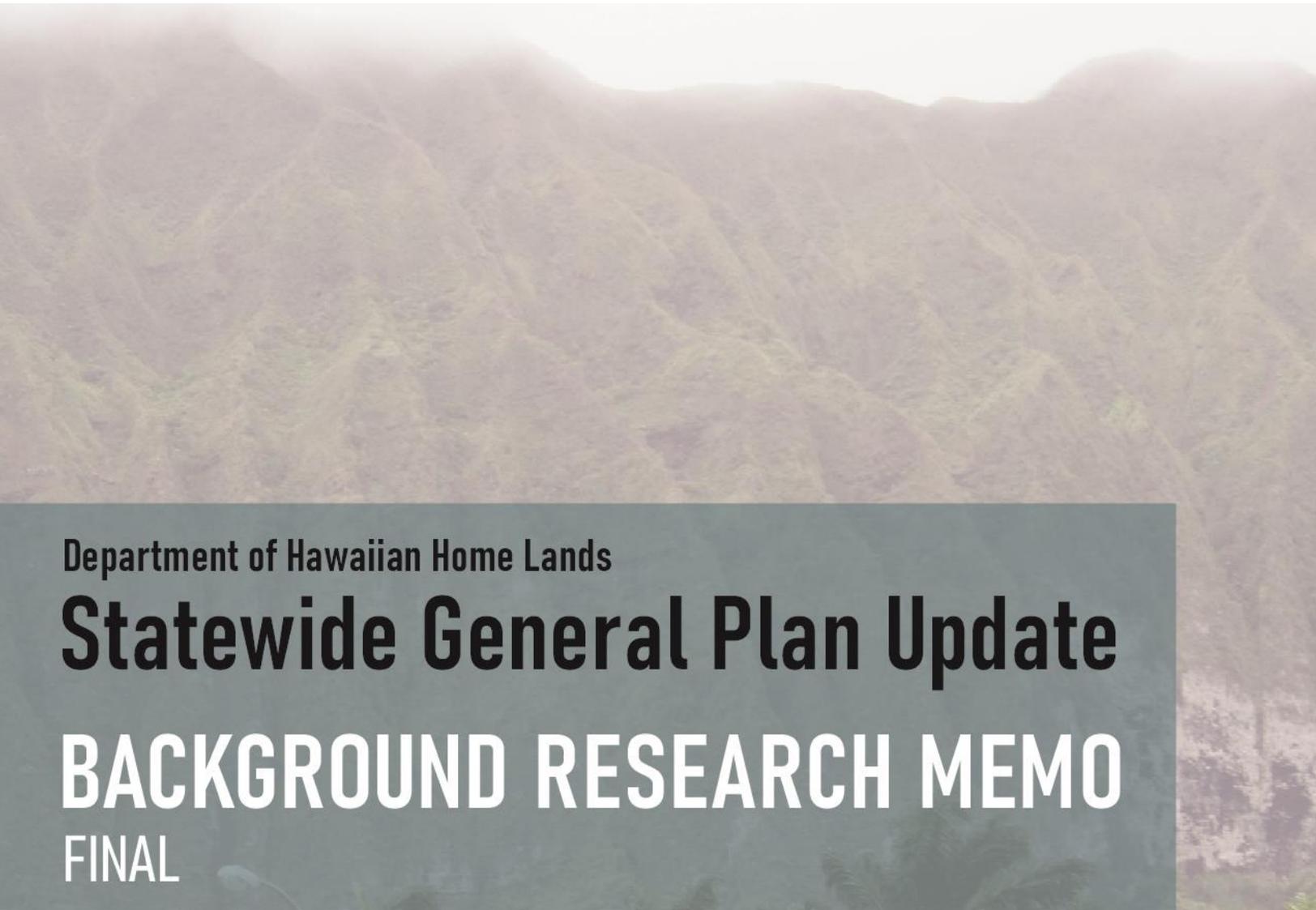
Task	Estimated Labor Days	Estimated Costs*	Staff Position / Skill Set	Comments
<b>4. Data Collection</b>		30K+	Project Manager; Evaluator; Data Analyst; Database Specialist; Data Entry Specialist; Field Data Collection Coordinator	Identify data collection methods, timeline, appropriate staffing and oversight.
<b>4a. Survey administration</b>	5+		Project Manager; Evaluator; Data Collection Specialist; Data Entry Specialist	The choice to administer a web-based survey or a paper-pencil survey will greatly impact both time and budget.
<b>4b. Focus groups</b>	12+		Project Manager; Evaluator; Field Data Collection Coordinator; Cultural Specialist or Liaison; Content Analysis Specialist; Data Entry Specialist	If focus groups will be conducted across the state, remember to budget for travel expenses (e.g., hotel, transportation, airfare) in addition to personnel, advertising and incentive costs. The sample size and location of respondents will dictate the necessary number of meetings.
<b>4c. Individual interviews (i.e., for case studies)</b>	10+		Project Manager Evaluator; (Facilitation and Qualitative Data Skills) Content Analysis Specialist; Cultural Specialist or Liaison; Data Entry Specialist	If structured interviews will be conducted face-to-face, and across the state, remember to budget for travel expenses (e.g., hotel, transportation, airfare) in addition to personnel, communication, advertising and incentive costs. The sample size will dictate the necessary number of interviews.
<b>4d. Incentives for 4a-4c</b>	2+	\$0+	Planner; Project Manager;	Estimate resources needed to facilitate the participation of those outside of DHHL, such as homestead associations, program participants, partner organizations, and

Task	Estimated Labor Days	Estimated Costs*	Staff Position / Skill Set	Comments
			Evaluator; Procurement or Finance Officer	others. You may want to consult with key stakeholders who will be asked to participate in the evaluation to identify the type of incentive that would be most appropriate (e.g., gift card, refreshments for respondents).
5f. Travel & Transportation	12+	10K+	Project Manager; Evaluator; Finance Office Travel Officer or Procurement Specialist	With DHHL serving native Hawaiians on all islands - and potentially those residing outside the state, a travel budget (e.g., airfare, per diem, transportation, hotel) for data collection, dissemination of findings, and follow-up will need to be prepared.
6. Data Cleaning & Analysis	14+	\$15k+	Project Manager; Evaluator; Data Analyst; Qualitative Data Specialist; Quantitative Data Specialist	<p>The level of effort and resources required will depend on the number of instruments and protocols utilized.</p> <p>In general, it is less expensive to clean and analyze quantitative data, and more expensive to clean and analyze qualitative data.</p> <p>Data cleaning costs will depend on the number of records, the number of fields in each record, and degree of cleaning needed.</p> <p>Data analysis costs: phone survey (low/medium); web-based survey (low); paper/pencil survey (medium); structured interview protocol (high); structured focus group protocol (high).</p> <p>Software licenses will also add to expenses, if the DHHL does not subscribe to them already (e.g., SPSS)</p>
7. Draft Evaluation Report	14+	18k+	Project Manager; Evaluator; Technical Writer; Editor; Data Visualization Specialist; Communications Officer	Request a draft evaluation report, including an appendix with all data collection instruments and access to raw data files, in time to allow for comprehensive review and completion of any suggested or required revisions.
8. Final Evaluation Report	5+	6k+	Project Manager; Evaluator;	Final report in Word and PDF, plus raw data files, graphics, and data collection instruments should be secured and approved prior to project completion.

Task	Estimated Labor Days	Estimated Costs*	Staff Position / Skill Set	Comments
			Technical Writer; Editor; Data Visualization Specialist; Communications Officer	
<a href="#">9. Dissemination of Findings</a>	12+	10K+	Project Manager; Planner; Evaluator; Cultural Specialist or Liaison; Finance Officer; Communications Officer	Budget resources for the internal and/or external evaluators to present findings to both internal and external stakeholders in multiple formats (e.g., full, condensed, digital, print, community meeting).
<a href="#">10. Follow-Up</a>	12+	5K+	Project Manager; Planner; Evaluator; Finance Officer; Communications Officer	Budget resources for follow up and application of evaluation findings. The most comprehensive evaluation will not help DHHL or recipients of DHHL services if the results remain in a report file or on a shelf.



**APPENDIX J:  
BACKGROUND RESEARCH MEMO**



Department of Hawaiian Home Lands

# Statewide General Plan Update

## BACKGROUND RESEARCH MEMO

FINAL



## Table of Contents

1. Introduction .....	1
2. DHHL Foundational Policy & Function .....	1
2.1 Hawaiian Homes Commission Act of 1920.....	1
2.2 The Department of Hawaiian Home Lands .....	2
3. DHHL Planning System .....	4
3.1 General Plan .....	6
3.2 Strategic Program Plans.....	6
3.3 Island Plans .....	7
3.4 Regional Plans.....	8
3.5 DHHL Beneficiary Consultation.....	8
4. Watershed Events in HHCA’s 100-year History .....	9
4.1 Native Hawaiian Activism and Civil Disobedience of the 1970’s .....	11
4.2 Access to Federal Funding and Housing Assistance Programs (FHA 247, NAHASDA) .....	11
4.3 Return of Lands by the State of Hawai’i and Federal Government in mid-1990s.....	12
4.4 Undivided Interest of DHHL Leases .....	13
4.5 Nelson Case .....	14
5. DHHL General Plan Overview .....	14
5.1 2002 General Plan Context.....	14
5.2 2002 General Plan Evaluation Method.....	15
6. Findings and Implications for the General Plan Update .....	28
6.1 Watershed Events.....	28
6.2 Strategic Challenges: .....	29
6.3 Visioning Forward.....	33
6.4 Filling in the Gaps .....	35
7. Information Sources.....	35
7.1 Stakeholder Interviews.....	35
7.2 References Cited.....	36

## **1. Introduction**

This memo was prepared as a deliverable to support an update of the Department of Hawaiian Home Lands (DHHL or the Department) General Plan. The General Plan (GP) was last adopted in 2002, and one of the first tasks in the General Plan update is to assess DHHL's status towards implanting the 2002 General Plan, as well as identify key developments and policy issues that have shaped the Department over the last 20 years. This memo synthesizes the results of background research conducted by SSFM International as the lead project consultant for the GP update. It describes the DHHL's foundational policy and function (Section 2); provides an overview of the DHHL planning system (Section 3); documents key events and developments shaping its history (Section 4); evaluates the performance of key goals and objectives in the last General Plan (Section 5); summarizes findings around key issues, gaps, and considerations that should be addressed in the General Plan Update (Section 6); and identifies information sources utilized in background research (Section 7).

The background research consisted of a review of DHHL history through review of milestone publications, legal cases and events; review of the Department's Annual Reports between 2002-2018; and stakeholder interviews with current and former staff and former chairs/directors. An Investigative Committee consisting of current staff, administration, and HHC Commissioners has also provided input into the Department's status, progress, and challenges since the last General Plan update.

The results of the research provide implications for the General Plan update and help to highlight gaps where further research or policy development is needed.

## **2. DHHL Foundational Policy & Function**

This section provides an overview of the policy underpinning the establishment of the Department of Hawaiian Home Lands (DHHL), and the role of the Department in administering the Hawaiian Homes Commission Act (HHCA).

### **2.1 Hawaiian Homes Commission Act of 1920**

In 1919, in response to the widespread displacement of Hawaiian people following European contact, the overthrow of the Hawaiian monarchy, and the ensuing annexation and occupation of former crown lands by the United States government, Prince Jonah Kūhiō Kalaniana'ole encouraged the U.S. government to adopt a policy of 'āina ho'opulapula or restoration [of Native Hawaiians] through the land." In 1921, Prince Kūhiō along with Territorial Senators John Wise and Robert Shingle eventually led the U.S. Congress in passing the Hawaiian Homes Commission Act (HHCA) of 1920. The Act provided a homestead program for "native Hawaiians," defined as "any descendent of not less than one-half part blood of the races inhabiting the Hawaiian Islands previous to 1778."

The HHCA placed approximately 200,000 acres of former crown lands (designated as "available lands" in the Act and eventually assuming the status of "Hawaiian home lands") into the Hawaiian Home Lands Trust (the Trust) under the jurisdiction and control of the Hawaiian Homes Commission (HHC). Unfortunately, the final bill excluded prime

agricultural land in the Territory from the Hawaiian home lands trust due to the influence of the Territory's sugar industry.

As described in the Act, the purposes<sup>1</sup> of the HHCA include, but are not limited to:

- Establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act;
- Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner and assuring long-term tenancy to beneficiaries of this Act and their successors;
- Preventing alienation of the fee title to the lands set aside under this Act so that these lands will always be held in trust for continued use by native Hawaiians in perpetuity;
- Providing adequate amounts of water and supporting infrastructure, so that homestead lands will always be usable and accessible; and
- Providing financial support and technical assistance to native Hawaiian beneficiaries of this Act so that by pursuing strategies to enhance economic self-sufficiency and promote community-based development, the traditions, culture and quality of life of native Hawaiians shall be forever self-sustaining.

The first homestead lands were opened on the island of Moloka'i with 22 agricultural and pastoral and 20 residential leases awarded between September 1921 and November 1923. The beneficiaries were hand-picked by Prince Kūhiō. As the program began to prove successful, lands on Hawai'i, O'ahu, Maui and Kaua'i were opened for use under the act. The Hawaiian Home Lands program faced obstacles from the start, including less than ideal lands for homesteading, a lack of funding, and systemic challenges at the State and Federal levels of government.

## **2.2 The Department of Hawaiian Home Lands**

In 1959, the HHCA was adopted as a provision of the Hawai'i State Constitution, which was a federal condition for allowing Hawai'i to become a state, and responsibility for the Commission and the Hawaiian home lands was transferred to the State. In 1960, the State Legislature created the Department of Hawaiian Home Lands (DHHL) to manage the Hawaiian home lands and administer the provisions of the HHCA.

The primary purposes of the DHHL are to serve its beneficiaries and manage its land trust. The DHHL's mission, as described in the 2002 DHHL General Plan is: *"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."*

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<sup>1</sup> The five purpose statement clauses of the HHCA were not part of the original act. The purpose statement clauses were subsequently added to the HHCA and are awaiting Congressional approval.

DHHL is headed by the Hawaiian Homes Commission (HHC), whose nine members are appointed by the Governor with the advice and consent of the State Senate. The chairperson of the HHC also serves as administrator of the DHHL. DHHL is organized into three divisions; Land Management (LMD), Land Development (LDD), and Homestead Services (HSD), along with four offices that report to the chairperson: Administrative Services, Fiscal, Planning, and Information and Community Relations.

DHHL oversees the management of approximately 200,000 acres on six islands (see **Figure 1**). The primary means by which DHHL promotes the well-being and self-sufficiency of beneficiaries is through 99-year homestead leases at \$1 per year for residential, agricultural, or pastoral purposes. These leases may be extended for an aggregate term not to exceed 199 years. Beneficiaries may receive financial assistance through direct loans, insured loans, or loan guarantees for home purchase, construction, home replacement, or repair.

In addition to administering the homesteading program, DHHL also has the authority to dispose of trust lands for non-homestead use. Some of these lands are disposed of at market value. Income from these lands is used to supplement DHHL’s programs, including continued homestead development.

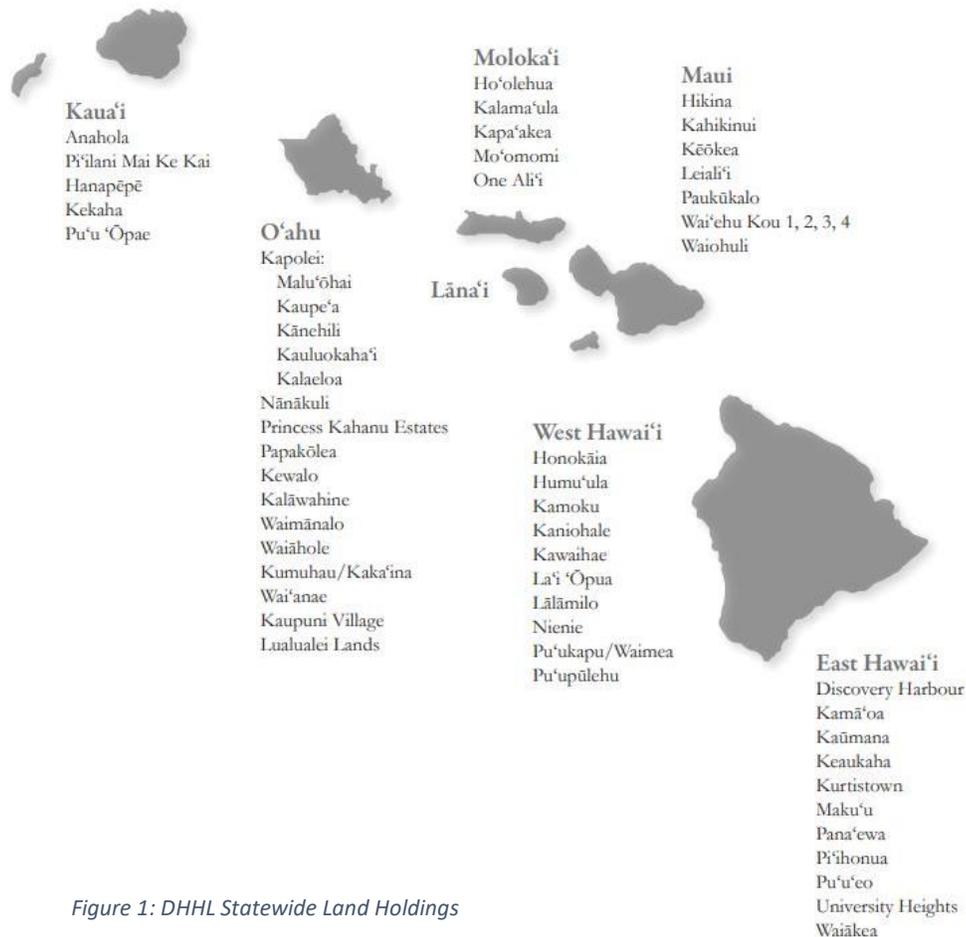


Figure 1: DHHL Statewide Land Holdings

### 3. DHHL Planning System

In 2002, the HHC adopted a three-tiered planning system for DHHL to guide planning of its land holdings and policies for resource management, for benefit of current and future beneficiaries (**Figure 2**).

The first tier (Tier 1) of the planning system contains the General Plan, which identifies long-term goals, articulates the vision, and organizes priorities for DHHL and the HHC. Tier 2 includes Strategic Program Plans, which focus on statewide programs and policies, as well as Island Plans with longer-term, island-specific land use goals based on the General Plan. Tier 3 includes Regional Plans and Area Development Plans, which identify and address issues and opportunities relative to existing homestead communities and future development in that region. **Table 1** lists the current DHHL plans that guide the programs and policies of the department.

Updated Administrative Rules for the planning system were adopted in 2018, HAR, §10-4, that codified DHHL’s planning system. The amended rules state that the purpose of the planning system “is to further the objectives of the act by systematically coordinating the management of Hawaiian home lands and programs in a manner that is comprehensive, consistent, and collaborative” (HAR, §10-4-51, 2018). The rules also specify what plans within each tier of the planning system must include and provide requirements for implementation, evaluation, and beneficiary consultation.

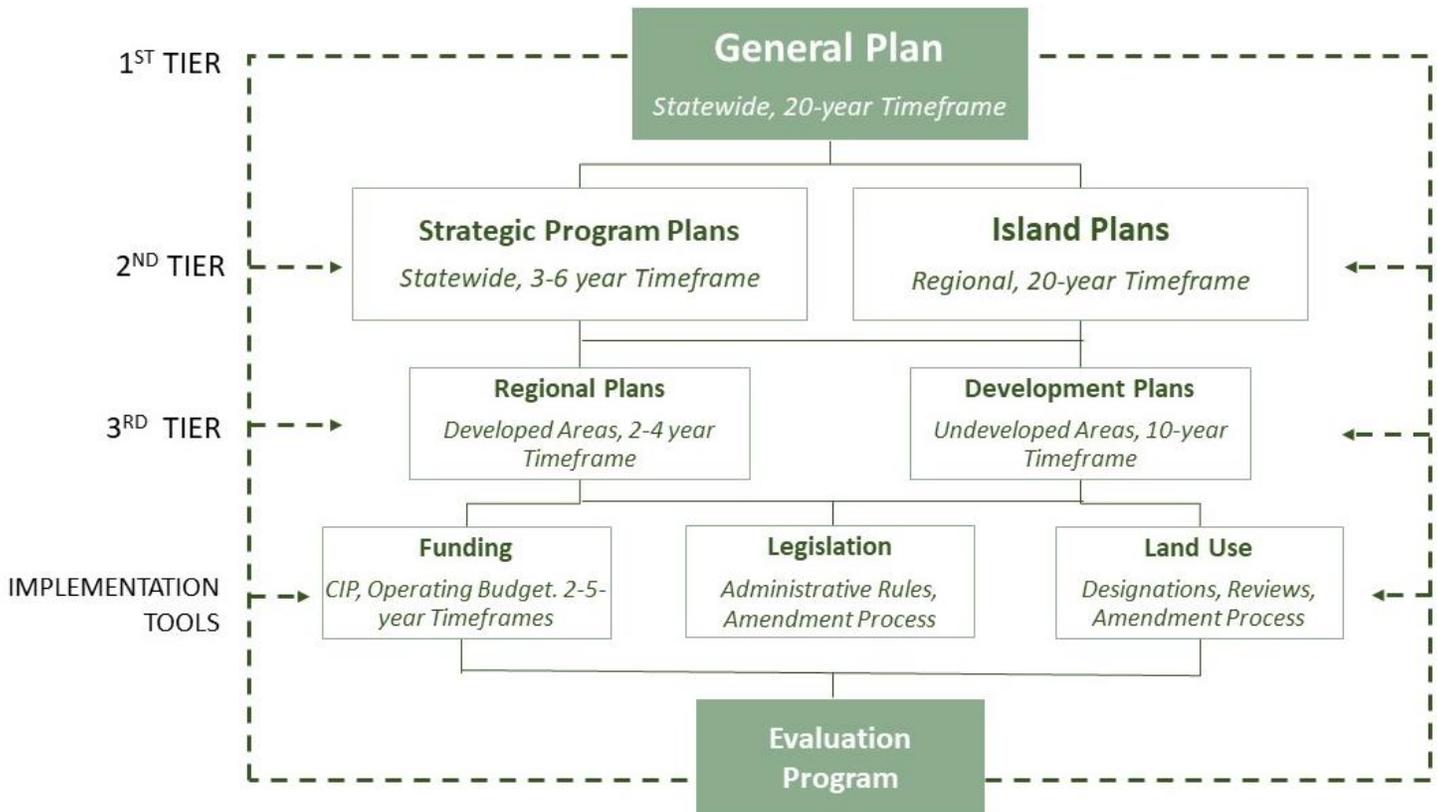


Figure 2: DHHL Planning System

Table 1: Current DHHL Plans

	O'ahu	Maui	Hawai'i	Kaua'i	Moloka'i	Lāna'i
<b>General Plan</b>	General Plan (2002)					
<b>Strategic Program Plans</b>	Energy Policy (2009); Native Hawaiian Development Program Plan (2012-2014); Water Policy Plan (2014); Agriculture Plan (in progress); <i>Cultural and Natural Resources Plan (no existing plan)</i>					
<b>Island Plans</b>	O'ahu Island Plan (2014)	Maui Island Plan (2004)	Hawai'i Island Plan (2002)	Kaua'i Island Plan (2004)	Moloka'i Island Plan (2005)	N/A
<b>Regional Plans</b>	Kapolei (2010); Nānākuli (2018); Papakōlea (2020); Waimānalo (2011); Wai'ānae & Lualualei (2018)	Kōkea-Wai'ohuli (2010); Leiali'i-Honokawai (2009); Wai'ehu Kou-Paukukalo (2010); Kahikinui (2011)	Kealakehe-La'i 'Opua (2020); Kaumana-Pi'ihonua (2017); Pana'ewa (2017); Ka'ū (2012); Waimea (2012); Maku'u (2010); Kawaihae (2010);	Anahola (2010); Wailua (2009); West Kaua'i (2011)	Moloka'i (2019)	Lāna'i (2010)
<b>Special Area Plans</b>			South Point Resources (2016); 'Āina Mauna Legacy Program Plan (2010)		Mālama Cultural Park (in progress)	

### **3.1 General Plan**

The 2002 DHHL General Plan was the first comprehensive planning effort completed by the Department of Hawaiian Home Lands. Prior to 2002, the first General Plan was adopted in 1976 and contained land-use oriented policies. The 2002 General Plan established goals and objectives on a wider range of areas in which the Department functions, separating the goals and objectives into seven categories:

- Land use planning
- Residential uses
- Agricultural and pastoral uses
- Water resources
- Land and resource management
- Economic development
- Community building

The 2002 General Plan is framed by the following mission statement: “Our mission is 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.”

The updated administrative rules require that the General Plan must also establish statewide policies that guide land management and programs. As such, the General Plan update shall, at a minimum:

1. Establish a uniform system of land use designations that all island plans shall use;
2. Establish the relationship between land use designations and the applicable types of land dispositions;
3. Establish criteria to identify suitable lands for homesteading;
4. Establish criteria to determine available lands not required for homesteading within the planning period;
5. Establish criteria to identify lands for revenue generation;
6. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building;
7. Establish level of service standards for infrastructure and community facilities, or specify a program plan or methodology to develop such standards; and
8. Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

### **3.2 Strategic Program Plans**

Strategic program plans provide specific objectives and work tasks for statewide programs in the near-term 3-5 year period. As of the 2018 Annual Report, the following program plans were being implemented by the Department:

### 3.2.1 Energy Policy

Ho‘omalūō, a statewide energy policy was adopted in 2009 “to enable native Hawaiians and the broader community working together to lead Hawai‘i’s efforts to achieve energy self-sufficiency and sustainability.”

### 3.2.2 Native Hawaiian Development Program Plan

The native Hawaiian Development Program Plan (NHDPP) guides DHHL in providing services covering individual and community development for all beneficiaries served by the Hawaiian Homes Lands Trust. The 2012-2014 NHDPP identifies implementation actions supporting individual development under two objectives:

1. Educational support – HHC Scholarships and institutional partnerships such as Chaminade University; and
2. Homesteading Opportunities Assistance Program (HOAP) – technical assistance to beneficiaries for obtaining or capitalizing on their specific type of homestead lease: homeownership and financial literacy training and resources for residential lessees, and education and technical assistance for agricultural and pastoral lessees in areas such as commercial and subsistence farming/ranching, best management practices, and financial and business skills.

The NHDPP also establishes implementation objectives for community development through Hawaiian Home Lands Trust Grants to beneficiary organizations and technical assistance and training to beneficiary organizations and organization leaders.

### 3.2.3 Water Policy Plan

The final Water Policy Plan was approved by the HHC in 2014 and is the first policy on managing the water kuleana of DHHL since the passage of the Hawaiian Homes Commission Act. The Water Policy Plan’s mission is “to ensure the availability of adequate, quality water to fully support self-sufficiency and self-determination in the administration of the HHCA, and the preservation of Hawaiian values, traditions, and culture.” To achieve this, the Water Policy Plan establishes four goals:

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.
3. Develop and manage a Water Assets Inventory (WAI).
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

## **3.3 Island Plans**

Island Plans establish longer-term land use goals and objectives for each island (*mokupuni*) based on the General Plan. Island Plans have been adopted for Hawai‘i Island (2002), Kaula‘i (2004), Maui (2004), Moloka‘i (2005), and O‘ahu (2014). The island planning

process also identifies priority areas for homestead development in each mokupuni based upon applicant preference and site analysis to identify developable lands (see **Figure 3**).



Figure 3: Island Planning Process

### 3.4 Regional Plans

Regional Plans are developed in consultation with beneficiary communities and are a means to define opportunities for partnerships among stakeholders including the Trust, its beneficiaries, and other interest groups in the region. The process documents issues and opportunities in the region and identifies priority projects in the near term, typically a 2-4 year period.

### 3.5 DHHL Beneficiary Consultation

DHHL beneficiaries are defined as all native Hawaiians (50% or more Hawaiian) and their successors. This includes existing lessees (residential, agricultural, and pastoral); applicants on the wait list for a homestead award; and native Hawaiians who have not applied for a homestead award.

As of November 2020, DHHL’s wait list totaled 45,451 applications made up of 23,260 residential, 19,107 agricultural, and 3,084 pastoral applications for homestead awards.<sup>2</sup>

In 2009, the HHC adopted a Beneficiary Consultation Policy (BCP) to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL's planning and decision-making. The BCP recognizes the importance of meaningful consultation with beneficiaries to help promote civic engagement and build trust and partnerships with government. The policy also promotes timely and effective beneficiary consultation to ensure that beneficiary concerns and comments are considered and incorporated into DHHL plans and decisions.

<sup>2</sup> HHC Meeting Packet, Revised (November 2020)

Beneficiary consultation was further established within the HAR §10-4-60 (2018), which states that “the type of the consultation shall be appropriate to the potential impact of the decision or action” (HAR §10-4-60a, 2018). Consultation is comprised of three types: comprehensive, which is statewide consultation and is required for the General Plan update; place-based, which focuses on beneficiaries associated with a specific geographic area; and ad hoc, which consists of the formation of an advisory body to provide input to the department on a specific issue or project.

For comprehensive consultation, which is required for preparation and amendment to the General Plan, notice shall be provided to all existing homesteaders, all waiting lists applicants, and other native Hawaiians who have registered with the department. The notice shall describe the proposed action and the date, time, and place of a public meeting to be held on each island.

#### **4. Watershed Events in HHCA’s 100-year History**

Throughout the 100 years since the passage of the HHCA in 1921, several significant events occurred that have shaped DHHL and the policies used to implement the Trust and deliver lands to native Hawaiians. **Figure 4** is a timeline that shows some of the major events through the HHCA’s 100-year history.

The following sections further describe some of the important milestone events in the 100 years since the passing of the HHCA, as identified through stakeholder interviews and background research. The events in yellow identify significant settlements involving Trust lands, events in red identify significant litigation and court rulings, and items in teal identify significant activism involving Trust lands and beneficiaries.

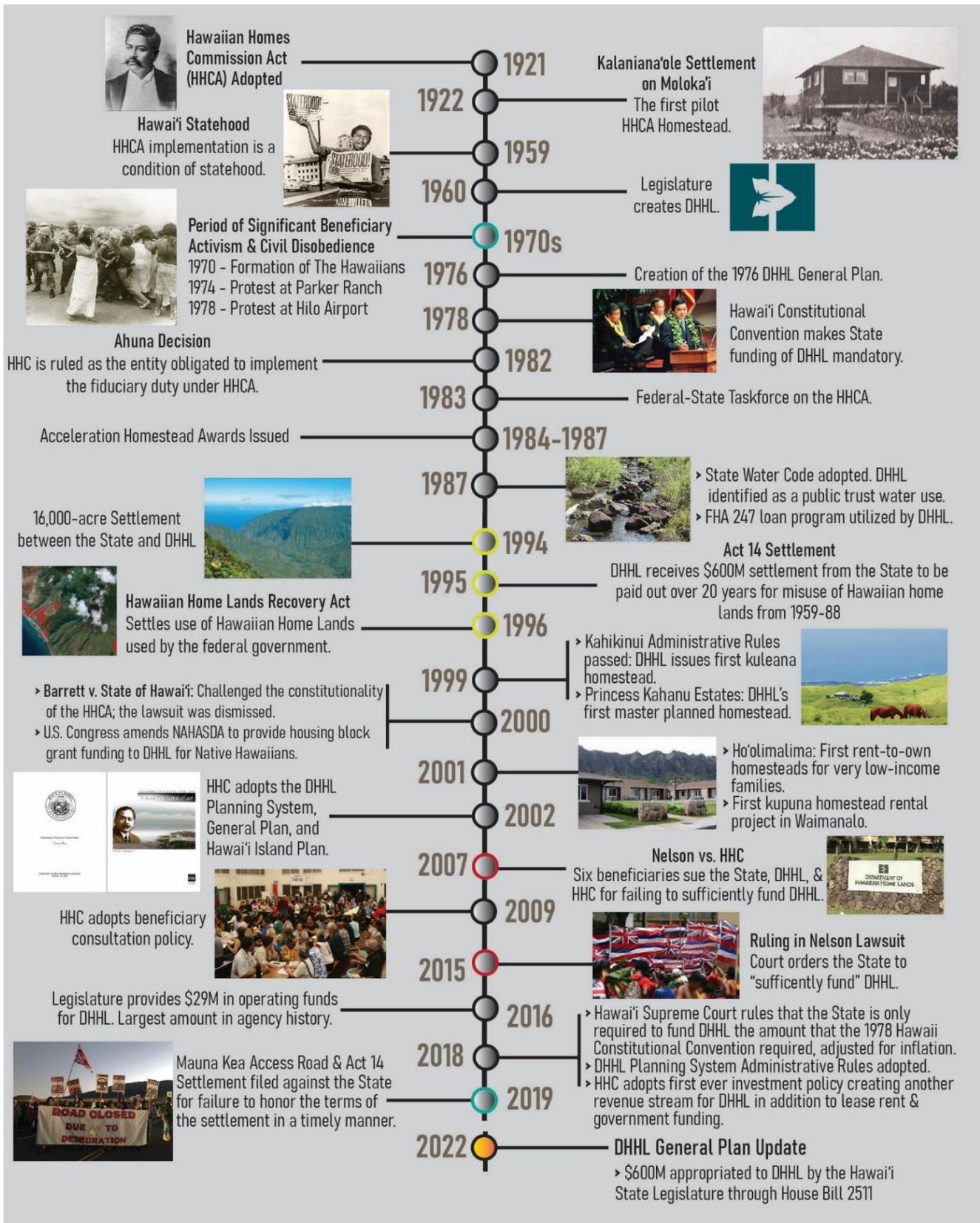


Figure 4: Watershed Events in the HCCA's 100-year History

#### **4.1 Native Hawaiian Activism and Civil Disobedience of the 1970's**

During the 1970s, Native Hawaiian activism and civil disobedience proliferated, highlighting the frustration and long-term issues that Hawaiians had with DHHL. These issues centered around the alleged taking and misuse of Hawaiian Homestead Lands for public purposes by non-Hawaiians, and the need to put more Hawaiians on those lands.

For instance, in 1974, the late Sonny Kaniho and several others staged a peaceful protest in Waimea by removing a cattle gate at Parker Ranch and allowed the cattle to roam and occupy DHHL lands in Pu'ukapu. Their protest stemmed from the discontent of beneficiaries as they watched large tracts of lands in Waimea being put into general lease for non-Hawaiian users such as Parker Ranch rather than to homestead use, and they felt it was their mission to help get native Hawaiians onto homesteads.

In 1978, dozens of Native Hawaiians briefly occupied and closed Hilo Airport to protest the numerous injustices against Native Hawaiians including the disproportionate incarceration of Hawaiians in State prisons, the alleged mismanagement of Bishop Estate, the bombings of Kaho'olawe, and the use of Hawaiian home lands for public purposes such as the construction of Hilo Airport, which displaced many families from their homestead lots.

As a result of increased Native Hawaiian discontent during this period, the grassroots civil rights and advocacy group, *The Hawaiians*, was formed to seek reforms in the management of DHHL. With research on the HHCA and legal assistance, the group identified issues regarding the governance and management of the Hawaiian home lands program, and took part in several of the protests during this period.

These significant events highlighted the need for better governance and management of DHHL lands and the Trust, and the need more beneficiary representation on the Hawaiian Homes Commission (HHC), which led to the appointment of several of *The Hawaiians* members to the HHC, including Chairman Georgiana Padeken, Randy and Mel Kalahiki, Alvina Park, and Darrow Aiona.

#### **4.2 Access to Federal Funding and Housing Assistance Programs (FHA 247, NAHASDA)**

In 1987, the National Housing Act was amended to allow use of Federal Housing Administration (FHA) guaranteed loans on Hawaiian home lands. This new program made accepting a DHHL award and purchasing a home possible for many beneficiaries who otherwise would not have been able to afford the products being offered by DHHL, and increased opportunities for low- and moderate-income beneficiaries to purchase a home on Hawaiian home lands. Prior to the passage Section 247 of the National Housing Act, lenders were reluctant to provide financing for housing on homestead leased lands, meaning beneficiaries who were awarded leases needed cash to put a home on DHHL lands. As such, State appropriations to the Department were split – half for lot development and half for home financing.

With FHA insurance minimizing the lenders' risks, barriers to lending were effectively removed, greatly increasing the availability of mortgage credit to qualified Native Hawaiians to live on Hawaiian home lands. FHA's low down-payment requirements and flexible underwriting standards further increased the ability of Native Hawaiians to meet the requirements for the loan. As of August 2020, HUD reported a total FHA 247 loan portfolio of 2,822 loans totaling \$462.3 million.

In 1990, the Cranston-Gonzalez National Affordable Housing Act was adopted. In the Act, Hawaiian Home Land assistance is exempted from certain discrimination provisions, allowing for U.S. Department of Housing and Urban Development (HUD) and other Federal funding to be applied toward native Hawaiian preference on Hawaiian home lands. This paved the way for the inclusion of native Hawaiians residing on Hawaiian home lands being added as an eligible group in the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA). NAHASDA was amended in 2000 to add Title VIII – Housing Assistance for Native Hawaiians, which added programs like the Native Hawaiian Housing Block Grant (NHHBG), and the Section 184A Native Hawaiian Housing Loan Guarantee. Since 2002, the NHHBG has accounted for over \$142 million in award funding.<sup>3</sup> HUD provides grants to the DHHL under the NHHBG program to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on Hawaiian Home Lands.

#### **4.3 Return of Lands by the State of Hawai'i and Federal Government in mid-1990s**

The mid-1990s was a significant period in the HHCA's history for settling DHHL land claims, as thousands of acres of Hawaiian home lands were returned to DHHL after it was found that the lands were "allegedly used, disposed of, or withdrawn from the trust" by both the territory and State of Hawai'i and the federal government in breach of the HHCA.

Since the passage of the HHCA in 1921, and the acceptance of the State of Hawai'i's responsibility for the trust as a condition of statehood in 1959, thousands of acres of Hawaiian home lands were wrongfully used or withdrawn by the Territory of Hawai'i and the State. In recognition of these allegations and toward their resolution, the legislature enacted Act 395, Session Laws of Hawai'i 1988. To move toward further resolution, a Memorandum of Understanding (MOU) was signed that provided for the settlement of DHHL land claims against the State. This 1994 settlement awarded approximately 16,500 acres of public land statewide to the DHHL Trust. The addition of those lands to the Trust amounted to the current 203,500-acre land inventory, restoring the Trust to its 200,000 acre minimum as originally specified in the HHCA.

In 1995, Act 14 was enacted by the State Legislature which awarded DHHL a \$600 million settlement with the State to resolve all land claim controversies, including past due payments and unauthorized takings of Hawaiian home lands by the State from 1959 to

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<sup>3</sup> DHHL Annual Report (2018)

1988. The \$600 million settlement was paid through \$30 million annual installments for 20 years until 2015, and included additional land exchanges to compensate DHHL.

In 1996, reparations for DHHL lands taken or misused by the federal government were addressed by the passage of the Hawaiian Home Land Recovery Act (HHLRA). The Act, passed by the U.S. Congress, settled the improper use of Hawaiian home lands by the federal government which resulted in requiring the federal government to give DHHL first right of refusal for federal surplus property. The HHLRA authorized the conveyance of non-ceded federal land in exchange for the federal government's continued use of Hawaiian home lands such as those in Lualualei and Waimānalo and included claims from the lost use or foregone rent for past use of those lands.

#### **4.4 Undivided Interest of DHHL Leases**

In the early 2000's two lawsuits, *Barrett v. State of Hawai'i* (2000) and *Arakaki v. Lingle* (2002), were filed challenging the constitutionality of the special rights afforded to native Hawaiians. Although both cases were dismissed on the basis that the plaintiffs lacked standing, the legal challenges created an atmosphere of uncertainty for Hawaiian organizations and concern that lands overseen by DHHL, especially those properties not awarded to beneficiaries might be taken away. Given these concerns, DHHL held discussions with its beneficiaries on how best to hold lands for native Hawaiian beneficiaries amidst this uncertainty. During the discussions, beneficiaries expressed their desire to ensure that they could designate a successor to their award, even if they did not actually receive the lease themselves. Out of this desire a new program was envisioned that would:

- Enable elderly lessees to transfer their homestead award to a ¼ Hawaiian spouse, child or grandchild (possible as a Lessee, but not as an Applicant);
- Provide beneficiaries with sufficient time to be prepared financially to qualify for a home loan and be prepared for the challenges of home ownership;
- Provide motivation for the lessee to remain engaged knowing they were to receive an award; and
- Keep the new lessees informed, engaged and motivated of project status and home ownership services.<sup>4</sup>

Under this program, DHHL awarded undivided interest leases to individuals for parcels to be subdivided and improved at a later time. Between 2005 and 2006, 1,434 undivided interest leases were awarded with the goal that the house lots would be ready for occupancy within ten years or less. In ten years, 53 percent of the lots awarded had been improved.

Undivided interest beneficiaries petitioned HHC to prioritize undivided interest leases in future award offerings, which has resulted in undivided interest leases being offered first right of refusal to "relocate" to other new developments. As of the 2018 Annual Report,

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<sup>4</sup> SMS, *DHHL Non-Traditional Awards* (2017)

420 of the 1,434 individuals that received undivided interest leases have received their lots, with 902 yet to convert.

#### **4.5 Nelson Case and Sufficient Funding**

In 2007, six beneficiaries including Richard Nelson II, Kaliko Chun, and James Akiona filed suit against the State of Hawai'i and Hawaiian Homes Commission claiming that the State failed and violated its constitutional duty to sufficiently fund DHHL as mandated by Article XII of the Hawaii State Constitution. Plaintiffs also sued DHHL and the HHC for breaching their fiduciary duties by failing to seek that constitutionally required funding from the State Legislature. Article XII, Section I states that the Legislature "shall make sufficient sums available" for the four purposes in the State Constitution, including administrative and operating expenses.

The Nelson Case is significant because DHHL has used Trust funds over the years to cover the Department's administrative and operating expenses in addition to using those funds for the direct benefit of beneficiaries (e.g., construction of infrastructure for new homesteads, providing loans and services to homesteaders, etc.). The lack of sufficient funds being allocated to DHHL limited the Department's ability to provide homestead opportunities and led to staff shortages and vacancies within the Department.

As a result of the lawsuit, the plaintiffs won their case and the Hawai'i Supreme Court in 2012 ruled that the State is required to provide DHHL with sufficient funding to cover administrative and operating expenses. However, the Court did not specify the amount that would be sufficient to DHHL. In 2015, the First Circuit Court ordered the State to appropriate more than \$28 million in general funds as sufficient to DHHL in fiscal year 2015 – 2016 for administrative and operating expenses, and in 2018, the Hawai'i Supreme Court ruled that the State fund the amount to DHHL that the 1978 Hawai'i Constitutional Convention required, adjusted for inflation, which they estimated was between \$1.3 million and \$1.6 million at that time. Accordingly, due to the Nelson Case ruling, the State is now required to provide that funding to DHHL as constitutionally required, and mandates DHHL and the HHC to seek that funding for DHHL from the State.

In 2022, the Hawai'i State Legislature approved an historic infusion of funding to serve beneficiaries of the HHCA. House Bill 2511 appropriated \$600 million to DHHL, providing the Department the ability to develop infrastructure for homes, give out housing assistance to beneficiaries, and buy land. The measure gives DHHL until 2025 to spend the \$600 million and requires that the Department develop a strategic plan for how the money will be spent, which was being developed at the time of this General Plan update. In 2022 lawmakers also approved a \$328 million settlement for a class-action lawsuit on behalf of 2,700 beneficiaries who spent decades on the waiting list for a homestead lease.

## **5. DHHL General Plan Overview**

### **5.1 2002 General Plan Context**

The 2002 General Plan arose following a time of major growth and change in the Department of Hawaiian Home Lands. This "New Beginning" built on the many

accomplishments between the late 1980's and 1990's to plan how best to utilize the DHHL's new resources towards meeting the General Plan's mission statement:

*"Our mission is 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."*

During the 1980's, the Department still faced the major challenge of acquiring sufficient funding for capital improvements and loan financing for awarded lots. Between 1984-1987 the DHHL made an effort to accelerate leases, awarding 2,629 leases most as raw land. However use of the unimproved parcels was hindered by insufficient funding – State CIP funds appropriate varied annually from less than \$1 million (\$200,000 in 1985) to \$12 million in 1987. It wasn't until 1988 that the Department began to receive State funding for administrative costs for the first time in history, freeing up funds for other purposes. State Funding for operating costs did not stay consistent, however – for example, the Department did not receive any funding from the State General Fund between 2011-2013.

The Department established a great deal in terms of litigation and policy on the federal and state levels during the 1990's; reaffirming the Hawaiian Home Lands Trust's legal right to land and funding. This included the establishment of the Hawaiian Home Lands Trust Fund in 1995 through Act 14, which injected much needed funding to DHHL and transfer of new lands to the Trust by the State and Federal governments, making the Hawaiian Home Lands Trust inventory whole again. At the time the General Plan was adopted in 2002, the Trust land inventory was just more than 116,000 acres.

While the financial settlement payment through Act 14 and new land transfers allowed the Department to better pursue its mission to an extent that had never been possible due to a consistent lack of adequate external funding, it also brought to light the need for long-term financial self-sufficiency of the DHHL to ultimately replace the \$30 million dollars. The 2002 General Plan added a new component to the mission statement to emphasize partnering with others towards developing self-sufficient and healthy communities, which had not been articulated in previous mission statements.

## **5.2 2002 General Plan Evaluation Method**

To evaluate the progress toward the 2002 General Plan goals and objectives, DHHL annual reports were reviewed along with relevant reports and policies developed since 2002. Interviews and input from the DHHL GP Investigative Committee also contributed to this analysis.

A "report card" was developed for this memo in an effort to take stock of where DHHL has been over the past 18 years since the last General Plan was adopted, and understand how best to measure and evaluate effectiveness in meeting policy goals and objectives moving forward. The report card provides a snapshot of the current status of implementation of the goals and objectives from the 2002 General Plan and identifies

indicators for evaluating effectiveness. The report card uses a simple system to evaluate how effective DHHL has been in meeting the objective:

- ✓ - indicates that the Department allocated few if any resources to meeting the objective/benchmark.
- ✓ indicates that the Department has implemented programs and policies related to the objective but did not meet objective/benchmark.
- ✓+ indicates that the Department has implementing programs policies related to the objective and has met or exceeded the objective/benchmark.

**Table 2** summarizes some of the key findings from the report card related to each of the General Plan goals.

It is worth mentioning that the level of subjectivity for the goals and objectives included in the 2002 General Plan varies. For some goals, very specific measurable objectives are established – e.g., “generate \$30 million in land revenues annually (adjusted for inflation) by 2014” – while others are more vague – e.g., “Consider opportunities to acquire or exchange for lands best suited for purposes of the Hawaiian Homes Commission Act.” As such, the findings and discussion columns of **Table 2** include notable achievements, milestones, and relevant information where applicable.

Table 2: 2002 DHHL General Plan Report Card Findings

GP Goal	Findings	✓
<b>Land Use Planning</b>		
<p>1) Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.</p>	<ul style="list-style-type: none"> <li>• The planning system that was implemented at the same time as the 2002 General Plan and the related Administrative Rules, which were adopted in 2018, provide a mechanism to complete plans that guide use of Hawaiian Home Lands.<sup>5</sup></li> <li>• Island Plans with proposed land use designations were completed for O’ahu (2014), Hawai’i Island (2002), Kaua’i (2004), Maui (2004), and Moloka’i (2004).</li> <li>• Beneficiary Lessee Studies were completed in 2003, 2008, and 2014. An updated 2020 Beneficiary Lessee Study is underway.</li> <li>• A DHHL Applicant Survey was completed in 2014 to provide DHHL with a comprehensive body of information to support planning for delivery of land awards to applicants. An updated 2020 Applicant Survey is underway.<sup>6</sup></li> </ul>	<p>✓ +</p>
<p>2) Encourage a balanced pattern of contiguous growth into urban and rural growth centers.</p>	<ul style="list-style-type: none"> <li>• Land acquisition under Act 14 and the Hawaiian Home Lands Recovery Act occurred through about 2015; federal lands conveyed were primarily centered around urban growth centers on O’ahu.<sup>7</sup></li> <li>• Since 2002, the largest area of residential growth has been in Kapolei in the ‘Ewa moku, an urban growth center on O’ahu. Other priority development areas such as Hanapēpē on Kaua’i are adjacent to existing town centers.<sup>8</sup></li> <li>• DHHL has initiated research and engaged with city and state level planning efforts to explore potential transit oriented development (TOD) within the TOD Planning Areas of five stations along the Honolulu Authority for Rapid Transportation (HART) line: East Kapolei/UH West O’ahu, Lagoon Drive, and Kapālama/Middle Street.<sup>9</sup></li> </ul>	<p>✓</p>

<sup>5</sup> HAR, §10-4

<sup>6</sup> SMS, DHHL Applicant Survey Report (2014); SMS, DHHL Lessees Survey Report (2014).

<sup>7</sup> DHHL Annual Report (2011)

<sup>8</sup> DHHL Annual Reports (2002-2018)

<sup>9</sup> DHHL Annual Plan (2018)

GP Goal	Findings	✓
	<ul style="list-style-type: none"> <li>• Much of DHHL’s land holdings remain rural and far removed from existing growth centers and infrastructure, which adds to the cost of development and poses challenges for beneficiaries wishing to have convenient access to employment, transportation, and other facilities.</li> </ul>	
<p>3) Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.</p>	<ul style="list-style-type: none"> <li>• In the 2020 DHHL Lessee Study, more than two-thirds (67%) said their community was “a great place to live” and 88% said they hope that future generations of their families will continue to live in their community.<sup>10</sup></li> <li>• Providing infrastructure in a cost-effective and coordinated manner remains a challenge. Need to strengthen relationships with County and State agencies to ensure access and dedication of infrastructure, as well as proper communication on jurisdiction to beneficiaries and county when DHHL turns systems over to County.<sup>11</sup></li> <li>• The design of beneficiary communities typically prioritizes maximizing the number of award lots, which can come at the expense of quality of life through smaller lot sizes, forgoing parks/open space in favor of housing, etc.<sup>12</sup></li> <li>• In the 2014 Lessee Study, four out of ten Lessees rated abandoned cars or trash in yards as a serious problem, while the same number cited the lack of places for children to play as an equally serious problem.<sup>13</sup> These questions were not repeated in the 2020 updated survey.</li> <li>• Climate change and other hazards pose risks to DHHL lands – these need to be better quantified and assessed to inform future planning.</li> </ul>	<p>✓ -</p>

<sup>10</sup> SMS, DHHL Lessees Survey Report (2020)

<sup>11</sup> Land Development Division Interview (Sept. 30, 2020)

<sup>12</sup> Former Chair Interview (Sept. 2020)

<sup>13</sup> SMS, DHHL Lessees Survey Report (2014)

GP Goal	Findings	✓
<b>Residential Uses</b>		
<p>1) Substantially increase the number of residential homesteads awarded each year.</p>	<ul style="list-style-type: none"> <li>• Between 2002-2020, more than 4,100 residential homesteads were awarded for an average number of about 228 residential homesteads awarded per year, which represents an increase from the annual average awards from the decade prior to 2002.<sup>14</sup></li> <li>• On average, the waitlist grew by 365 new residential applicants annually between 2002-2018; about 60% of the applications are for O‘ahu.<sup>15</sup> As of 2020, a combined total of 45,451 lease applications comprised of applications for residential, agricultural, and pastoral homesteads.<sup>16</sup></li> <li>• 2005-2009 was the largest growth period for lease awards, accounting for 2,304 new leases, however this number is largely inflated by the additional 1,434 Undivided Interest leases awarded between 2005 and 2006. As of November 2020, 795 of those Undivided Interest leases have yet to convert into homestead leases.<sup>17</sup></li> <li>• Since the 2002 General Plan, four years saw a net negative change in residential leases from the year prior (2012, 2014, 2015, 2016).</li> <li>• There are about 1,600 lots in the development pipeline for the next five years.<sup>18</sup></li> </ul>	✓
<p>2) Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.</p>	<ul style="list-style-type: none"> <li>• The 2014 DHHL Applicant Survey Report shows that 67% of applicant prefer turn-key single-family homes, while 9% prefer lots with water, sewer, electricity but no house and 5% prefer affordable rental housing units.</li> <li>• A new Subsistence Agriculture land use designation was developed that allows for Agricultural waitlist awardees to build a home on their Subsistence Agricultural parcel if they so choose.</li> <li>• Since 2002, DHHL has provided a wide range of housing types including: developer built turn-key single-family homes; self-help and owner build lots; rent-to-own and rent-with-option-to-purchase; kuleana lots; kauhale or co-housing; kūpuna rental housing; and affordable rental housing, which is currently being explored.<sup>19</sup></li> <li>• Admin rules to offer greater flexibility were adopted: Communities, Multi-Family Complexes, and Rental Housing on DHHL lands (HAR Title 10, § 10-7).</li> </ul>	✓+

<sup>14</sup> HHC Meeting Packet, Revised (November 2020)

<sup>15</sup> DHHL Annual Reports (2002-2018)

<sup>16</sup> HHC Meeting Packet, Revised (November 2020)

<sup>17</sup> Ibid.

<sup>18</sup> Land Development Division Interview (Sept. 2020)

<sup>19</sup> DHHL Annual Reports (2002-2018)

GP Goal	Findings	✓
<p>3) Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.</p>	<ul style="list-style-type: none"> <li>• In 2002, DHHL received its first NAHASDA funding for affordable housing through the Native Hawaiian Housing Block Grant (NHHBG) – as of 2018, DHHL had received a total of approximately \$142.7 million to support construction, homeowner financing, home renovation, and financial counseling.<sup>20</sup></li> <li>• In 2004, the Home Ownership Assistance Program (HOAP) was created to connect beneficiaries to education, counsel, and resources needed for home ownership. Between 2004-2010, 7,127 beneficiaries enrolled.<sup>21</sup></li> <li>• The HALE program was developed in 2012 to expand financial support services funded through NHHBG and was re-vamped by the office of the Chair in 2020.<sup>22</sup></li> <li>• The 2014 Beneficiary Study found that despite an increase in median household income, 58% of all beneficiaries are currently below the HUD 80 percent median income guide – an increase of more than 10% from the 2008 study.<sup>23</sup></li> <li>• In 2020, DHHL provided COVID-19 Emergency Rental Assistance to beneficiaries using NHHBG.<sup>24</sup></li> </ul>	<p>✓ +</p>
<p>4) Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.</p>	<ul style="list-style-type: none"> <li>• In 2019, new Administrative Rules took effect for Planned Communities, Multi-Family Complexes, and Rental Housing on DHHL lands (HAR Title 10, § 10-7), which provide more opportunities to develop more socio-economically integrated residential products.</li> <li>• With the continually rising housing market, the prices for the preferred developer-built turn-key single-family homes is not affordable to many beneficiaries. DHHL has made efforts to include vacant lot development, self-help housing, rent-to-own and rent-with-option-to-purchase options in its development portfolio since 2002.<sup>25</sup></li> </ul>	<p>✓</p>

<sup>20</sup> DHHL Annual Report (2018)

<sup>21</sup> DHHL Annual Report (2010)

<sup>22</sup> DHHL, “DHHL REVAMPS FINANCIAL SUPPORT SERVICE PROGRAM” (September 22, 2020)

<sup>23</sup> DHHL Applicant Survey Report (2014); DHHL Lessees Survey Report (2014)

<sup>24</sup> DHHL, “DHHL EXPANDS COVID-19 EMERGENCY RENTAL ASSISTANCE PROGRAM (June 18, 2020)

<sup>25</sup> DHHL Annual Reports (2002-2018)

GP Goal	Findings	✓
	<ul style="list-style-type: none"> <li>• NAHASDA funding has enabled DHHL to better meet some of the diverse needs of the beneficiaries. As of June 2020, 681 NAHASDA assisted units include: 584 new construction completed and 97 rehab/repair completed. In addition, 81 Kupuna and 29 households received rental assistance. NAHASDA funding serves beneficiaries who are at or below 80 percent area median income, although some exceptions do apply.<sup>26</sup></li> </ul>	
<p>5) Ensure existing homestead neighborhoods are maintained as healthy and attractive communities for future generations.</p>	<ul style="list-style-type: none"> <li>• The Land Development Division is responsible for maintenance and repair of infrastructure within DHHL subdivisions, which is a huge added burden on top of lot development, the division’s primary purpose.<sup>27</sup></li> <li>• The maintenance backlog is expected to grow as many of the homesteads built in the 1990’s start to deteriorate.<sup>28</sup></li> <li>• In the 2014 DHHL Lessee Study, the problems rated most severe were mostly tied to community maintenance - Four out of ten Lessees rated abandoned cars or trash in yards as a serious problem, while the same number cited the lack of places for children to play as an equally serious problem.<sup>29</sup> These questions were not repeated in the 2020 updated survey.</li> <li>• In the 2020 DHHL Lessee Study, 52% of all lessees reported the need for some type of repairs to their current units, an increase or about 6% from the 2014 study.<sup>30</sup></li> <li>• In the 2020 DHHL Lessee Study, 88% said they hope that future generations of their families will continue to live in their community.<sup>31</sup></li> </ul>	✓
<p>6) Increase the potential for beneficiaries to qualify for residential housing financing.</p>	<ul style="list-style-type: none"> <li>• In 2004, the Home Ownership Assistance Program (HOAP) was created to connect beneficiaries to education, counsel, and resources needed for home ownership. Between 2004-2010, 7,127 beneficiaries enrolled.<sup>32</sup></li> <li>• The HALE program was developed in 2012 and revamped in 2020 to provide financial support services to beneficiaries.<sup>33</sup></li> </ul>	✓ +

<sup>26</sup> Planning Office/ICRO/Government Relations Staff (Sept. 2020)

<sup>27</sup> Land Development Division Interview (Sept. 2020)

<sup>28</sup> Ibid.

<sup>29</sup> SMS, DHHL Lessees Survey Report (2014)

<sup>30</sup> SMS, DHHL Lessees Survey Report (2020)

<sup>31</sup> Ibid.

<sup>32</sup> DHHL Annual Report (2010)

<sup>33</sup> DHHL, “DHHL REVAMPS FINANCIAL SUPPORT SERVICE PROGRAM” (September 22, 2020)

GP Goal	Findings	✓
	<ul style="list-style-type: none"> <li>In 2008, HUD’s 184A loan program launched, which enables lessees and lenders another financing option – HUD guarantees lenders’ loans on DHHL leased land with mortgage insurance premium is lower than FHA 247 loans.<sup>34</sup></li> </ul>	
<b>Agricultural and Pastoral Uses</b>		
<p>1) Increase the number of agricultural and pastoral leases awarded each year.</p>	<ul style="list-style-type: none"> <li>Between 2002-2018, the agricultural applicant list grew substantially, increasing by an average of 364 applications each year.<sup>35</sup></li> <li>Since the last General Plan, the agricultural waitlist has remained longer than the residential waitlist on all islands except O’ahu.<sup>36</sup></li> <li>Between 2002-2003 a total of 33 new agricultural leases were awarded mostly in Wai’āhole (O’ahu), Ho’olehua (Moloka’i), and Pana’ewa (Hawai’i Island).<sup>37</sup></li> <li>Between 2002-2018 the growth in pastoral leases was almost exclusively in Pu’ukapu/Waimea (Hawai’i Island).<sup>38</sup></li> <li>Since the 2002 General Plan, five years saw a net negative change in agricultural leases from the year prior (2004, 2010, 2012, 2015, 2018).<sup>39</sup></li> <li>Between 2002-2018, the number of applications for agricultural leases increased by 5,828 and the number of pastoral applications increased by 1,066.<sup>40</sup></li> <li>DHHL has initiated development of new agricultural homestead communities in Honomū, Hanapēpē, Honokōwai, Anahola, Pu’u ‘Ōpae, Palehunui resulting in a total of X new agricultural lots. However, construction of these lots are still years away and subject to funding.</li> </ul>	<p>✓ -</p>

<sup>34</sup> HUD, Loan Guarantees for Native Hawaiian Housing < [Section 184A Program - HUD | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)>

<sup>35</sup> DHHL Annual Reports (2002-2018)

<sup>36</sup> Ibid.

<sup>37</sup> DHHL Annual Reports (2002 & 2003)

<sup>38</sup> DHHL Annual Reports (2002-2018)

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

GP Goal	Findings	✓
<p>2) Provide infrastructure, technical assistance and financial support commensurate with the intended uses of agricultural and pastoral lots.</p>	<ul style="list-style-type: none"> <li>• Farm lot development continued with site improvements, but issues such a drainage and infrastructure requirements and expectation vary based on beneficiary expectations.</li> <li>• Since 2015, DHHL has focused on supporting agricultural beneficiaries in a peer-to-peer learning model through DHHL’s grant program as well as agriculture community capacity building.<sup>41</sup></li> <li>• The CTAHR Extension Agent program has an established agreement with DHHL to exclusively serve beneficiaries on Hawaii Island and Molokai. An evaluation of the program in 2015 found that Extension Agents had touched approximately 1,500 homesteaders and applicants statewide and their services helped to start 150 farm and ranch operations on DHHL on these islands.<sup>42</sup></li> <li>• DHHL has zero FTE staff dedicated to agriculture.</li> </ul>	<p>✓</p>
<p>3) Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.</p>	<ul style="list-style-type: none"> <li>• Commercial leasing giving preference to beneficiaries has not been widely practiced however starting in 2010, some beneficiary organizations were awarded land to develop community benefit projects in efforts promote homestead self-sufficiency. These include: Maku’u Farmers Association, Moloka’i Homestead Livestock Association, Kapolei Community Development Corporation and, and Papakōlea Community Development Corporation, and Anahola Homestead Community Development Corporation, among others. In total, approx.. 9,5834 acres were awarded.<sup>43</sup></li> <li>• Pastoral lands have rarely been included in lands awarded to beneficiaries for commercial leasing or stewardship.</li> </ul>	<p>✓</p>
<p>4) Conserve the most productive agriculture lands for intensive agriculture and pastoral use.</p>	<ul style="list-style-type: none"> <li>• Generally, the most productive agricultural lands have been preserved.</li> </ul>	<p>✓</p>

<sup>41</sup> DHHL Annual Report (2018)

<sup>42</sup> Ibid.

<sup>43</sup> DHHL Annual Report (2012)

GP Goal	Findings	✓
<b>Water Resources</b>		
1) Provide access to quality water in the most cost-effective and efficient manner.	<ul style="list-style-type: none"> <li>In 2014, the HHC unanimously approved the DHHL Water Policy Plan (WPP), the first policy on managing water kuleana for the DHHL since the passage of the Hawaiian Homes Commission Act.<sup>44</sup></li> <li>Water Rate studies have continued for all four DHHL operated water systems (Anahola, Moloka'i, Kawaihae, Pu'ukapu) and infrastructure improvements are currently underway in Anahola and Ho'olehua.<sup>45</sup></li> </ul>	✓
2) Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission.	<ul style="list-style-type: none"> <li>The Water Policy Plan has Four Priority Goals: affirmatively communicate; aggressively advocate; water assets inventor; and watershed protection.<sup>46</sup></li> <li>Since 2014, data collection on DHHL water assets has continued.<sup>47</sup></li> <li>DHHL water system needs have been identified in the Statewide Water Projects Plan (SWPP), most recently updated in June 2020.<sup>48</sup></li> </ul>	✓
3) Aggressively exercise and protect Hawaiian home land water rights.	<ul style="list-style-type: none"> <li>Since adoption of the WPP, DHHL has asserted water rights before the Commission on Water Resource Management (CWRM). A significant highlight was CWRM granting a water reservation 3.398 MGD to DHHL in the Keauhou Aquifer in West Hawai'i.<sup>49</sup></li> </ul>	✓+

<sup>44</sup> DHHL Annual Report (2015)

<sup>45</sup> DHHL Annual Report (2018)

<sup>46</sup> Hawaiian Homes Commission Water Policy Plan (July 22, 2014)

<sup>47</sup> DHHL Annual Report (2018)

<sup>48</sup> DLNR, State Water Projects Plan Update (June 2020)

<sup>49</sup> DHHL Annual Report (2018)

GP Goal	Findings	✓
<b>Land and Resource Management</b>		
<p>1) Be responsible, long-term stewards of the Trust’s lands and the natural, historic and community resources located on these lands.</p>	<ul style="list-style-type: none"> <li>• More staff, resources, planning and commitment on the part of the DHHL is needed to effectively preserve and protect important resources.<sup>50</sup></li> <li>• DHHL communities like Kailapa and Waimea Nui have been proactively participating in Firewise planning. In Waimānalo, an Emergency Evacuation Plan was developed through the Hawai’i Hazards Awareness and Resilience Program (HHARP). Hazard planning for DHHL lands, especially incorporating climate change models, needs to be a priority for DHHL in the next 20 years.<sup>51</sup></li> </ul>	✓ -
<b>Economic Development</b>		
<p>1) Generate significant revenue to provide greater financial support towards fulfilling the Trust’s mission.</p>	<ul style="list-style-type: none"> <li>• General leasing of lands not required for homesteading can provide revenue that can be directed to homestead development and capital improvement projects - Currently, 1.38% of land is designated for commercial and industrial uses, which is more than the objective of 1% in the 2002 GP.<sup>52</sup></li> <li>• DHHL did not meet the GP objective of averaging \$30 million in land revenues annually. As of the 2018 Annual Report, the DHHL’s revenue generated through land disposition was slightly more than \$19.5 million.</li> <li>• Other mixed use and commercial uses are being considered on DHHL lands in conjunction with City &amp; County of Honolulu transit-oriented development.<sup>53</sup></li> <li>• In August 2018, HHC adopted the first ever Investment Policy.<sup>54</sup></li> <li>• In 2020, the Department solicited proposals for renewable energy projects on four properties being offered for general lease.<sup>55</sup></li> </ul>	✓

<sup>50</sup> LMD Staff (November 2020)

<sup>51</sup> Ibid.

<sup>52</sup> Planning Office/ICRO/Government Relations Staff (Sept. 2020)

<sup>53</sup> DHHL Annual Report (2018)

<sup>54</sup> HHC Meeting Packet, Revised (August 2018)

<sup>55</sup> DHHL, “DHHL SOLICITS PROPOSALS FOR RENEWABLE ENERGY PROJECTS” (September 3, 2020)

GP Goal	Findings	✓
<p>2) Provide economic opportunities for beneficiaries within areas designated for their use.</p>	<ul style="list-style-type: none"> <li>Starting in 2010, some beneficiary organizations were awarded land to develop community benefit projects in efforts promote homestead self-sufficiency. These included: Maku'u Farmers Association, Moloka'i Homestead Livestock Association, Kapolei Community Development Corporation, Papakōlea Community Development Corporation, and Anahola Homestead Community Development Corporation, among others. In total, approximately 9,584 acres were awarded – 9,370 acres (approx. 97% of the total land awarded) was permitted for the Moloka'i Homestead Livestock Association.<sup>56</sup> The organizations also received capacity building and technical supports grants for strategic planning and development of organizational documents and procedures.</li> <li>Grant programs have been established to increase capacity of agricultural lessees to undertake commercial or subsistence farming activities.</li> <li>Though preference to native Hawaiian beneficiaries for individual commercial opportunities is mentioned in the Hawaiian Homes Commission Act in Secs. 204 and 207, the legal challenges related to Hawaiian preference from the early 2000's raise caution about exercising this clause. As a result, HHC rescinded the preference policy for commercial lease &amp; license to beneficiaries in 2002.</li> </ul>	<p>✓</p>
<p><b>Building Healthy Communities</b></p>		
<p>1) Empower the homestead associations to manage and govern their communities.</p>	<ul style="list-style-type: none"> <li>The Beneficiary Consultation Policy adopted in 2009 and further established in the 2018 Administrative Rules is intended to ensure needs and desires of the beneficiary population are communicated and strengthen working relationships between beneficiaries, DHHL staff and the Commission.</li> <li>Efforts to provide land and capacity building support to beneficiary organizations to support self-sufficiency became an emphasis of the Department.</li> </ul>	<p>✓</p>

<sup>56</sup> DHHL Annual Report (2012)

GP Goal	Findings	✓
2) Establish self-sufficient and healthy communities on Trust lands.	<ul style="list-style-type: none"> <li>In 2001, DHHL initiated the Native Hawaiian Development Program to build the capacity and skills of beneficiaries and increase self-sufficiency. Community development has remained a focus of the Planning Division. Community development programs have included: capacity-building grants for beneficiary organizations, community-based project implementation grants, educational scholarships, individual development accounts, and agricultural technical services.<sup>57</sup></li> </ul>	✓

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<sup>57</sup> Annual Reports (2002-2018)

## 6. Findings and Implications for the General Plan Update

Several significant themes and takeaways arose from the report card analysis and stakeholder interviews that have implications for the General Plan update. Those findings are summarized in the sections below under four broad themes: Watershed events, Strategic Challenges, Visioning Forward, and Filling in the Gaps.

### 6.1 Watershed Events

Watershed events represent key policies, legal issues, and movements that influenced, shifted, and established the direction of the Trust and DHHL's administration of HHCA. Some of the implications of these events can be built upon and bolstered through the General Plan Update.

#### *6.1.1 Legal Validation of the Hawaiian Home Lands Trust's Access to Lands and Funding*

Beginning in the 1990's and continuing to the present, a number of lawsuits involving the State of Hawai'i, the Hawaiian Homes Commission and beneficiaries have helped to assert the legal rights to land and obligation to adequately support the administration of the Hawaiian Homes Commission Act of 1920. These cases resulted in the return of thousands of acres of land that were wrongfully withdrawn by the State and Federal governments.

With inconsistent external funding throughout the history of the DHHL, the Nelson ruling in 2012 immediately became a landmark event for DHHL. Although ruling in favor of the beneficiary plaintiffs requiring the State Legislature to sufficiently fund DHHL, in 2018 the Hawai'i State Supreme Court ultimately ruled that sufficient funding need only equal the estimated annual cost at the time the constitutional amendment passed in 1974, adjusted for inflation. The Department is still in need of funding that consistently covers operating costs and opens up the federal block grant and other internal funding sources to better serve beneficiaries.

**General Plan Implications:** Build on these precedents to continue to assert and strengthen the Trust's position and advocate for adequate funding.

#### *6.1.2 Increased Access to Federal Financing Assistance*

The introduction of insured guaranteed loans on Hawaiian Home Lands such as FHA 247, USDA Rural Development loans and VA loans opened up the opportunity for homeownership to more beneficiaries and increased the capacity of the Department to utilize funding that was previously used for direct loans to beneficiaries. Likewise, the funding provided through NAHASDA since the first Native Hawaiian Housing Block Grant in 2002 has expanded opportunities to assist beneficiaries in qualifying for and maintaining leases that otherwise would not have been possible.

**General Plan Implications:** Identify policies that support DHHL in continuing to maximize existing programs and identify and leverage new opportunities for federal financial assistance.

## 6.2 Strategic Challenges:

Several strategic challenges for DHHL were identified through the interviews and report card evaluation. Strategic challenges are pressures that heavily influence whether or not an organization is successful in achieving its goals and objectives. Strategic challenges may arise when developing or implementing policies and programs. They can be affected by both internal and external factors. For the DHHL, strategic challenges arise in developing policies and programs that fulfill its mission within the legal obligations and constraints of the Trust, as well as available funding.

### 6.2.1 Undivided Interest and Succession Impacts on Lower-income Waitlist Beneficiaries

When undivided interests were awarded beginning in 2005, the intent was that houses would be ready for occupancy for the 1,434 beneficiaries within 10 years or less. As of November 2020, 795 undivided interests had yet to be allocated, which essentially adds additional people to the waitlist who are less than 50% Hawaiian. Similarly, practices of qualified beneficiaries passing awards off to successors who are less than 50% allows beneficiaries to keep homesteads in their family but creates a challenge in ensuring longtime waitlist beneficiaries are able get awards. This may be further exacerbated if a lower blood quantum for successors, which was passed by Governor Ige, is passed by the US Congress.

**General Plan Implications:** Consider policy to address needs of low income and other beneficiaries who have been difficult to deliver homestead awards to. Evaluate past efforts and initiatives to address this demographic in order to inform future initiatives.

### 6.2.2 Need to Continue to Find Innovative Ways to Develop/Deliver Land

DHHL should continue to find innovative ways to develop and deliver land and leverage the site and infrastructure work they already have to do – including infrastructure development, land and water rights, etc.

**General Plan Implications:** Ensure policy is flexible enough to encourage innovation and allow for different avenues of providing land. Identify possible solutions to explore through further study and planning. Consider recommending that DHHL do an inventory and analysis of their existing land and infrastructure to understand the value of existing assets, which can potentially be leveraged to deliver more homesteading opportunities.

### 6.2.3 Engagement of Waitlist and Non-waitlist Beneficiaries

There are existing challenges in engagement of waitlist and non-waitlist beneficiaries (non-lessees). Lessees have more established channels of communication with the Department and a louder “voice” than waitlist beneficiaries. Those beneficiaries that meet requirements for home land awards but have not registered on the wait list are even more difficult to reach. There is a challenge in identifying who they are, where they are located, and how to reach and serve them for the purposes of the Trust.

**General Plan Implications:** Consider policies that encourage DHHL to make this population visible; collect data to inform strategic planning/prioritization and activate this population so that they are an informed and prepared pipeline of beneficiaries.

#### 6.2.4 Role of Commercial Revenue in DHHL Administration of the Trust

Further clarification and policy direction is needed on the generation of commercial revenue on DHHL lands and its role in supporting the Trust and mission of DHHL. Those who were interviewed for this memo generally felt that revenue generation should be maximized for the benefit of the trust to serve the core mission of returning beneficiaries to the land. The 2002 General Plan set the objective of generating \$30 million in land revenues annually, however as of 2018, that goal was not met.

**General Plan Implications:** Need to articulate and formalize the criteria and objectives associated with commercial revenue generation on Hawaiian home lands. For example, specific revenue generation targets or more guidance on the types of activities that DHHL should spend revenue from trust lands on.

#### 6.2.5 Constitutional Issues with Beneficiary Preferential Treatment

Like *Rice v. Cayetano* (2000), *Barrett v. State of Hawai'i* (2000), and *Arakaki v. Lingle* (2002), cases challenging the constitutionality of the special rights afforded to native Hawaiians could arise in the coming years. With a more conservative US Supreme Court now in place, renewed legal challenges could be met with greater success, creating an existential threat to the Trust and its beneficiaries.

**General Plan Implications:** Consider potential legal challenges around constitutionality when evaluating policies such as beneficiary preference for commercial leases and other non-homesteading uses.

#### 6.2.6 Serving Lower Income Beneficiaries

One of the biggest strategic challenges is addressing the needs and providing products accessible to lower income beneficiaries. Even with education, technical support, and other financial services, many of these beneficiaries, some of whom are kūpuna on fixed income, will never qualify to own the type of homes being offered by DHHL.

**General Plan Implications:** Further define the issue and need, determine what programs and assistance may be needed and have discussions about what part of that is DHHL's kuleana. Develop supporting policy and/or identify partnerships to help achieve it.

#### 6.2.7 Issues with Kuleana Leases (and Anything Less than a Finished Lot)

In 1998, 76 kuleana lots were awarded to leases in Kahikinui on Maui. The lots were provided with survey roads with sufficient rights of way for future improvements, but lessees would be responsible for off-grid water, sewage, electricity & communication. Today, only 14 dwelling units have been developed. In a 2017 study, lessees expressed feeling abandoned by DHHL and feel that no support from DHHL was unrealistic. Furthermore, the location and characteristics of Kahikinui posed many challenges given

the topography and remoteness of the tract. Other programs like owner-build or self-help housing where beneficiaries receive a finished lot but must build their home have shown to be more successful.

**General Plan Implications:** Encourage the continued development of creative solutions focused on delivering finished lots to beneficiaries. Articulate criteria for siting of particular types of award offerings based on characteristics of the location.

#### *6.2.8 Need to Break Down Internal Silos in the Department*

Interviewees expressed that the current operations within the DHHL are often siloed between divisions.

**General Plan Implications:** Make the GP an organizing framework that is used and referenced across departments and used to prioritize funding requests for DHHL programs and divisions. This means tying it in to each Division's function, explaining the inter-relationships, and including education and capacity building within the Department to ensure everyone is aware of the GP and how to use it for prioritization, funding, etc.

#### *6.2.9 Need Land Better Suited for Homestead Development*

The Hawaiian Home Lands Trust contains approximately 200,000 acres which were set aside through the Hawaiian Homes Commission Act. Over the last 30 years, the HHC and DHHL have had to fight and assert their legal claim to retaining those 200,000 acres. However, over half of the land granted to the DHHL is not well-suited for development. In total, about 9,500 acres are currently planned for residential use, representing less than 5% of DHHL's total land

**General Plan Implications:** Explore new ways of thinking about and/or using DHHL's existing land and infrastructure to support the Trust's mission. Establish criteria for identifying land to acquire, sell, and/or swap, and identify opportunities and mechanisms doing so. Explore whether the HHCA requirement of maintaining 200,000 acres serves the mission of DHHL going forward, or whether priorities and criteria should shift.

Table 3: DHHL Lands Land Use Designation Statewide (2018)

	TOTAL	%
Residential	9,508	4.67%
Subsistence Ag	6,590	3.24%
Supplemental Ag	10,199	5.01%
Pastoral	43,739	21.51%
Community Use	1,760	0.86%
Commercial Use	1,144	0.56%
Industrial	1,676	0.82%
General Agriculture	65,218	32.07%
Special District	33,673	16.56%
Conservation	29,830	14.67%

**Acres: 203,337**

6.2.10 Better Use and Management of Trust Lands in Conservation and Special Use Districts

As illustrated in **Table 3**, nearly one-third of Trust land is designated as Conservation or Special District under the State Land Use system. Though land and resource management is not an explicit responsibility of the trust, there is an implicit responsibility to do so and currently there is a need to improve the Department’s physical management of Trust lands in these districts.

**General Plan Implications:** Explore and define how DHHL’s resource management and utilization of its Conservation and Special District lands contributes to the rehabilitation of beneficiaries and Native Hawaiians. Identify opportunities to facilitate partnerships with beneficiaries to manage areas that hold natural and cultural resources of importance to their communities.

### 6.3 Visioning Forward

The General Plan will provide a vision for the DHHL moving forward. The General Plan Update also coincides with the 100<sup>th</sup> anniversary year of Hawaiian Homes Commission Act. As such, developing a vision that captures the intent of the HHCA, while expressing where the Department needs to go over the next twenty years

#### 6.3.1 Need for Trust and Transparency with Beneficiaries.

The adoption of the beneficiary consultation policy and ability for staff to regularly interface with beneficiaries to build trust and transparency and establish a shared vision came up numerous times in the interviews. There was high interest in fostering better relationships between staff, beneficiaries, and lessees and increasing education of all parties involved. Staff expressed that everyone benefits from having beneficiaries on the same page and able to advocate. There is also a need for increased transparency in communicating DHHL decision-making to beneficiaries and identifying measures of success that are known and shared by the Department and beneficiaries.

**General Plan Implications:** The General Plan has an opportunity to set a vision, priorities, and metrics for success to get everyone on same page with. This will involve broadening the Department's current metrics for success beyond the waiting list. In order for the GP to serve this purpose, it needs to specify an ongoing education/outreach component so everyone understands it and knows how to use the GP as a tool for planning and advocacy.

#### 6.3.2 Center the Trust and its Obligations in all Policies and Communications.

DHHL is part of a Trust with specific obligations to beneficiaries and formalized relationships with the State Legislature. Trust obligations and rights have been repeatedly upheld by court rulings, yet there are still challenges that undermine DHHL's abilities to prioritize the needs of its beneficiaries and attempt to divert resources from the Trust for public benefit.

**General Plan Implications:** Center the Trust obligations and functions in the GP vision, goals, and policies. While DHHL's role is to administer the Trust, beneficiaries also hold kuleana to be ready to receive benefits and, in some cases, play a role in implementing policies and actions. As such, the General Plan update process offers an opportunity to include outreach and education about the Trust function and responsibilities of the Hawaiian Homes Commission, DHHL, and beneficiaries.

#### 6.3.3 Partnerships with beneficiary and other Native Hawaiian serving organizations are needed to further the mission fulfillment.

The DHHL shares beneficiaries with other Native Hawaiian serving organizations such as Kamehameha Schools, Queen Lili'uokalani Trust, and Alu Like. If the mission and intent of the DHHL is to put Hawaiians on the land with the end goal of self-sufficient and health communities, other individual and community support services are necessary. Some of these services are currently being provided by DHHL, and others may be best provided

through partnerships or collaborations with both other Native Hawaiian serving organizations and beneficiary organizations

**General Plan Implications:** Consider what supportive functions and needs exist for fulfillment of DHHL’s mission. Identify potential partners and recommend formalization of partnerships.

6.3.4 *Putting people on the land to create healthy communities is the central premise of DHHL.*

An overarching vision that resonates with beneficiaries is essential to moving forward towards a clear understanding and direction for the DHHL. A theory of change was developed for DHHL with the central premise being that if the DHHL fulfills its mandate to manage Hawaiian home lands and develop and deliver lands to native Hawaiians, then beneficiaries will in turn gain further benefits leading to self-sufficient and health communities flourishing on Trust lands.

**General Plan Implications:** Develop a compelling vision statement and messaging around this concept that ties back to the Trust mission and highlights beneficial relationships to the people of Hawai’i (e.g., how DHHL lands can contribute to healthy communities across the state, support food security, etc.). The theory of change sample language in **Figure 5** could be a starting point for a vision statement.

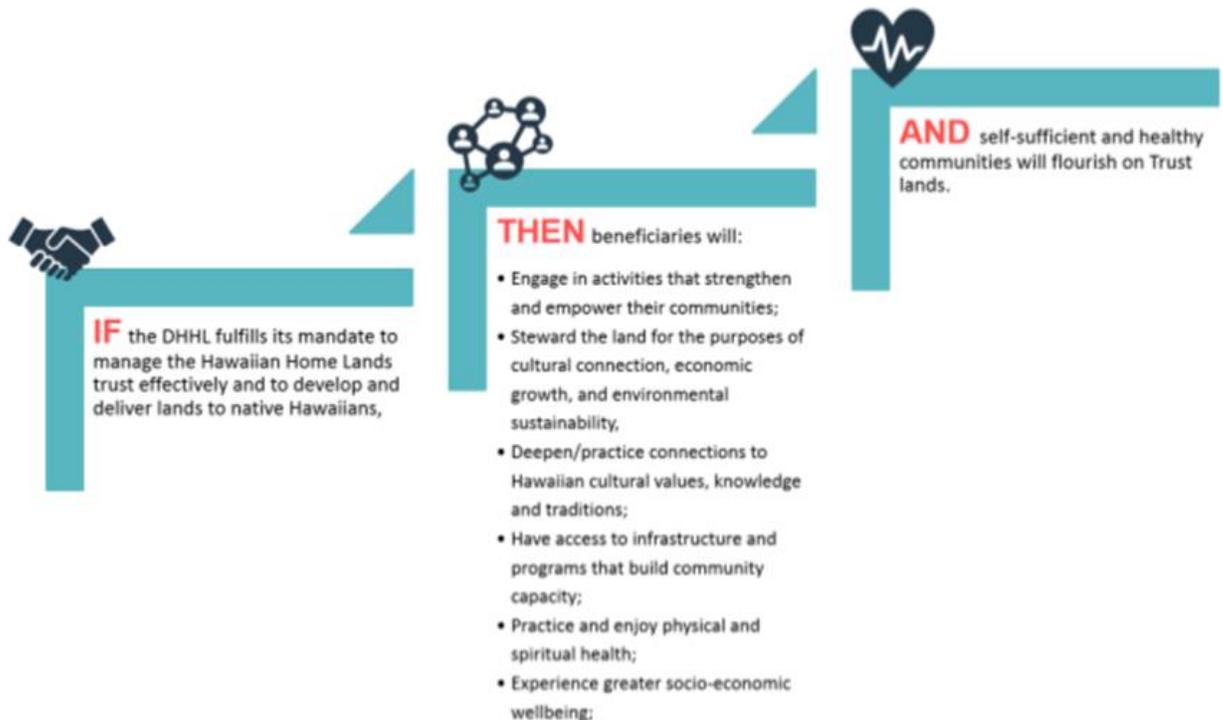


Figure 5: Sample DHHL Theory of Change

#### **6.4 Filling in the Gaps**

To inform the General Plan Update, 6-8 White Papers will be developed focusing on areas where further research or policy development is needed. Based on research to date, the following issues and topics have been identified as possible White Paper Topics:

- Land Use Designation & Land Disposition - How DHHL categorizes its lands for the purposes of awarding them to beneficiaries or allocating them for other uses. However, Land Uses should be defined by how the use can benefit beneficiaries and/or the Trust.
- Land Use Planning - How DHHL decides which lands to prioritize for different types of development and/or how to identify lands for swap/sale/acquisition.
- Infrastructure - How DHHL provides infrastructure to homestead developments.
- Monitoring & Evaluation - How DHHL monitors and evaluates progress toward its policy goals and objectives.
- Resilient, Healthy, Culturally Vibrant Communities - How DHHL plans homestead developments in accordance with planning best practices, current science, and Native Hawaiian values/principles.
- Equity – How the needs of beneficiaries with low income and other barriers can be met within the Department’s scope, and what outside assistance or partnerships may be needed to further serve these beneficiaries.
- Climate Change - How climate change may impact DHHL lands and implications for homesteading and other purposes.

These White Paper topics will be further refined and confirmed in consultation with the DHHL GP Investigative Committee.

### **7. Information Sources**

Most information for this memo comes from primary sources such as stakeholder interviews, DHHL plans and reports, relevant policy and legislation, and legal briefs. Many of the watershed historical events were newsworthy, and in those cases, the newspaper articles and media coverage was also reviewed. The sections below provide a summary of the stakeholder interviews completed and a list of references.

#### **7.1 Stakeholder Interviews**

As a key component of the background research for the DHHL General Plan update, the Project Team conducted five interviews with stakeholders between August 2020 – September 2020. These interviews were intended to inform the project team’s understanding of current policy and regulatory initiatives, gather pertinent data, and assess lessons learned from the last DHHL General Plan. Interviews conducted included:

- **Former Chairs:** Ray Soon (1998 – 2002) & Alapaki Nahale-a (2010 – 2012)
  - *Goals:* To obtain perspectives from prior leadership about DHHL’s history, lessons learned, and where it needs to go in the future, as well as the role of the General Plan in that.
- **Former Staff:** Darrell Yagodich (1979 – early 2000s)
  - *Goals:* To obtain perspectives from prior staff about DHHL’s history, lessons learned, and where it needs to go in the future, as well as the role of the General Plan.
- **Current Staff:** Land Development Division (Darrell Ing, Stewart Matsunaga); Planning Office/ICRO/Government Relations Staff (Andrew Choy, Julie-Ann Cachola, Lehua Kinilau-Cano, Nancy McPherson, and Pearlyn Fukuba).
  - *Goals:* To obtain perspectives from current staff about how the General Plan is used in their respective office and how its objectives are performing; where DHHL has been and where it’s going; and gather information about current/planned initiatives that may need to be factored into the GP Update.

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## APPENDIX K:

### MASTER TABLE OF GENERAL PLAN GOALS, POLICIES, AND METRICS

**Final DHHL General Plan Goals, Policies, Metrics (November 2022)**

<b>Land Use &amp; Water Resources</b>		This chapter addresses how DHHL determines appropriate uses for Trust lands and water resources. <i>HAR Criteria Addressed: Establish a Uniform System of Land Use Designations; Establish relationships between the land use designation and applicable types of land disposition; Establish criteria to identify suitable lands for homesteading; Establish criteria to determine available lands not required for homesteading within the planning period; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
LU-1	Utilize Hawaiian home lands for uses most appropriate to meet the needs and desires of the beneficiary population.	LU-1A	Increase beneficiary participation in the planning, development, and use of Hawaiian home lands and improve communications between DHHL and the beneficiary community.	# of beneficiaries participating in planning process
		LU-1B	Provide space for and designate a balanced mixture of appropriate land uses, economic opportunities, and community services in a Native Hawaiian-friendly environment.	# acres/percentage of land under each land use designation
		LU-1C	Consider opportunities to acquire or exchange lands best suited for purposes of the Hawaiian Homes Commission Act, including increasing homesteading opportunities for native Hawaiians.	# transactions completed or in progress
		LU-1D	Incorporate Native Hawaiian mana’o, traditional place names, historical uses, and cultural knowledge in land use planning to identify appropriate uses in appropriate places.	# beneficiaries participating in planning processes Traditional place names used in homestead master plans Land use designations reflecting historical uses of land Oral histories and interviews conducted in homestead development planning
LU-2	Encourage a balanced pattern of contiguous growth into urban and rural centers.	LU-2A	Prioritize the development of homestead communities in areas with suitable development conditions that are close to jobs, transportation, infrastructure, and services.	% of lots in development close to urban/rural centers
		LU-2B	Consider adjacent land uses and existing County long-range plans in land use planning.	Island plans containing adjacent land use information

Land Use & Water Resources		This chapter addresses how DHHL determines appropriate uses for Trust lands and water resources. <i>HAR Criteria Addressed: Establish a Uniform System of Land Use Designations; Establish relationships between the land use designation and applicable types of land disposition; Establish criteria to identify suitable lands for homesteading; Establish criteria to determine available lands not required for homesteading within the planning period; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
GOAL		POLICY		METRICS
LU-3	Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.	LU-3A	Assess vulnerability of populations, resources, and infrastructure across Hawaiian home lands to climate change and natural hazards and conduct climate resilience and adaptation planning in high vulnerability areas.	Completion of vulnerability assessment # of climate adaptation plans prepared # of structures and assets on HHL that are vulnerable to hazards and climate change
		LU-3B	Develop a Climate Change Mitigation and Adaptation Program Plan for DHHL.	Completion of Program Plan
		LU-3C	Incorporate climate change projections and hazard zones into land use development plans by identifying areas vulnerable to climate change and other hazards and applying the Special District Natural Hazards land use designation.	Incorporation of Special District Natural Hazards land use designation into development plans
		LU-3D	Develop a Climate Change Mitigation and Adaptation Program Plan for DHHL.	# homestead communities with designated evacuation routes, shelters, refuges
		LU-3E	Incorporate climate change projections and hazard zones into land use development plans by identifying areas vulnerable to climate change and other hazards and applying the Special District Natural Hazards land use designation.	Funding requests and grant applications by DHHL and homestead associations Funding received or allocated to address climate change Structures protected or relocated
		LU-3F	Designate evacuation routes, shelters and refuge areas for homestead communities and ensure they are marked and advertised in Regional Plans or Special Area Plans.	Firebreaks created and maintained in high fire risk areas # communities participating in Fire Wise programs # partnerships for wildfire management
		LU-3G	Secure funding for the protection or relocation of vulnerable homes, infrastructure, and resources on Hawaiian home lands.	#/% of fire risk areas with pastoral uses
LU-4	Responsibly steward and manage Hawaiian home lands not planned for development within the 20-year plan horizon in a manner that is environmentally sound and that does not jeopardize their future uses.	LU-4A	Identify areas that are not planned for development but that may be used for other purposes within the Island Plan horizon using the Stewardship, Conservation, and Special District land use designations.	# acres/areas designated Stewardship
		LU-4B	Establish a standardized process for allowing access to undeveloped Trust lands for activities such as clean-up, restoration, subsistence activities, cultural practices, education, and other uses that provide benefits to beneficiaries and/or the Trust.	Development of standardized process # and type of beneficiary activities on HHL
		LU-4C	Establish a standardized process for partnering with organizations to facilitate access to and responsible management of undeveloped Hawaiian home lands.	Development of standardized process # of partners # of land dispositions for management of lands in Stewardship designated areas
		LU-4D	Establish a standardized process for partnering with organizations sponsoring projects aligned with the Trust to facilitate access to and responsible management of undeveloped Hawaiian home lands.	Development of protocols and kuleana # staff hired for rulemaking
		LU-4E	Obtain funding to hire staff and establish a branch for enforcement of unauthorized activities and uses on Hawaiian home lands.	Funding requested/provided Establishment of enforcement branch # of staff hired for enforcement
		LU-4F	Explore sustainable commercial activities for revenue generation in undeveloped areas that are compatible with responsible management and conservation objectives.	# of land dispositions for commercial activities on undeveloped lands (e.g., forestry, tours, educational activities, etc.)

<b>Land Use &amp; Water Resources</b>		This chapter addresses how DHHL determines appropriate uses for Trust lands and water resources. <i>HAR Criteria Addressed: Establish a Uniform System of Land Use Designations; Establish relationships between the land use designation and applicable types of land disposition; Establish criteria to identify suitable lands for homesteading; Establish criteria to determine available lands not required for homesteading within the planning period; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
WR-1	Implement water planning and management strategies that meet current needs and protect water resources for the future.	WR-1A	Implement the goals and policies from the DHHL Water Policy Plan.	Annual progress report on implementation status submitted to HHC
		WR-1B	Incorporate watershed protection, water conservation, and recharge considerations in the use of groundwater and other water resources.	# Island Plans considering watershed protection, water conservation and recharge considerations in the application of land use designations Development plans incorporating watershed protection, water conservation and recharge
		WR-1C	Incorporate climate change projections and water conservation measures in water resource planning and management strategies.	Water resource management strategies accounting for climate change
		WR-1D	Implement water conservation and efficiency measures, such as water catchment, greywater reuse, and xeriscaping for Residential and Agricultural homesteads.	# homestead communities incorporating water conservation and efficiency measures

<b>Infrastructure</b>		This chapter guides DHHL in providing & maintaining infrastructure for homestead developments and determining level of service criteria for different land uses. <i>HAR Criteria Addressed: Establish Level of Service Standards for infrastructure and community facilities or specify a program plan or methodology to develop those standards; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
IN-1	Provide and maintain infrastructure for homestead communities within resource limitations.	IN-1A	Design infrastructure to County standards and license systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.	# of infrastructure systems transferred to Counties in Residential, Commercial, and Industrial areas
		IN-1B	Establish agreements with the Counties around infrastructure standards and licensing processes on Trust lands.	# of agreements in place with Counties for infrastructure standards and conveyances and licenses
		IN-1C	Allocate adequate funding for operations and maintenance of DHHL-owned infrastructure.	Funding requested, obtained, and allocated toward DHHL-owned infrastructure
		IN-1D	Establish and maintain a water branch to manage DHHL's existing water systems.	Establishment of water branch % of water branch positions filled
		IN-1E	Prepare an asset management plan that includes an inventory and evaluation of existing DHHL owned and maintained infrastructure on Hawaiian home lands.	Completion of asset management plan
IN-2	Promote innovative, cost-effective, and sustainable ways to meet infrastructure needs.	IN-2A	Develop alternative infrastructure options and level of service criteria with input from beneficiaries and County agencies for rural homestead areas such as Subsistence Agriculture and DHHL Kuleana Homestead jurisdictions.	Completion of LOS criteria
		IN-2B	Conduct research and development on emerging and experimental technologies for sustainable and off-grid infrastructure.	\$ of funding secured or allocated for research & development of new technologies # of pilot projects for new technologies Development of new technologies
		IN-2C	Promote energy self-sufficiency, climate change mitigation, and sustainability by implementing DHHL's Energy Policy.	Status of Energy Policy implementation # homesteads served by renewable energy

<b>Infrastructure</b>		This chapter guides DHHL in providing & maintaining infrastructure for homestead developments and determining level of service criteria for different land uses. <i>HAR Criteria Addressed: Establish Level of Service Standards for infrastructure and community facilities or specify a program plan or methodology to develop those standards; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
GOAL		POLICY		METRICS
		IN-2D	Identify areas on Hawaiian home lands that are appropriate for large scale renewable energy using the Renewable Energy land use designation and pursue renewable energy projects for these areas.	# acres/areas designated for Renewable Energy in Island Plans and Regional Plans # large scale renewable projects on HHL MW generated by renewable energy projects
		IN-2E	Promote energy self-sufficiency, climate change mitigation, and sustainability by implementing DHHL's Energy Policy.	# communally managed systems on HHL # pilot projects for communal infrastructure management
		IN-2F	Explore funding mechanisms and opportunities to convert cesspools on Hawaiian home lands in accordance with Act 125 SLH 2017 and prohibit new cesspools.	Amount of funds secured # of cesspools converted 100% of cesspools converted by 2050

<b>Housing</b>		This chapter guides DHHL in addressing the housing needs of beneficiaries. <i>HAR Criteria Addressed: Establish criteria to identify suitable lands for homesteading; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
GOAL		POLICY		METRICS
HS-1	Increase the number of housing opportunities awarded each year.	HS-1A	Maintain a housing development pipeline in proportion to the number of applicants on the residential waiting list for each island.	# of units in development pipeline on each island in proportion to # on waiting list
		HS-1B	Prioritize housing for beneficiaries before considering other uses of Trust lands.	% of designated Residential lands developed for housing % of land designated Residential or Subsistence Agriculture
		HS-1C	Explore opportunities to expand undivided interest offerings to address the waitlist and allow for successorship.	# of new undivided interest awards # of undivided interest awards converted to leases
		1D	Explore opportunities to expand undivided interest offerings to address the waitlist and allow for successorship.	# of beneficiaries on waitlist # of beneficiaries removed from waitlist that received housing award/assistance (i.e., down payment)
HS-2	Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.	HS-2A	Provide a variety of residential types that match beneficiary needs in terms of housing products (owner-builder, turnkey, self-help, etc.), types of housing units (single family, multi-family, kupuna housing, rental, etc.) and financing.	# of housing units by product type # of housing units by housing type Housing unit #/types matching beneficiary needs and preferences (expressed in surveys)
		HS-2B	Support programs that enable beneficiaries to build homes (e.g., self-help, owner-builder, and other alternatives).	# of programs offered # of beneficiaries participating
		HS-2C	Provide DHHL Kuleana Homestead opportunities in areas where development of residential homesteads and infrastructure is infeasible.	# of DHHL Kuleana Homestead leases awarded

<b>Housing</b>		This chapter guides DHHL in addressing the housing needs of beneficiaries. <i>HAR Criteria Addressed: Establish criteria to identify suitable lands for homesteading; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
		HS-2D	Conduct research and development into alternative housing and prefabricated housing options that are affordable and sustainable.	Funds secured or allocated for research and development Pilot testing of alternative housing Deployment of alternative housing on HHL
HS-3	Provide residential homesteads, financing assistance, and other housing opportunities, especially to those most in need.	HS-3A	Devote time and resources to serve applicants with income below 80% of the median family income level.	Funding and resources allocated #/% of homestead lease awards to applicants with income below 80% AMI
		HS-3B	Devote time and resources to serve applicants who do not qualify for NAHASDA funding but cannot afford fee-simple housing.	Funding and resources allocated #/% of homestead lease awards to applicants in this category
		HS-3C	Facilitate education in home ownership, financing, maintenance, and long-term financial resource management.	# of programs/classes offered; # of beneficiaries participating
HS-4	Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.	HS-4A	Ensure the availability of a range of housing types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and public and private facilities.	Residential homestead costs Residential homestead affordability by income level #/% of homestead lease awards by demographics (household income, etc.)
5	Ensure existing homestead neighborhoods are maintained as safe, healthy, and attractive communities for future generations.	HS-5A	Work with homestead associations to identify opportunities to revitalize existing neighborhoods.	# homestead associations participating
		HS-5B	Balance resources to maintain and repair aging infrastructure in existing neighborhoods with meeting targets for new homesteads.	#/% of budgeted funds and resources used for repair and maintenance
		HS-5C	Incorporate energy efficient building materials and passive design into homesteads to lower energy costs, increase comfort, and reduce carbon emissions.	DHHL - LDD

<b>Food Production</b>		This chapter guides DHHL in promoting food production on its lands through homestead leases and other means. <i>HAR Criteria Addressed: Establish criteria to identify suitable lands for homesteading; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
FP-1	Provide agriculture and pastoral homestead lots for subsistence and supplemental purposes.	FP-1A	Increase the number of subsistence agricultural leases awarded.	# Subsistence agriculture awards
		FP-1B	Increase the number of pastoral leases awarded.	# Pastoral awards
		FP-1C	Align agricultural homestead offerings with beneficiary needs and preferences.	# Subsistence Ag and Supplemental Ag awards Alignment of agricultural awards offered with beneficiary preferences (expressed in surveys)
FP-2	Assist existing and future lessees in acquiring technical, marketing, and financial	FP-2A	Finalize and implement the DHHL Agricultural Program Plan.	Finalization and implementation of Agricultural Program Plan
		FP-2B	Provide programs to support beneficiaries in site planning, basic carpentry and trades, and basic agricultural business training.	# of programs/classes offered; # of beneficiaries participating

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<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
	assistance to increase productivity, economic efficiency, and markets for their products.	FP-2C	Support programs that combine food production with education and traditional cultural practices.	# of programs/classes offered; # of beneficiaries participating
FP-3	Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.	FP-3A	Prioritize awarding additional acreage leases to beneficiaries for commercial farming or ranching operations that have shown success at a smaller scale.	# of beneficiaries with additional acreage leases for agricultural and pastoral uses
FP-4	Conserve the most productive agriculture lands for agricultural use.	FP-4A	Consult soil types and rating systems such as ALISH, LSB, and the Hawai'i soil atlas in the siting and design of homestead communities and prioritize these lands for land uses that support food production during DHHL Island Plan updates.	#/% of productive agricultural land designated Subsistence Agriculture, Community Agriculture, or Supplemental Agriculture # acres/% of productive agricultural land being farmed
FP-5	Promote a diversity of food production on Hawaiian home lands.	FP-5A	Support research and development of sustainable food production technologies on Trust lands.	Completion of research and development Pilot projects for sustainable food production Deployment of new technologies
		FP-5B	Designate areas on Hawaiian home lands for communal growing and processing of food through the Community Agriculture land use designation.	# acres/areas designated Community Agriculture
		FP-5C	Explore the use of non-homesteading lands including Stewardship, Special District, and Conservation lands for sustainable food production, gathering, and harvesting of feral ungulates.	# of acres in Stewardship, Special District, and Conservation lands available used for food production, gathering # of feral ungulates harvested and delivered to beneficiaries
		FP-5D	Align with State food sustainability goals for local food production.	Amount/type of food produced Amount/% of food sold locally

<b>Healthy Communities</b>		This chapter addresses how DHHL fosters beneficiary communities that are self-sufficient, healthy, resilient, and grounded in cultural knowledge and traditions. <i>HAR Criteria Addressed: Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
HC-1	Promote self-governance of homestead communities by beneficiaries and beneficiary organizations.	HC-1A	Explore options to formalize relationships between homestead associations and the Department of Hawaiian Home Lands.	Completion of research/study # of associations with formal partnership agreements with DHHL
		HC-1B	Provide Departmental guidance, capacity building, and technical assistance to support self-governance by beneficiary organizations.	Development of guidance # of programs/classes offered # of organizations participating
		HC-1C	Implement reporting requirements for recipients of DHHL grants to track use of awarded funds.	# of staff in grant program to review reports #/% of recipients meeting reporting requirements
HC-2	Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents.	HC-2A	Partner with homestead communities, non-profits, government agencies, and ali'i trusts to provide needed services to communities.	# of partnerships and land dispositions related to delivery of services
		HC-2B	Balance the need for resources to place waitlist beneficiaries on the land while exploring the use of non-homesteading lands for beneficiary-serving uses that can managed through partnerships. Gather beneficiary input on desired community uses during the development planning process.	# of planned homestead communities with space for community serving uses
		HC-2C	Incorporate community planning principles to design homestead communities that are welcoming, safe, and foster a sense of place and community.	Island plans referencing national and local healthy communities guidelines

<b>Healthy Communities</b>		This chapter addresses how DHHL fosters beneficiary communities that are self-sufficient, healthy, resilient, and grounded in cultural knowledge and traditions. <i>HAR Criteria Addressed: Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
		HC-2D	Incorporate community planning principles to design homestead communities that are welcoming, safe, and foster a sense of place and community.	#/% of homestead communities with disaster preparedness plans # of homestead communities with training and certifications such as CERT (Community Emergency Response Team), Firewise, etc.
		HC-2E	Encourage homestead associations to build the resilience and emergency preparedness of their communities through preparing disaster preparedness plans, obtaining training and certifications, assembling emergency supplies, and other measures.	Homestead development plans incorporating LID/green infrastructure
		HC-2F	Incorporate complete streets, Safe Routes to School, and other features to increase the safety and attractiveness of walking, biking, and transit in future homestead communities when possible.	Homestead development plans incorporating sidewalks, bike lanes, paths, transit stops, and other multimodal safety features.
		HC-2G	Incorporate green infrastructure and low impact development principles in future homestead communities to manage stormwater in a way that promotes green, open spaces within homestead communities to the extent possible.	# homestead communities incorporating tree canopy cover

<b>Natural and Cultural Resource Management</b>		This chapter addresses how DHHL stewards and manages lands that are undeveloped or have ecological and cultural resources <i>HAR Criteria Addressed: Establish criteria to identify lands not required for homesteading within the planning period; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
<b>GOAL</b>		<b>POLICY</b>		<b>METRICS</b>
RM-1	Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.	RM-1A	Obtain funding for increased hiring of dedicated and qualified DHHL staff to promote, protect, and manage natural and cultural resources.	# of qualified staff hired/funded for natural resource management # of staff positions requested in annual sufficient sums budget
		RM-1B	Identify, preserve, and protect significant natural, historic and cultural resources on Hawaiian home lands, using the Special District or Conservation land use designations to identify areas with resources requiring protection or management.	# of cultural sites identified and protected # of historic structures and features identified and protected Inventories completed of archaeological and historic resources Cultural resource inventories completed
		RM-1C	Identify, preserve, and protect significant natural, historic and cultural resources on Hawaiian home lands, using the Special District or Conservation land use designations to identify areas with resources requiring protection or management.	#/% of Special Area Management Plans allowing beneficiary access
		RM-1D	Pursue partnerships that support resource protection and conservation on Trust lands.	# of partnerships/dispositions for resource protection and conservation

Economic Development and Revenue Generation		This chapter addresses how DHHL generates revenue and provides economic opportunities for beneficiaries on trust lands. <i>HAR Criteria Addressed: Establish criteria to identify lands for revenue generation; Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.</i>		
GOAL		POLICY		METRICS
ED-1	Provide economic opportunities for beneficiaries on Hawaiian home lands.	ED-1A	Partner with organizations that support Native Hawaiian entrepreneurs and community based economic development through business education, training, financing, planning, and leasing.	# of partnerships/land dispositions for community based economic development and entrepreneur support programs
		ED-1B	Support partnerships with skilled trades education and training programs on Hawaiian home lands.	# of land dispositions related to education and trade schools # of beneficiaries involved in skilled trades education and training programs
		ED-1C	Allow limited types of low-intensity commercial activities that comply with lease requirements on Residential and Agricultural homesteads per the Island Plans and continue to offer the option of Mercantile licenses for qualifying activities.	# of home-based businesses on homesteads
		ED-1D	Encourage commercial lessees to sublease to beneficiary-owned businesses, as allowed by law.	# of commercial lessees subleasing to beneficiary owned businesses
		ED-1E	Encourage inclusion of community benefits packages in Development Agreements.	#/% of commercial development agreements that include community benefits packages
		ED-1F	Explore partnerships to utilize Hawaiian home lands to provide economic opportunities for beneficiaries.	# of partnerships in place for beneficiary economic opportunities
		ED-1G	Implement the Native Hawaiian Development Program Plan (NHDPP) to build capacity and opportunity within homestead communities.	Implementation of the NHDPP
		ED-1H	Pursue and facilitate more partnerships to leverage DHHL NHDPP grants.	# of partnerships for economic development
		ED-1I	Explore opportunities to reinvest funds into homestead communities by hiring beneficiary businesses, as allowed by law.	# of beneficiary businesses hired
ED-2	Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.	ED-2A	Designate areas for revenue generating Commercial and Industrial uses through the Island Planning process with beneficiary input.	Beneficiary consultation during Island Planning #/% of acres designated Commercial and Industrial
		ED-2B	Acquire land that expands opportunities for revenue generation.	# of acres acquired for revenue generation
		ED-2C	Prioritize revenue generating activities that align with the General Plan Vision and Guiding Principles and the health of people and 'āina.	#/% of revenue generating dispositions that support the General Plan Vision
		ED-2D	Maintain a professionally managed investment portfolio with a well-balanced mix of assets.	Portfolio diversity and performance
		ED-2E	Ensure that impacts from industrial uses are adequately mitigated.	#/% of industrial leases with conditions for mitigation of environmental and community impacts
		ED-2F	Ensure that DHHL's revenue generating assets are performing at or better than market levels.	Revenue generated compared to market rates
		ED-2G	Ensure that revenue generating uses are consistent with the underlying land use designations and planning documents.	Acres/% of land under Industrial/Commercial LUD with land dispositions #/acres of revenue generating uses outside of Industrial/Commercial LUD areas