

HAWAIIAN HOMES COMMISSION , DEPARTMENT OF HAWAIIAN HOME LANDS

# DHHL Informational Meeting with the Moloka`i Community

April 17, 2023



### **Meeting Agenda**

- Welcome from Chairman
- Planning Office Update
- Land Development Division Construction Project Update
- Moloka`i Water Issues & Update
- Homestead Services Division
- DHHL Human Resources
- Homestead Associations
- Open House

### **Meeting Kuleana**

- Be respectful of the person talking please do not interrupt the person that is talking;
- 2) Wait for the facilitator to call on you or type your question into the chat box
- When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;
- Agree to disagree accept that others may have different perspectives and opinions.
- 5) Have an open mind take home new ideas or new information.



# Welcome Chairman Kali Watson



### Planning Office Update

### **DHHL Planning System**



**DHHL Planning System** 



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### **DHHL Moloka`i Island Plan**

## DHHL Moloka`i Island



# DHHL Moloka`i Island



Molokaʻi Land Use Designations	Acres	Percent of
		total
Residential Homestead	742	2.87
Subsistence Agriculture	2,338	9.04
Supplemental Agriculture	5,862	22.64
Pastoral	1,927	7.45
General Agriculture	6,415	24.80
Special District	7,758	29.99
Community Use	93	0.36
Conservation	655	2.53
Commercial	58	0.22
Industrial	16	0.06
Total Acres	25,864	100



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### DHHL Moloka`i Regional Plan

# DHHL Moloka`i Regional Plan



- Community-driven
- <u>Based on community</u> vision & values

- Identifies a region's top priority community projects
- Not the same as Maui County's Moloka'i Community Plan

# DHHL Moloka`i Regional Plan



**Five Priority Projects:** 

- 1. 'Ualapu'e Kuleana Homestead Project and Cultural Resources Management Plan
- 2. Hoʻolehua Hale Improvements
- Water Rate Assessment and Legal Analysis of Beneficiary Rights Regarding Potable Water Rate Disparities
- 4. Shared Farm Equipment for Agricultural Lessees
- 5. Road Improvements



### Malama Park Special Area Plan

### Malama Park Special Area Plan

# MALAMA CULTURAL PARK

#### SPECIAL AREA PLAN

FINAL: July 2022





### Malama Park Sp<u>ecial Area Plan</u>

MALAMA CULTURAL PARK SPECIAL AREA PLAN

FINAL: July 2022



Table 5-1: Summary of Management Goals and Strategies				
*	Goal 1: Maintain the park to serve as a special place for the community and across generations	Strategy 1A:         Manage vehicular access, activities, and uses         Strategy 1B:         Demolition of the jailhouse         Strategy 1C:         Consider providing bathrooms in the Community         Focused Zone         Strategy 1D:         Improve water delivery and access         Strategy 1E:         Develop küpuna area and memorial garden		
P	Goal 2: Protect, restore, and maintain habitat for native plants and animals	Strategy 2A:         Reduce trash and maintain waste receptacles         Strategy 2B:         Invasive species removal and control         Strategy 2C:         Restoration and recovery of coastal plant communities         Strategy 2D:         Enhance vegetated sand berm along the edge of the shoreline         Strategy 2E:         Mitigate exposure to soil contamination		
$\heartsuit$	Goal 3: Protect and perpetuate cultural knowledge, resources, and practices	Strategy 3A: Develop an overall mitigation plan for cultural resources Strategy 3B: Ensure perpetuation of canoe culture Strategy 3C: Support development of a new hälau wa'a for canoe club use		
1	Goal 4: Generate opportunities for community economic development	Strategy 4A: Establish a community farmers market area Strategy 4B: Develop a new covered pavilion or visitor center		
	Goal 5: Provide opportunities for place-based educational programs	Strategy 5A: Educate and engage the public Strategy 5B: Establish a monitoring program		

### Malama Park Special Area Plan





LEGEND DHHL Special Area Plan MANAGEMENT ZONES Canoe Club Wetland Malama Platform **Community Focused** 2

FINAL: July 2022

# Malama Park Special Area Plan



FINAL: July 2022



**Implementation Next Steps:** 

- DHHL and/or beneficiaries may initiate the land use request process to begin evaluation of applicants interested in serving as future management partners for various areas of the Park.
- DHHL will review submitted applications and nominate qualified applicants for land dispositions.
- DHHL will conduct a beneficiary consultation meeting to seek final beneficiary approval of the nominated entities prior to issuance of land dispositions.
- DHHL will continue to work with stakeholders to develop a park management structure that may include a Park Advisory Council (PAC) as outlined in HAR §10-4-33.



### South Molokai Shoreline Erosion Management Plan (SM-SEMP)

#### Purpose

Provide a roadmap to enable DHHL to proactively plan for & manage shoreline erosion.

### Planning Goal

Work with the beneficiary community to create a shoreline erosion management plan that is informed by Native Hawaiian knowledge and values, is respectful of the project area's unique communities, and leads to a healthier and more resilient shoreline for generations of homesteaders and the broader community.

### **Planning Principles**

- Traditional Ecological Knowledge
  Ahupua'a Mauka to Makai Approach
  Place Based (culture, nature, history)
- Littoral Beach Cell not Parcel by Parcel
- Opportunities for Community Based Implementation

Hawaiian Government Survey, Molokai Middle & West Section, Monsarrat 1886.

Kaunakakai and Vicinity, American Sugar Co., Molokai, Hawaiian Islands, May 1900.





USGS, aerial imagery of Kaunakakai and adjacent coastline. February 27, 1950.



#### **Core Strategies and Actions**

CORE STRATEGIES	Action Highlights <sup>1</sup>	CORE STRATEGIES	Action Highlights <sup>1</sup>
<u>Restore</u> natural shoreline function.	<ul> <li>Remove and replace invasive plants and trees with climate adapted, drought tolerant native grasses, shrubs, and trees such as 'aki'aki grass, põhuehue, naupaka, and milo.</li> <li>Develop a detailed vegetation management plan to guide shoreline and dune restoration within the SM-SEMP Area.</li> <li>Remove man-made debris between the high and low water line including tires, appliances, vehicle parts, concrete and asphalt rubble, CMU blocks, pallets, steel and plastic drums, and other non-indigenous materials and dispose of it</li> </ul>	<u>Adapt</u> structures and systems to better withstand coastal hazards.	<ul> <li>Require new dwellings to be elevated above flood hazard zones (base flood elevation, SLR inundation) by more than one foot in elevation (freeboard).</li> <li>Encourage lessees to reconfigure dwellings by moving the kitchen mauka and elevating food preparation areas so that stove, refrigerator, and appliances are elevated or located at the highest, driest part of the property.</li> <li>Convert cesspools to septic systems wherever feasible to reduce the risk of contaminated water and protect beneficiary health.</li> </ul>
Educate beneficiaries on the causes and consequences of sea level rise and coastal erosion, including appropriate mitigation measures.	<ul> <li>Provide beneficiaries living in flood prone areas with the following information:</li> <li><i>"Answers to Questions about Substantially Improved / Substantially Damaged Buildings"</i>, FEMA publication 213, August 2018.</li> <li><i>"Homeowners Handbook to Prepare for Natural Hazards"</i> 4th Edition, by Dennis Hwang and Darren Okimoto, Sea Grant, University of Hawai'i.</li> <li>Flood zone and sea level rise exposure maps.</li> </ul>	Prepare for the relocation or retirement of structures out of areas threatened by sea level rise and coastal erosion.	<ul> <li>Prepare a community-based plan for the relocation of vulnerable buildings, infrastructure, and public facilities away from areas threatened by sea level rise and/or coastal erosion.</li> <li>Prepare and implement a planned obsolescence strategy for infrastructure at risk of damage from SLR, coastal erosion, and flooding including roads, drainages, wastewater treatment, and centralized utility systems and services.</li> <li>SEMP's highlighted actions. A complete list of the Plan's actions is in Chapter 6.</li> </ul>
Strengthen the <u>regulation</u> and management of shoreline resources.	<ul> <li>Recommend consistency with identified State of Hawai'i and Maui County regulations governing buildings and construction, the shoreline, and flood hazard areas.</li> <li>Recommend consistency with Federal and State DLNR regulations regarding shoreline surveys, armoring, and coastal construction on submerged lands.</li> </ul>		



### Shoreline Erosion Management Options

1. Adaptive realignment

Relocate, reorient, reposition, retreat, redevelop & rebuild

2. Hazard accommodation

Elevate, reconfigure, waterproof, reinforce & strengthen



Protect

#### 3. Protection from coastal hazards

Nature-based restoration, rock sill & sedge, dry stack wall, rubble mound, groin, revetment & seawall

#### **Adaptive Realignment**

- *Relocate* or *Rebuild* on higher locations of a property
- *Reorient* dwellings and *Reposition* buildings to be perpendicular to the shore rather than parallel to it
- **Reposition** buildings to reduce exposure to coastal hazards
- *Retreat* to mauka lands
- Redevelop further inland and out of harm's way





#### **Hazard Accommodation**

- *Elevate* the building allowing the building to be removed if threatened; use the first floor for parking and living upstairs.
- *Reconfigure* a dwelling so that the kitchen, major appliances, and utilities are on the mauka or inland side of a house
- Prohibit or Limit slab on grade construction in flood and sea level rise inundation zones
- *Reinforce* and *Retrofit* dwellings to *strengthen* the building with hurricane clips and continuous load path to minimize damage





**Protection from Coastal Hazards** 

#### **GREEN - SOFTER TECHNIQUES**

#### **GRAY - HARDER TECHNIQUES**

#### Living Shorelines



#### VEGETATION ONLY -

Provides a buffer to upland areas and breaks small waves, Suitable only for low wave energy environments.

EDGING -Added structure holds the toe of existing or vegetated slope in place.



SILLS -Parallel to existing or vegetated shoreline, reduces wave energy, and prevents erosion. Suitable for most areas except high wave energy environments.



**BREAKWATER** -(vegetation optional) - Offshore structures intended to break waves, reducing the force of wave action, and encourage sediment pre-existing accretion. Suitable for most areas.



**Coastal Structures** 

**REVETMENT -**Lays over the slope of the shoreline and protects it from erosion and waves. Suitable for sites with hardened shoreline structures.



**BULKHEAD** -Vertical wall parallel to the shoreline intended to hold soil in place. Suitable for areas highly vulnerable to storm surge and wave forces.



Support the restoration of Kaloko'eli Fishpond including the removal of invasive mangrove

Trade winds

shoreline

Coastal habitat restoration

 Vegetated berm enhancement
 Plant appropriate native grasses, shrubs, and trees to stabilize the

Remove kiawe trees and replace with appropriate native trees

Kaloko'eli Fishpond

Kamiloloa

Hotel Moloka'i

Support the removal of invasive vegetation and replace with native species

In consultation with the State DOT, consider nature-based solutions to mitigate shoreline erosion along the highway Ali'i Fishpond

Recommendations

LEGEND:

DHHL Land Makai of Kamehameha V Highway

Sediment Discharge

xxxxxx Invasive Kiawe Trees

### **Next Steps**

• Final SM-SEMP approved by HHC December 2022

• Planning Office finalizing procurement of consultant for "Developing Community Resilience for Molokai Coastal Homesteads" project (2023-2025).

Summer 2023 (tentative): Planning Office to hold an in-person community open house for Molokai beneficiaries to

Learn more about the Community Resilience Planning project
Provide feedback on ideas for beneficiary participation in implementation.

https://dhhl.hawaii.gov/po/molokai/south-molokai-shoreline-erosion-management-plan/
Nancy.m.mcpherson@hawaii.gov



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### Kalaupapa Update

### Background

- Beneficiaries have requested regular briefings to the HHC on NPS' and others' planning efforts for Kalaupapa. Last update was in April 2022.
- Hawaiian Homes Commissioners and beneficiaries would like more transparency by NPS and more opportunities for input into the management of Kalaupapa
  Kalaupapa Beneficiary Working Group (KBWG) engagement process was initiated by the DHHL Planning Office in September of 2021 – five meetings held to date

### **Location Maps**



### Agencies with Kuleana in Kalaupapa

Agency	Kalaupapa Kuleana
DHHL	Manage long-term General Lease No. 231 (LMD); update & implement Molokai Island Plan for Kalaupapa-Pālā'au (PLO); participate in interagency coordination & transition planning (LMD, LDD, PLO, OCH); coordinate beneficiary outreach & consultation (PLO)
DOH	Manage buildings, visitor authorizations & resources under DOH control; provide healthcare, meals, interior home repair, yardwork & other supportive services to patient-residents, administration & recordkeeping; administer applicable laws and Patient Rules in Kalawao County
NPS	Maintain & operate water & fuel distribution, electrical & waste management systems; maintain roads; preserve & restore historic structures, cemeteries & cultural sites; maintain public grounds & landscaping; maintain interpretive signage at Pālā'au Lookout; assist DOH in enforcement of regulations; fire suppression; first aid and rescue operations for visitors; major/exterior repairs to patient-resident homes; manage commercial services & programs such as tours.
DOT	Manage airport operations; maintain & enhance buildings, runway, lighting & fuel systems; provide safety & fire protection services at airport.
DLNR	Manage conservation & Forest Reserve areas; control invasive species & animals in coordination w/NPS; environmental & natural resource management in Pu'u Ali'i Natural Area Reserve.
Maui County	Provide Emergency Response via a Mutual Aid Agreement – tsunami, wildfire, hurricane etc.

# **Agency Coordination**

- > April 2016: Kalaupapa Interagency Working Group formed; DOH lead
- > Agencies: DOH, DHHL, NPS, State DOT-Airports, DLNR, Maui Co., DOI-ONHR
- > DHHL Team includes staff from PO, LMD, LDD, OCH
- Meetings have primarily focused on day-to-day management, repair, operational and maintenance issues
- $\succ$  Purpose of group is to
  - Encourage government agencies to work together and communicate better to solve complex problems prior to DOH transitioning out of administrator role
  - Leverage resources and coordinate efforts among agencies
  - Determine how to best communicate issues being discussed with agency administrators, stakeholders and the broader public
- > Group meets quarterly; next meeting is scheduled for May 11, 2023
- Notes from meetings are posted on NPS Kalaupapa website: https://www.nps.gov/kala/getinvolved/planning.htm

### **Existing Plans**

DHHL Molokai Island Plan (2005)

- Planning Area of 1,468 acres includes Pālā'au (Apana 3), currently under license to DLNR as Pālā'au State Park
- Land Use Designations (LUD's) are Special District, Community Use, Conservation and Commercial (in Pālāʿau)

Molokai Regional Plan 2010 & Update 2019): Kalaupapa was discussed but no Priority Projects were identified



NPS General Management Plan was started in 2008 and finalized in 2020


## **DHHL Beneficiary Outreach**

- September 2021: DHHL Kalaupapa Beneficiary Working Group (KBWG) meetings begin, with facilitation assistance provided by HACBED.
- August 2022: DHHL staff attend NPS Historic Buildings Workshop in Kalaupapa; request made by beneficiaries to meet w/DHHL in Kalaupapa.
- December 2022: DHHL staff & HACBED hold meeting w/ Kalaupapa beneficiaries & attend Community Meeting.
- 2022-2023: DHHL staff conducts research to prepare responses to 27 questions on GL posed by beneficiaries.
- February 2023: Fifth meeting of KBWG focuses on DHHL-NPS General Lease.

# **HHC Criteria for Participation**

- Beneficiaries of the HHL who are on the Molokai Island wait list.
- Beneficiaries of the HHL who have family members buried in Kalaupapa.
- Lineal descendants of Native Hawaiian 'ohana who were displaced from Kalaupapa in 1865.
- DHHL beneficiaries who have consistently participated in the NPS General Management Plan and Section 106 Consultation processes.
- A beneficiary representative of Ka 'Ohana O Kalaupapa.



DHHL & HACBED will continue to engage with beneficiaries living and working in Kalaupapa and those living Topside Molokai through 2024.

## Next Steps for Kalaupapa Consultation

- Continue to work with HACBED on refining and framing the issues and improving how DHHL engages with beneficiaries.
- Continue to engage with benefic aries living and working in Kalaupapa as well as those living Topside Molokal.
- Prepare for the next round of wider community discussions tentatively starting in late 2023 or early 2024, to include more beneficiary participants that have a tie to Kalaupapa based on the criteria previously approved by the



# Construction Updates DHHL Land Development Division

## Ho'olehua Water System

### Improvements Located at Seven Sites



## Ho'olehua Water System - Proposed Improvements

### **Objectives:**

- Improve reliability and functionality of water delivery
- Address Water Pressure issues
- Address Fire Protection Deficiencies
- Improve Water System Safety and Security
- Reduce Energy Cost



USDA	•USDA Loan:	<u>\$ 7,455,000</u>
	•USDA Grants:	<u>\$ 11,634,083</u>
	•DHHL Contribution:	<u>\$ 12,528,712</u>
	•Legislature CIP:	<u>\$ 500,000</u>
	•NAHASDA:	<u>\$ 2,700,000</u>

### **Total Funds:**





- Package 1: Ho'olehua (Site 1, Site 3-7)
  - Contractor: Goodfellow Bros. LLC
  - Construction status: 72% complete
  - In progress: Two 3.5 MG tanks repairs at Site 4 (\$3.3M) New Maintenance Bldg at Site 7 (\$1.5M)
- Package 2: Kalamaula
  - Contractor: Goodfellow Bros. LLC
  - Construction status: 100% complete
- Package 3: Photovoltaic system
  - Reassess installation of Photovoltaic system
- Package 4: Equipment for Operations and Maintenance
  - Various equipment has been procured and delivered to Molokai District Office
  - Smart Meter installation by others



## Kalanianaole Hall

- Act 88, SLH 2021, as amended by Act 248, SLH 2022, provides for \$1,500,000 to Homestead
   Services repair improvements
- On March 3, 2023, Governor Josh Green, M. D., releases grant funds



- \$500,000 earmarked for Improvements to Kalaniana`ole Hall, including but not limited to:
  - Termite fumigation and ground treatment
  - Foundation work as needed
  - New floor sheathing and tiles
  - Roof repair and sealing if needed
- Schedule: To be determined

# Nā'iwa Ag Subdivision – Site Improvements

#### PLANNED INFRASTRUCTURE FOR SUBDIVISION UP TO 66 LOTS

- Paved Roadways
- Potable water
- Irrigation water
- Overhead Electrical Service
- Drainage detention basins in lots

#### **BUDGET**

- Environmental Assessment & Preliminary Engineering Report: \$550,000
- Design & Subdivision Approval: \$950,000
- Construction: \$30,000,000 (estimated)

#### **TENTATIVE SCHEDULE**

- Early 2021: Start Chap. 343 Environmental Documentation
- Mid 2023: Complete Environmental Documentation
- Early 2024: Complete design
- Mid 2024: Advertise bids for construction
- Late 2024: Begin construction
- Late 2025: Construction completed; Final Subdivison Approval



### \*Subject to construction funding

## Hoʻolehua Scattered Lots – Site Improvements

#### **SCOPE OF WORK**

- Create at least 12 new lots from existing unencumbered ag lots; subdivide to Subsistence Ag standards for additional lots
- Potential Infrastructure Improvements
  - Roadway and electrical
  - Potable and Irrigation water

#### **BUDGET**

- Design: \$900,000
- Environmental Assessment: \$600,000
- Construction: \$3,000,000

#### **SCHEDULE**

- Mid 2024: Complete Environmental Documentation
- Mid 2024: Complete design
- Early 2025: Advertise bids for construction
- Mid 2025: Begin construction
- Early 2026: Construction completed



\*subject to construction funding

## Hoʻolehua Scattered Lots – Site Improvements

#### TMK (2)5-2-005:031



#### **PROPOSED LOT SUBDIVISION**



## Ho'olehua Scattered Lots – Site Improvements

TMKs (2)5-2-026:003, :014, :016, and :017



#### **PROPOSED LOT SUBDIVISION**



## **Hoolehua Veterans and Homestead Residents Center**

- New design-build facility for joint use by DHHL Homestead Residents and Molokai Veterans; includes offices, kitchen, meeting rooms, event space, parking lot, new septic tank and leach field
- Legislative Appropriation \$4 million (encumbered)
- Construction began
   October 4, 2022, with an
   anticipated completion
   date in October 2023
- Contractor: Diede Construction Inc.



**Project Location** 

## **Hoolehua Veterans and Homestead Residents Center**





### Lanikeha Center

- Act 88, SLH 2021, as amended by Act 248, SLH 2022, provides for \$1,000,000 to Molokai Homestead
   Farmers Alliance for Lanikeha
   Center renovations including
   restroom and sewer improvements
- On March 3, 2023, Governor Josh Green, M. D., releases grant funds
- Hawaii Engineering Group prepared engineering plans to reroute kitchen wasteline around Lanikeha Center



### Lanikeha Center





### **Enabling Legislation:**

• Act 125, Session Laws of Hawaii, 2021 requires upgrade, conversion, or sewer connection of all cesspools by 2050, unless exempted

### Hawaii Engineering Group Project Objectives:

- 1. Build an accurate database of existing cesspools
- 2. Create baseline engineering drawings for cesspool evaluation
- Assess existing conditions for conversion of cesspools to comply with Act 125 (SLH 2017) by 2050
- 4. Evaluate existing infrastructure and make recommendations for possible cesspool conversions



### **Field Survey Completed in September 2022**

Homestead	Existing DHHL Data	Field Verified Data		
Kapa'akea				
Septic Tank	N/A	8		
Cesspool	43	45		
One Ali'i				
Septic Tank	N/A	5		
Cesspool	26	26		
Kalama'ula				
Septic Tank	N/A	67		
Cesspool	93	64		
Ho'olehua-Pala'au				
Septic Tank	N/A	39		
Cesspool	319	268		
Total				
Septic Tank	0	119		
Cesspool	481	403		

# Moloka'i Cesspool Assessment

- HEG is preparing Final Report with recommendations for Cesspool conversion options by August 2023
- Main options for cesspool conversion are individual onsite septic tanks or a decentralized "cluster" wastewater system to serve several homes in a neighborhood
- DHHL understands the financial situation within our communities and seeks to lessen the burden on beneficiaries while we all malama the aina and maintain our precious water resources



The Molokai Island communities have a number of streams that run through the subdivisions. These streams cause flooding of communities during heavy rain storms as has happened during the December 2022 rain storm events that hit the island. There are 7 defined streams:

Kalamaula

- Helms Stream
- Paleka Stream
- Lehua Stream
- Poepoe Stream
- Kahinu Stream
- Kapa'akea Cemetery Stream
- One Ali'i Stream

DHHL has authorized a drainage study of these streams starting in May and is projected to be completed by November 2023





### Kapa'akea Channel 1 During and After Rain Storm





Kapa'akea Channel 2 During and After Rain Storm



# Moloka`i Water Project Issues & Updates



## Homestead Services Update



## Human Resouces



## Homestead Association Update



## **Meeting Agenda**

- SCHHA Molokai Mokupuni: Sybil Lopez
- Ho'olehua HA: Charlie Kaahanui
- Kapaakea HA: Bridget Mowat
- Kalama'ula HA: Lehua Kauka
- Kalama'ula Mauka HA: Unko Mango Stephens
- One Ali'i/Kamiloloa HA: Hala Pa-Kala
- Na'iwa HA: Liko Wallace
- Ahonui HA: Dickenson Stone
- Makakuoha: John Freeman/Nyree Kang
- Molokai Farmers Alliance
- Molokai Livestock
- Ahupuaa O Molokai
- Na Pua Lei O Hina
- Ho'opili Farmers Association
- Naiwa Farmers Alliance





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