

8-23-2012 1310hst

Carroll Cox questions about Hale Makana O Nanakuli:

What is the role of DHHL to this project?

DHHL is the landowner. DHHL originally issued a license agreement and then a General Lease to Nanakuli Hawaiian Homestead Community Association for the property in question. They are working with a partner Hawaiian Community Development Board that is the entity developing the project. Here is the project website:

<http://www.hawndev.org/community-projects/nanakuli-village-center.html>

What role did DHHL have in the planning and development of this project?

DHHL did not have an active role in the planning or development of this project. Over the life of this project there have been changes to the land disposition, from a license to a general lease for example. These have required the approval of the Hawaiian Homes Commission.

What checks and balances or processes are in place to make sure that the general lessee meets the lease agreement?

Once the General Lease is issued, the lessee must go through the normal City & County of Honolulu Planning and Permitting process. As the land owner, DHHL must review and sign off on all plans and permit requests by the developer before those documents are submitted for final approval to the City.

If DHHL supports this project, what kind of impact will this have on the Native Hawaiian community?

The Hale Makana O Nanakuli project is part of the Nanakuli Village Center which is a community based project conceptualized and developed by the Nanakuli Hawaiian Homestead Community Association. The Village Center was envisioned to be a multi-service facility providing the community with educational, cultural, commercial and affordable housing services. Overall the project was intended to have a positive impact on the community.

If federal funding is used in relation to Title 6 (no discrimination) how will this impact the native Hawaiians? HHC worked to get lands back to native Hawaiians, how can DHHL properly adhere to Title 6?

Hale Makana is not a project developed or financed by DHHL . Any questions related to the projects financing, requirements imposed by financing, tenant selection etc. are best addressed to the general lessee or Nanakuli Hawaiian Homestead Community Association or its partner Hawaiian Community Development Board.

What steps has DHHL done with the community to inform them of this project? How has DHHL monitored how the general lessee communicates to the native Hawaiian community about this project?

The Nanakuli Village Center was included in the Nanakuli Regional Plan developed by DHHL in 2009 with participation from the Nanakuli community. In addition, the Nanakuli Hawaiian Homestead Community Association and its partner the Hawaiian Community Development Board have regularly attended the community meetings hosted by the Hawaiian Homes Commission (HHC) (the policy-making head of DHHL) over the years to provide information about this project. These meetings are open to the public and the community regularly participates, advises and testifies on all the issues that come before the Commission. Agendas for HHC meetings are available one week before any meeting and anyone wishing to comment is welcome to appear and share their mana'o.

Has DHHL done any assessments whether directly or indirectly affected?

Not sure what this question is asking.

A resident advised that she was sent a letter to remove her wall, how is she being compensated?

We are not aware of any letters being sent by DHHL in conjunction with the Nanakuli property. Any such communications would likely come from the developer, Hawaiian Community Development Board.

What measures does DHHL have or what process is in place for appealing or to challenge what is being proposed through the general lessee?

The Nanakuli Village Center project concept first began in 2002. The Village Center and the Hale Makana housing project have been the topic of meetings and news reports over the past 10 years, providing opportunity for input and feedback. While the Hawaiian Homes Commission is always open to hear the concerns of beneficiaries (native Hawaiians), given that this is a community based project it is our hope at DHHL that the community can work to resolve its issues as a community.

How was the selection of the developer done? What process does this go through when leasing DHHL land? How was Kali Watson selected?

The developer, Hawaiian Community Development Board, was selected by the General Lessee, Nanakuli Hawaiian Homestead Community Association.

Does DHHL hold oversight over the general lessee GL? If so, how?

Oversight is exercised within the bounds of the contract agreement between the lessor and lessee.

What reports are required to DHHL by GL to monitor? Does DHHL review a progress report?

Nanakuli Hawaiian Homestead Community Association is the general lessee and is required to make lease payments, as stipulated in the lease agreement. They must abide by all the terms of the General Lease agreement, city, state and federal laws.

When is this project slated to be completed?

This is a question for Nanakuli Hawaiian Homestead Community Association and their developer, Hawaiian Community Development Board.