

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

October 23, 2020

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

EO 4323
Oahu

Cancellation of Governor's Executive Order No. 4323 to City and County of Honolulu for Public Park Purposes; Issuance of Right-of-Entry Permit to Hui O Hauula for Due Diligence and Site Maintenance Purposes, Hauula, Koolauloa, Oahu, Tax Map Key: (1) 5-4-014:003.

CONTROLLING AGENCY:

City and County of Honolulu (City).

APPLICANT:

Hui O Hau'ula, a 501(c)(3) corporation.

LEGAL REFERENCE:

Sections 171-11 and -55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Government lands situated at Hauula, Koolauloa, Oahu, identified by Tax Map Key: (1) 5-4-014:003, as shown on the map attached as **Exhibit A**.

AREA:

4.936 acres, more or less.

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: AG-2

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Governor's Executive Order No. 4323 setting aside 4.936 acres to City and County of Honolulu for public park purposes.

RIGHT-OF-ENTRY PURPOSE:

Due diligence and site maintenance purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT (for right-of-entry request):

In accordance with Section 11-200.1-15 of the Hawaii Administrative Rules (HAR) and the Exemption List for the Department of Land and Natural Resources reviewed and concurred upon by the Environmental Council and dated March 3, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing", and Part 1 Item 28, which states, "Maintenance of lands and waters to remove weeds, brushes, grass and other unwanted vegetation." and Item 45, which states "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."

In addition, Exemption Class No. 5 that states "Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource." and Part 1, Item 1, which states "Conduct surveys or collect data on existing environmental conditions (e.g. noise, air quality, water flow, water quality, etc.)."

APPLICANT REQUIREMENT:

None.

REMARKS:

The subject parcel once was encumbered by a 30-year lease, General Lease No. S-5709, to Mr. Daniel Kinikini for agricultural purposes that commenced in 2004. However, the lease was terminated on January 8, 2010 by the Land Board for noncompliance related issues.

The Hauula Community Association in collaboration with the Department of Parks and Recreation of the City (DPR) petitioned the Board of Land and Natural Resources requesting a set aside of the subject parcel for use as a public park. DPR planned to utilize its own resources to grade and grass the property, and eventually use the area for ball field purposes. Upon the availability of funds from the City's Capital Improvement Project, DPR

intended to invest additional funds for constructing improvements associated with the use of a public park. At its meeting of June 10, 2010, under agenda item D-18, the Board approved setting aside the subject land to the City for park. Executive Order No. (EO) 4323 was signed by the Governor on July 27, 2010.

However, the proposed park has not been developed since the set-aside. In 2014, the Koolauloa Neighborhood Board requested CIP funding from the City for a feasibility study for a community center, including a hurricane shelter and a health clinic at the location, if the City decided to cancel the development of a park at the subject location. Around September 2018, the City supported the idea and turned in a request to cancel the subject EO.

Subsequently, staff discussed with community representatives supporting the proposed project discussed below and explained to them the steps, including compliance with Chapter 343, HRS, regarding environmental assessments, which is necessary to obtain a direct lease from the Board for a non-profit entity.

Koolauloa Health Center dropped out of the project in 2019 but Kahuku Medical Center has joined the project to ensure that there are health services provided at the Community Center/Resilience Hub. The current proposal by the community is to build a community center/resilience hub that provides a shelter that is built to protect and support the resilience of the Koolauloa community. Koolauloa is the only district on Oahu that does not have a shelter located in the community. Therefore, there is a compelling need for the Koolauloa community to have the critical lifelines that can be provided through the Resilience Hub: safety and security, food, water, shelter, health and medical, energy, communications, transportation and waste management technology. The applicant is working closely with the Office of Climate Change, Sustainability and Resiliency of the City on this project.

Recently, Hui O Hau'ula advised the staff that they received funding from the federal government to conduct environmental assessment for the proposed community center/resilience hub. District Senator, Gil Riviere, also shows his support to this community project. Therefore, Hui O Hau'ula requests a right-of-entry for due diligence in relation to the proposed community project.

According to the applicant, they manage the existing Hauula Community Center owned by the City on Kukuna Road pursuant to an agreement with the City. Community services, including food and meal distribution, are organized at the center. Staff inquired with the City about the idea of setting aside the land to the City in anticipation of an agreement, e.g. lease, to be entered between the City and the applicant. Staff was told that the City currently does not have capacity to design, construct and lease a community center/resilience hub. After discussion with the applicant, the City believed that a non-profit entity could have more flexibility in securing the actual construction of a resilience hub that would meet the requirements of a federal grant.¹

¹ According to the applicant, an application for federal grants in relation to a resilience hub requires updated building

Exhibit C is a copy of the lease application provided by the applicant, which contains detailed information about the entity and the project. No request for a lease of the subject land will be presented to the Board until the applicant has satisfactorily completed the environmental assessment process.

As the subject property was unattended for a long time, the applicant wants to launch a community effort to clean it up. Therefore, applicant requests a right-of-entry permit that covers site maintenance purposes, too. Staff has no objection to either purpose, i.e., due diligence and site maintenance, being included in the requested right-of-entry permit. Staff recommends the Board authorize the issuance of the right-of-entry permit at gratis that will expire upon the issuance of the lease.

Staff consulted with the Office of Climate Change, Sustainability and Resiliency of the City on this project and received no objections to the subject request. Staff understands that the upcoming environmental assessment process will also trigger a comment period on the final disposition of the subject land.

RECOMMENDATION: That the Board:

1. Approve of and recommend to the Governor issuance of an executive order canceling Governor's Executive Order No. 4323 and subject to the following:
 - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
 - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - C. Review and approval by the Department of the Attorney General; and
 - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, the request for a right-of-entry permit for due diligence and site maintenance purposes will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
3. Authorize the issuance of a right-of-entry permit to the Applicant covering the

codes. The City needs to go through the processes of updating their codes to meet the federal requirement, an effort by a non-profit entity, who is working with a consultant firm familiar with the federal current codes, will be able to build a resilience hub meeting the federal requirement at a shorter time frame.

subject area for due diligence and site maintenance purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

- A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:

Suzanne D. Case

Suzanne D. Case, Chairperson

RT



TMK (1) 5-4-014:003

EXHIBIT A

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1-15, HAR

Project Title:	Issuance of Right-of-Entry Permit for Due Diligence and Site Maintenance Purposes.
Reference No.:	PSF 20OD-XXX.
Project Location:	Hauula, Koolauloa, Oahu, Tax Map Key: (1) 5-4-014:003.
Project Description:	Due diligence for the preparation of an environmental assessment and site maintenance purposes.
Chap. 343 Trigger(s):	Use of State Land.
Exemption Class No.:	<p>In accordance with Section 11-200.1-15 of the Hawaii Administrative Rules and the Exemption List for the Department of Land and Natural Resources reviewed and concurred upon by the Environmental Council and dated March 3, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing", and Part 1 Item 28, which states, "Maintenance of lands and waters to remove weeds, brushes, grass and other unwanted vegetation." and Item 45, which states "Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."</p> <p>In addition, Exemption Class No. 5 that states "Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource." and Part 1, Item 1, which states "Conduct surveys or collect data on existing environmental conditions (e.g. noise, air quality, water flow, water quality, etc.)."</p>
Cumulative Impact of Planned Successive Actions in Same Place Significant?	No. The request pertains to site maintenance, e.g. vegetation control. Therefore, staff believes that there would be no significant cumulative impact.
Action May Have	No. As explained above, the site maintenance purposes should

EXHIBIT B

Significant Impact on
Particularly Sensitive
Environment?

not have any significant impact to any sensitive environment.

Consulted Parties:

Consulted with Office of Climate Change, Sustainability and Resiliency of the City and County of Honolulu.

Analysis:

The applicant is not planning on conducting major changes to the existing topographical and vegetation condition of the property. As such, staff believes that the request would involve negligible or no expansion or change in use of the subject area beyond that previously existing.

Recommendation:

That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

APPLICATION AND QUALIFICATION QUESTIONNAIRE

(Non-Profit)

Write answers in the spaces provided. Attach additional sheets as necessary, clearly indicating the applicable section number.

Part I: General Information

1. Applicant's legal name: Hui o Hauula
3. Name of contact person: Dorothy Kelly-Paddock, Executive Director
Contact person Phone No.: 808-255-6944 Fax No: None
4. Applicant is interested in the following parcel:
Tax Map Key No.: (1)5-4-014:003 Location: 54-160 Hanaimoa St. Hauula Hawaii
5. When was Applicant incorporated? Oct. 8, 2014, 501 c 3
6. Attach the following: See attachments at the end of the questionnaire
 - A. Articles of Incorporation- None
 - B. Bylaws: See attached
 - C. List of the non-profit agency's Board of Directors: See attached
 - D. IRS 501(c)(3) or (c)(1) status determination: See attached
 - E. Tax clearances from State of Hawaii and respective county Real Property Tax Office:
Attached
 - F. Audited financial statements for the last three years. No audit has been required.

Hui O Hau'ula has not had an Internal Audit or Compliance Review done. None of our grant providers have requested or required it. HOH Tax filing status has been 990 Postcard filings as our income has been under the \$50,000 threshold. See attached projected capital and operating budgets.
 - G. Any program material which describes eligibility requirements or other requirements to receive services: None

Part II: Qualification

7. Is Applicant registered to do business in Hawaii: Yes
8. Has Applicant received tax exempt status from the Internal Revenue Service? Yes
9. Is Applicant licensed or accredited in accordance with federal, State or county statutes, rules, ordinances, to conduct the proposed activities? Yes

List all such licenses and accreditations required: Food Safety Inspection for Kupuna Program
10. Is Applicant in default or otherwise not in good standing with any State department (e.g. POS agency, DCCA, DLNR, etc.)? No

If yes, explain:
11. Has Applicant had a State of Hawaii lease, permit, license, easement or No

sale in fee cancelled within the last five years? If yes, list:

12. Does Applicant have any policies which discriminate against anyone on the basis of race, creed, color, national origin, sex or physical handicap? No

13. Has Applicant received funding from a federal, State, or county government agency, the Aloha United Way, and/or a major private foundation within the last three years? Please list all such contracts below: Yes, See list of funders:

<u>Agency</u>	<u>Contract Term</u>	<u>Contract Amount</u>
NOAA B-WET Grant	2017- 2019	\$ 99,990.00
NOAA B-WET Grant	2014-2015	\$ 99,990.00
City GIA Grant- Malama Ko'olauloa	2015-2017	\$ 62,500.00
NOAA B-WET Grant	2013-2014	\$ 99,990.00

Other Funding:

Office of Hawaiian Affairs- AHAHUI Grant	Jan.1-June 30, 2020	\$ 5,590.00
Office of Hawaiian Affairs- AHAHUI Grant	Jan.1-June 30, 2019	\$ 5,049.00
Harold K.L. Castle Foundation	Jan.1,2020- Dec.30,2020	\$ 10,000.00
Harold K.L.Castle Foundation	Sept.1,2019-Aug 30,2020	\$ 4,000.00
Harold K.L.Castle Foundation CIP Grant	Jan.19,2017-Dec. 30,2018	\$ 8,000.00
Ho'opono Ko'olau Loa Foundation	June1, 2017	\$ 20,000.00
Hawaii Community Foundation	Nov.1,2015- Oct.31,2016	\$ 8,000.00

14. If Applicant has not received funding from a federal, State or county government agency, the Aloha United Way and/or a major private foundation during the past three years, describe Applicant's qualifications to effectively perform the proposed services, including but not limited to, grants or subsidies received from non-major, private funders and/or staff or Board members who possess significant experience in Applicant's service field. N/A

Part III: Program Activities and Persons to be Served

15. What activities will be conducted on the premises to be leased?

The Ko'olauloa Community is planning Ko'olauloa Community Resilience Hub for this site:

The Ko'olauloa Community Resilience Hub will serve the entirety of the Ko'olauloa region. Ko'olauloa is made up of six small, rural communities that include over 25,000 residents from Ka'a'awa to Kahuku. However, Ko'olauloa's thirty miles of coastline is the highest risk area on Oahu for sea level rise, erosion of Kamehameha Highway (the life-line of our communities), strong hurricanes, flooding

and extreme weather. Ko'olauloa is also the only District on Oahu that doesn't have a hurricane shelter. Therefore, we are deeply motivated to move forward with this proposal to build a Ko'olauloa Community Resilience Hub, which is listed as Action 15 in the O'ahu Ola Resilience Strategy.

Resilience Hubs are multifaceted, building resilience in many ways. Resilience Hubs will help shift power to communities and enable them to plan, react and recover without waiting for the local government to come to the rescue. This is crucial in Ko'olauloa since we have been alerted by the City and State that we will be on our own in a major event for at least 30 days or more. Community-driven resilience building provides a way for communities most impacted by social justice issues, such as, racism, classism and political disenfranchisement to hold power in the planning and implementation processes to ensure their priorities and concerns are addressed.

Resilience Hubs will elevate the community into the 21st Century through services that build social equity: affordable healthcare, social services, access to locally grown food, after-school and summer education programs, day-care centers, recreation, community engagement, homeless wrap-around services, youth and adult education programs to enhance vocational and career-building skills that lead to higher paying job/ career opportunities. A Community Resilience Hub is needed in Ko'olauloa to build the resilience of our children and grandchildren, save lives and build social equity so that people in our communities can "Bounce Forward," ensuring the resilience of future generations and the sustainability of our small, rural, coastal communities.

The following are key components of Ko'olauloa Resilience Hub: (1) Community is actively engaged in co-development; (2) Meets the unique needs of residents and organizations in the community; (3) Includes onsite power systems that can reliably sustain operations during an extended power outage; (4) Maintains a supply of and provides fresh water, food, ice, refrigeration, charging stations for community use in the event of an emergency; (5) Shelter spaces are resilient built to withstand Category 5 Hurricanes (FEMA P361) and out of the Tsunami zone; (6) Provides medical services and dialysis on a daily basis and during an emergency; (7) Serves on a daily basis as a community center that is managed and supported by local residents; (8) Provides a wide variety of spaces and services, gathering places for group activities, sites to access information, educational services, social services, healthcare services, recreational services, job training programs and opportunity centers, community gardens, before and after school programs; (9) Provides for arts and cultural programs and displays; (10) Provides safety and security for residents (and their pets during an emergency.)

Project Site:

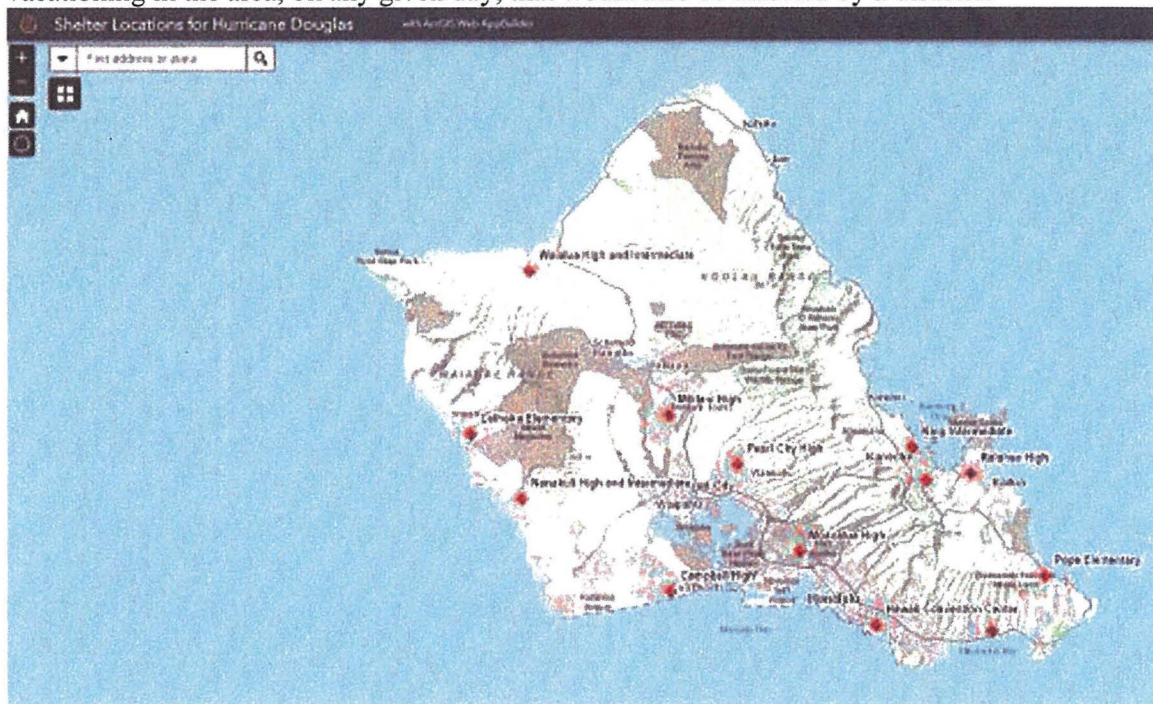
The proposed site is in Hau'ula, Ko'olauloa District, Oahu, Hawaii. The parcel is about 5 acres and located on the corner of Hau'ula Homestead Road and Hanaimoa St. in Hau'ula. The street address is 54-256 Hauula Homestead Road, TMK: 54014003:0000, Square feet: 215,026, Property Class: Agricultural-2. FEMA flood designation D. The site is not in the Tsunami Evacuation Zone.

Key Issues:

The Ko'olauloa Community Resilience Hub addresses a number of issues and needs. There is a need to provide more recreational facilities and playfields in Ko'olauloa District. The plan for the Ko'olauloa Resilience Hub may include the following spaces/facilities, based on community input : gymnasium, playground, swimming pool, walking paths, teen center, farmers market site, arts and crafts, cultural learning room, a school-community garden, kitchen for meal services, performing arts center, classrooms. However, as a part of the EA process community and stakeholder meeting will be held to

determine community priorities. This information will inform the building design.

Secondly, the need to protect and prepare communities from major disasters: In a natural disaster, Ko'olauloa has been forewarned by the City and State that in any major event residents will be on their own for 30 days or more. This means the City and State will probably not have the ability to provide power, water, medical or food resources for an extended amount of time. There are currently no resilient built emergency shelters for residents that need to evacuate from their homes in Ko'olauloa. This issue was particularly highlighted recently with Hurricane Douglas. The map below shows the current locations of shelters on Oahu that the City identified for people to move to during Douglas's approach to Oahu. The map also depicts the obvious, that the most exposed, at-risk, isolated area of Oahu has no shelter for the 25,000 people who reside on the North Shore. Many Ko'olauloa residents are also at-risk because of age, social disparities, poverty and homelessness. There are also an estimated 1-2,000 visitors vacationing in the area, on any given day, that would also be affected by a disaster.



There are no shelters designated on this map between Waialua and Kaneohe, a distance of forty+ miles and one small two-lane road (Kamehameha Highway) that connects residents to the rest of the island. In a major disaster, studies show that Kamehameha Highway will be closed or blocked by debris, damaged bridges, power lines. Koolauloa residents won't have access to outside services (medical, power, communication), resources (food, water) or help from the City or the State. Koolauloa will literally be cut off. Similar to the situation we saw unfold in Puerto Rico and the flooding disaster on the North Shore of Kauai. Small, rural, remote, coastal communities are at extremely high risk. Koolauloa must plan and prepare for the worst. Without shelter, water, food, power, health services and communication services, or other necessities (such as dialysis services) many lives will be lost. Now is the time to plan and prepare. The City, State and the United Nations recent studies project that the effects of climate change will possibly be greater and manifested sooner than previously predicted. A Community Resilience Hub will be a vital lifeline for Koolauloa to save lives during a major natural disaster.

Lastly, there's a need to address the social disparities that exist for Native Hawaiians, other Polynesians, Micronesians, and other migrant groups on Oahu. Because of these disparities, many Koʻolauloa residents will suffer disproportionate impacts of climate change and will be the last to be supported in the event of an emergency. Koolauloa, which has a large population of Native Hawaiians/Polynesians, Vietnamese and Micronesians has documented disparities in health care, education and economic opportunity. They also have less access to resources to respond and recover to disasters. Resilience is the ability of people and their communities to anticipate, accommodate and positively adapt to or thrive amidst changing climate conditions and hazardous events. Resilient communities enjoy a high quality of life, reliable systems and economic vitality and they conserve resources for the present and future generations. Achieving community resilience requires equitably supporting and prioritizing those who experience greater risk to their health and well-being, their homes, jobs, and their communities. Building a Resilience Hub in Koolauloa will greatly assist the community to take practical steps towards creating a more circular economy, using the Resilience Hub facility to invite new partners into the Hub to assist us to build social equity and resilience through health, education, social, vocational, cultural, recreational services/programs and enhance community connections. Teaching youth, young and older adults needed job skills for business, technology, food production, solar and local waste reduction, conservation jobs to plant and restore native forests, jobs protecting water drinking sources and jobs in coral reef restoration to buffer storm surges. Teaching a variety of job skills can support individual resilience and community resilience.

Public-Private Partnerships for Resilience Hubs:

Resilience hubs are intended to shift the power to communities and residents. Koolauloa Resilience Hub will be developed and managed by members of the community through a community-based organization, Hui o Hauula. Developing a Resilience Hub requires a core group of committed people. The Resilience Hub Project Team includes community members, community-based organizations, residents and experts in the areas where a Resilience Hub supports municipal and community functions before, during and after a disaster. Project team members are working together to ensure community needs are prioritized and community voices guide the entire Hub development process. See the diagram of stakeholders attached.

Disruption and Disaster Response:

In the event of a Disaster/Disruption, the Resilience Hub will switch from the normal mode to reacting and responding to the disruption and will enhance operations to better support immediate community needs. With enhanced systems the Hub will act as: (1) An emergency shelter with power, water, food, medical/health services, etc. Koolauloa Resilience Hub can ideally help reduce the need of emergency services and better connect with residents and businesses with supplies, information and support during a disaster. After the Disaster, the Hub will switch to recovery mode. The same inequities frontline communities experience before and during a disaster tend to impact their ability to recover, let alone thrive, after a disruption.

The Hub will (1) act as a center for community gathering for information, resource deliveries and distributions post disaster, (2) Hubs will provide energy/power if the grid is down, (3) The Hub will provide water, food and medical services supplies, services for trauma, (4) and the Hub will be a location where external partners gather and support recovery services such as needs assessments, damage assessments, interviews with residents and collecting data, and access support and assistance for complicated processes such as filling out relief or insurance forms.

Resilience Hubs Strengthen Resilience Daily:

Optimally designed the Resilience Hub will provide services that strengthen community resilience, not simply in the face of disruption, but on a daily basis. The Resilience Hub will be uniquely based on its location, set of needs and history. The benefits of a Resilience Hub are tangible and measurable in the following areas: Public Health and Safety, Energy Cost Savings, Environmental Sustainability, Economic Sustainability, Social Equity, Community Cohesion, Municipal Cost Savings, Community Energy Cost Savings, Job Training and Opportunity, Resources and Materials.

Resilience Hubs will also provide preparedness, response and recovery activities. The most successful disaster response is for the community to invest in preparedness on a daily basis of individuals, community-based organizations (schools, hospitals, businesses, etc. and neighborhoods) before a disruption. The Resilience Hub will serve as a location for the community members, block captains, local business owners, and anchor organizations around different preparedness opportunities: Individual preparedness, resilience workshops and table top exercises, climate and response Trainings, assets and shortcomings mapping and needs assessments, communications and outreach.

Partners in the Resilience Hub:

Community Partners: Hui o Hauula HELP team (Hauula Emergency Leadership Preparedness), Cross Island Community Resilience Network, Verizon Wireless/Cellular Systems

Community Partners in Development: +LABS, SHADE Institute, Oellien Construction, University of Hawaii Pacific Business Center, Thermal Combustion of Organic Materials (TCOM), H.K Castle Foundation

Community Partners in Non-Emergency Activities:

During non-emergency times, the role of the Resilience Hub will reflect community needs and provide spaces and services for a wide range of activities, such as a social incubator with programs and activities to educate and empower community members. The activities that have been initiated at the current city facility, Hauula Community Center, will be expanded in this new facility, given the additional facility space and grounds. There is ongoing outreach to other non-profits and organizations that provide programs and services that the community needs to incorporate them as partners in the new Resilience Hub. Current partners that are providing services at the Hauula Community Center, managed by Hui o Hauula on behalf of the City and County of Honolulu, and new partners that are planning services in collaboration with Hui o Hauula in the KCRH include the following:

Healthcare: Kahuku Medical Center, Dr. Miriam Chang, Ke ola Mamo: Native Hawaiian Healthcare System, HMSA Blue Zones

Food Services: Hawaii Foodbank, National Botanical Gardens & Breadfruit Institute

Educational Programs for Children: Project Kuleana, Honolulu Community Action Programs (HCAP), Bright Beginnings, Honolulu Aquatics Academy, Sustainable Coastlines, Hawaiian Immersion Preschool, University of Hawaii Center on Disability Studies

Senior Services: Koolauloa Kupuna Club, BreakFEST, Holoholo, Meals Services by Oceanside

Emergency Preparedness Training: CERT trainers, Red Cross, FEMA, NOAA, National Disaster Preparedness Training Programs, DEM, HIEMA, (NDTPC) National Disaster Preparedness Training Center, UH Manoa, Cross Island Community Resilience Network, Verizon Wireless/Cellular Systems

Cultural Programs: Maunawila Heiau, Hawaiian Island Land Trust, Koolauloa HI Civic Club

Post-Secondary Education/Job Training: Windward Community College, Alu Like: Native Hawaiian Job Training and Youth Programs

Environmental Education: North Shore Ocean Education Coalition, KUA, Honua Consulting, Aloha Aina EDventure Program, Hau'ula, Ulu Hui Program, Ko'olau Aina Aloha (Windward Network of Small Non-profits), Sustainable Coastlines

Social Services: Veterans Service Center, Project Vision, Church of the Living God, Habilitat

Food Security Programs: Hawaii Foodbank, Under My Umbrella, Chef Hui, Kupu, Kamehameha Schools, WIC- Programs for Women and Children, Lanakila Meals on Wheels

Hui o Hauula proposes to develop a Public Private Partnership Agreement with the Department of Parks and Recreation, City and County of Honolulu to establish the process for the development and operation of a Resilience Hub in Hauula, Koolauloa. The following is a preliminary outline of the Public Private Partnership Agreement.

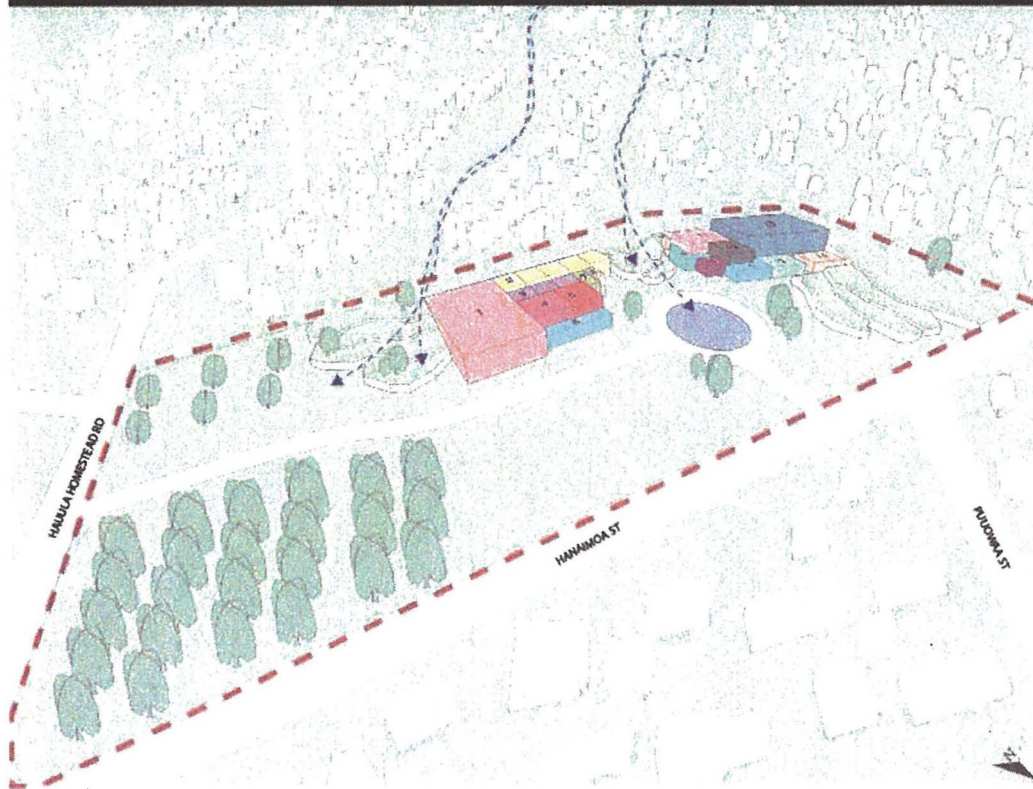
Justification and Benefits of the Koolauloa Resilience Hub:

- (1) Resilience hub/s that align with sustainable cultural goals have many benefits.
- (2) This proposed resilience hub satisfies and will exceed the city planning efforts to create a model resilience hub in Hauula to assist the city in working with the most vulnerable communities to create a network of resilience hubs to serve communities before during and after disasters.
- (3) Resilience Hubs are part of a strategy for the safety and security of communities.
- (4) Supports community-based knowledge, rich traditions and the culture of wise indigenous communities specifically on the North Shore.

On the following page is an Infographic for the proposed Resilience Hub on the Hauula property site. Many community and stakeholder meetings will be held virtually and, if appropriate, in person smaller meetings to ensure the proposed Resilience Hub will address the priorities of Koolauloa residents and stakeholders.

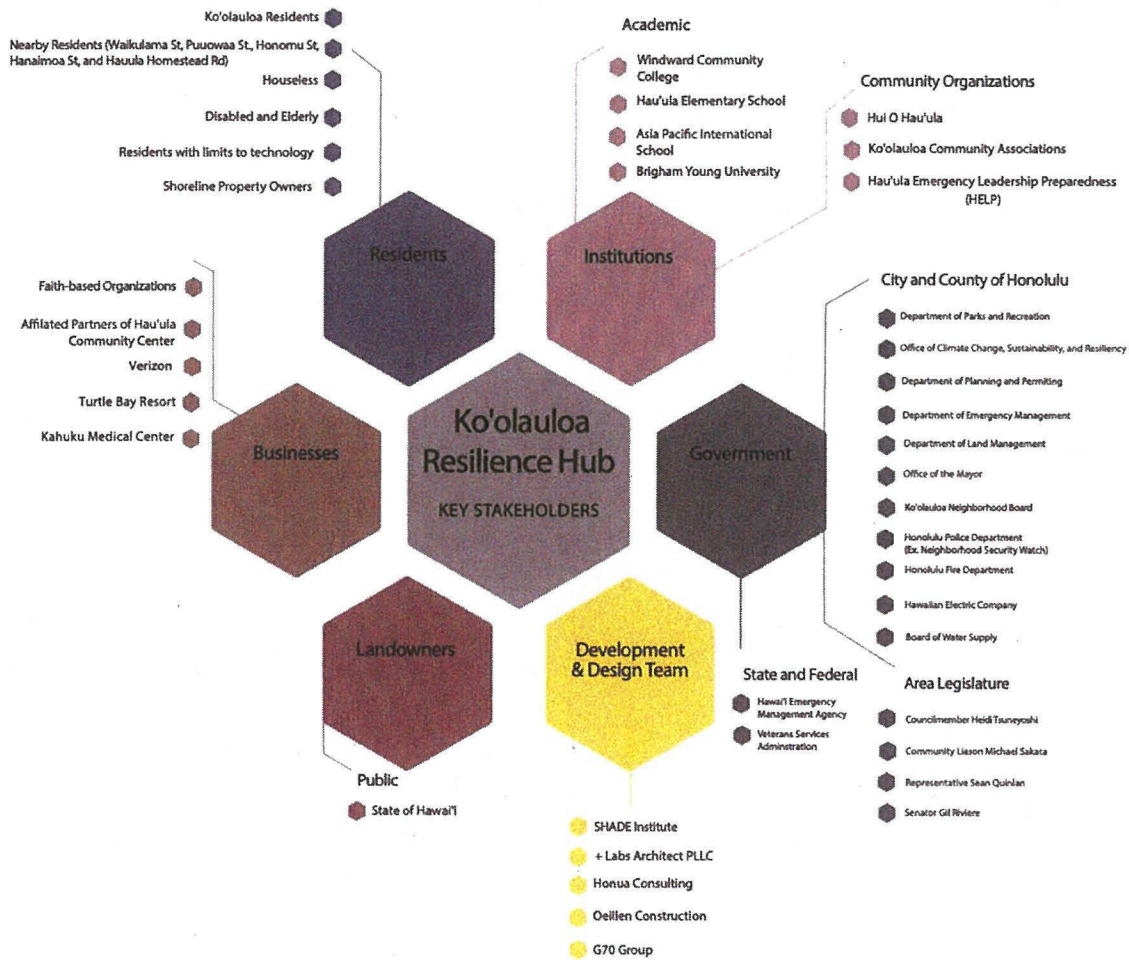


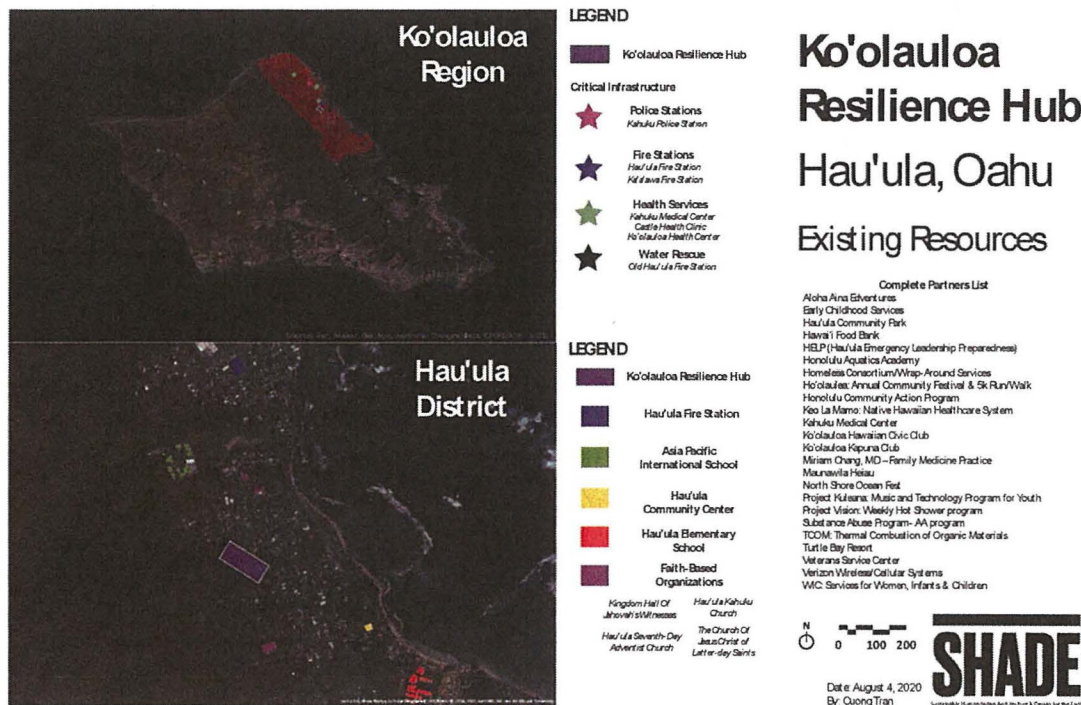
KO'OLAULOA COMMUNITY RESILIENCE HUB



- | | |
|--|--|
| 1 - Gymnasium and Fitness Center with exercise equipment, Basketball & Volleyball courts (10,000 SF) | 9 - Organic Food Hub- facility/ business management that aggregates, stores/markets foods |
| 2 - Educational Center (3x1000 sf), Windward Community College (4x1000 sf), Adult job training (2x1000 sf) | 10 - Adult and infant & toddler day-care with common areas (1000 sf) |
| 3 - Workforce/Vocational training programs (2x750 sf) | 11 - Office spaces: (10 X 250 sf) |
| 4 - Teen Recreation Center: large game room, studyhall room & computer lab (2000 sf) | 12 - Medical Care & Dialysis Clinic |
| 5 - Conference rooms (20 people X 75 sf) and Large Conference room (50-75 people X 75 sf) | 13 - Culinary incubation kitchen/center (2000 sf) |
| 6 - Food Court/Farm to Table Restaurant (6000 sf) | 14 - Business incubation center (2000 sf) |
| 7 - Cultural Arts/Crafts Studio: Weaving, Carving, & Painting etc. (750 sf) | 15 - Auditorium with Stage- 250 seats, Great room gathering space, Shelter Space (17,500 sf - 30,000 sf) |
| 8 - Restrooms: Family, Women, Men | |
| | Site Context |
| | Streams |







16. What are the specific objectives of these activities?

On a daily basis KCRH will serve as a trusted Community Center that provides services/programs to build community resilience and sustainability through the following initiatives:

• **HEALTH & WELLNESS SERVICES**

To strengthen the health and wellness of our communities:

- (1) Health Education- Healthy Diet through eating healthy foods, locally grown
- (2) Exercise Programs in collaboration with City Dept of Parks and Recreation
- (3) Food Security-Food distribution, food hub, farmers market, onsite gardens
- (4) Water Security- water catchment, water testing, water conservation
- (5) Medical services/Dental services /Dialysis services- Access to services onsite
- (6) Behavioral/Mental Health Services onsite (AA, drug addiction counseling)
- (7) Senior/ Kupuna Club Activities including meal services, arts, crafts, education
- (8) Teen Center- Recreational Services and support, mentorship services

Partner/s: Kahuku Medical Center, Dr. Miriam Chang, Ke ola Mamo, Hawaii Foodbank, City & County Department of Parks and Recreation, National Botanical Gardens & Breadfruit Institute, HMSA Blue Zones Project

- **EDUCATIONAL, CAREER, VOCATIONAL & TECHNICAL PROGRAMS**

To build economic security for every family:

- (1) Early Education/Elementary programs
- (2) Secondary/Job and Career Education programs
- (3) Business incubator/entrepreneurship programs/services
- (4) Emergency preparedness trainings
- (5) Eco-tourism, Agriculture, Technology, Water Safety Training Programs
- (6) Cultural & Arts Programs

Partner/s: Project Kuleana, Honolulu Community Action Programs, Bright Beginnings, CERT trainers, Sustainable Coastlines, Maunawila Heiau, Hawaiian Island Land Trust, Windward Community College, Honolulu Aquatics Academy, North Shore Ocean Education Coalition, Hawaiian Immersion Preschool, Red Cross, FEMA, NOAA, Ko'olauloa HI Civic Club

- **ALOHA AINA COMMUNITY- BASED RESOURCE STEWARDSHIP**

To Protect Natural Resources and Sacred Sites in communities:

- (1) Ocean: Aloha Aina EDventure Program on Saturdays, Stewardship projects re: marine debris, protection from over-fishing, stream run-off
- (2) Water/stream: stream clean-up, water testing programs
- (3) Land/Resource management-protecting Agricultural lands and Sacred Sites
- (4) Maunawil Heiau: Stewardship teams. Tours, Summer Youth Employment
Partners: KUA, Honua Consulting, Aloha Aina EDventure Program, Hau'ula Ulu Hui, Koolau Aina Aloha (Windward Network of Small Non- profits), H. K Castle Foundation, North Shore Ocean Education Coalition, Sustainable Coastlines, Hawaiian Island Land Trust

- **RESILIENCE HUB IN HAU'ULA, ACTION 15, A MODEL FOR SMALL RURAL COASTAL COMMUNITIES (OLA O'AHU RESILIENCE STRATEGY)**

To Build/ Renovate Community Centers to be Community Resilience Hubs:

- (1) Resilient built to withstand category 5 Hurricanes (FEMA P-361)
- (2) Serves 1000 people
- (3) Located outside Tsunami zone
- (4) Water security
- (5) Food Security
- (6) Power security
- (7) Health security
- (8) Safety and Security

Partners: +LABS, SHADE Institute, City Office of Climate Change and Sustainability, Thermal Combustion of Organic Materials (TCOM), Verizon Wireless/Cellular Systems, Hauula Ulu Hui, Hawaii Foodbank, Kahuku Medical Center, Ke ola Mamo, Department of Emergency Management, Hawaii Emergency Management Agency, Cross Island Community Resilience Network, HECO, University of Hawaii Pacific Business Center

17. Describe the community need for and the public benefit derived from these activities. Information is provided in page 3-7 previously.
18. Describe the targeted population for these activities by: 1) age group, 2) gender, 3) ethnic background, 4) income level, 5) geographic location of residence, 6) special needs/disability, and 7) other applicable characteristic(s). All age groups, gender, ethnic groups, income levels will be included in the planning and implementation of the Hub and will benefit in "Blue Skies" as

well as in disasters that strike the community.

19. Describe all eligibility requirements of clients to participate in the activities, e.g. age, income level, ethnic background, income level, disability, etc.

All residents will be able to benefit.

20. Do you require membership to participate in these activities? No
If yes, list the requirements of becoming and remaining a member:

21. How many unduplicated persons will engage in the activities annually?

The activities mentioned in this application include an unduplicated count of approximately 5,000 people per year and will increase yearly. We hope all residents will be able to benefit from the Hub's activities.

22. Is State funding made available for the activities to be conducted on the leased premises?

No state funding is committed at this time.

23. List all activities to be conducted on the leased premises which require payment of excise taxes, e.g. subleasing, sale of products or services. Include an estimate of annual gross revenues from each activity. The following is a tentative list of facility needs compiled over the past 10 years.

- (1) Gym/Fitness Center
- (2) Community-School Garden to enhance Food Security
- (3) Day Care Center for Keiki and Kupuna
- (4) Medical Center with Urgent Care and Dialysis unit
- (5) Windward Community College Satellite Center/ Classrooms
- (6) Locally Grown Food Court
- (7) Auditorium for Performing Arts
- (8) Conference room rental
- (9) Food Hub - Farmers Market

Development of the Land

24. Describe the proposed site development plan for the property, indicating the location and size of buildings, parking areas, landscaped areas and related uses. Attach sketch of plan if available.

On page 8 an infographic is provided. This is a very preliminary presentation of many possible services that could be provided by the Hub. Community and Stakeholder meeting designed to access the community priorities will be held in the near future, as part of the Design process.

25. What improvements to the land do you intend to make and at what cost?
These decisions will be determined through the EA and Design process that include community and stakeholder meetings over the course of the next few months. The facility will include safe rooms to shelter 500-1,000 people in a major event such as a hurricane or tsunami. In a

1 Hurricane, the City has projected that 85% of the homes in Koolauloa will be destroyed.

26. How will the improvements be funded?

Improvements will be funded through applying for federal grants such as the FEMA Building Resilient Infrastructure Grant Program: Disaster Recovery Reform Act (DRRA) Section 1234, which amends Section 203 of the Stafford Act. Funded by a 6% set-aside from federal post-disaster grant funding. Eligible applicants – states and territories with major disaster declarations in past seven years. Hui o Hauula is currently working in partnership with the City Office of Resilience and Sustainability and HIEMA to apply for funding to support this project. Any City, State and private foundation funding will be matched by three times the amount in federal funding. For example, a five million dollar investment locally will be matched by \$15 million federally.

27. Describe all environmental, land use and other permitting requirements which must be met to develop the land as proposed.

The EA process completed in the next few months will help inform the permitting needs and process for this project to enter text

28. Will you be subleasing any portion of the property? If yes, describe the sublease uses: There is No plan to sublease any portion of the property.

Part V: Notarized Certification

I/We hereby certify that the statements and information contained in this Application and Questionnaire, including all attachments, are true and accurate to the best of my/our knowledge and understand that if any statements are shown to be false or misrepresented, I/we may be disqualified from receiving a lease or my/our lease may be canceled.

Hui o Hauula
Applicant Name
By: Dwight Kelly-Podden By: _____
Its: Executive Director Its: _____
Date: 10/01/2020

Subscribed and sworn to before me this
1st day of October, 2020.

Tammie Fonoimoana
Notary Public

County of: Honolulu
State of: Hawaii
My commission expires: 11-16-2020

Doc. Date: 10/1/20 # of Pages: 13
Notary Name: Tammie I. Fonoimoana First Circuit
Doc. Description: Application #
Qualification Questionnaire
Tammie Fonoimoana
Notary Signature Date
NOTARY CERTIFICATION 11.16.2020
JS