

**Developer Project Profiles  
of the  
Homestead Community Development Corporation  
on or near Hawaiian Home Lands  
with Self Government  
Homestead Beneficiary Associations**

Updated: June 2024



SOVEREIGN COUNCIL  
OF



HAWAIIAN HOMESTEAD  
ASSOCIATIONS

**Aloha!**

The **Homestead Community Development Corporation (HCDC)** was founded in 2009 as a 501c3 nonprofit to advance the developer and program goals of Self Governments known as **Homestead Beneficiary Associations (HBA)**. The HCDC mission is to *empower the sovereignty of Homestead Beneficiary Associations through affordable housing, economic development and capacity building on or near Hawaiian Home Lands*".

This project profile pamphlet was started in 2021, encouraged by an important partner to HCDC, Enterprise Community Partners. We extend our sincere gratitude to **Susan Anderson** and **Jennie Rodgers** at ECP for gentle reminders and support in documenting our journey in the field of development.

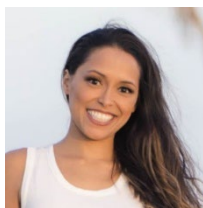


As each year passes, our HCDC executive leadership team continues its commitment to maintain this important pamphlet, adding projects to the history and accomplishments of our development work. In doing so, we honor the many hands, our elders and our community that gave so generously of their time to envision the projects and assets now under the kuleana of HCDC.

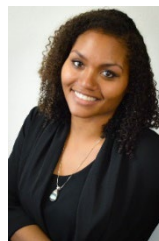
Today, HCDC has completed capital improvement projects and assets totaling **\$12.7M** under the leadership, ownership and/or fiscal responsibility of HCDC. Our community leaders envision another **\$15.8M** in the current development pipeline, from community facilities to affordable housing.

Mahalo for your interest in our nonprofit and this humble yet valuable record of projects on or near Hawaiian Home Lands, that serves as an orientation tool for new Homestead Leaders too. Every generation at HCDC has used this tool as a source of knowledge in contemplating new projects, prior capitalization strategies, and important "lessons learned".

To our former HCDC CEOs, the founding and existing HCDC Board, to SCHHA and all Self Government HBA leaders, mahalo and congratulations on exercising our collective sovereignty on our tribal trust lands in Hawaii.



**Kara Chow**  
HCDC Co-Executive Director  
Corporate & Capacity Divisions



**Jordyn Danner**  
HCDC Co-Executive Director  
Programs & Facilities Divisions

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### HCDC Board of Commissioners

Lilia Kapuniai	Chair	Oahu Mokuipuni
Kammy Purdy	Vice Chair	Molokai Mokuipuni
Daniel Ornellas	Secretary	Maui/Lanai Mokuipuni
Maile Luuwai	Director	Hawaii Island Mokuipuni
Liberta Albao	Director	Kauai Mokuipuni
Janice Herrick	Director	Maui/Lanai Mokuipuni

### 2024 SCHHA Governing Council

KipuKai Kualii	Chair	Kauai Mokuipuni
Maile Luuwai	Vice Chair	Hawaii Island Mokuipuni
Kainoa MacDonald	Council Member	Maui/Lanai Mokuipuni
Iwalani MacBrayer	Council Member	Oahu Mokuipuni
Sybil Lopez	Council Member	Molokai Mokuipuni



*SCHHA member HBAs started strategizing about a statewide 501c3 at our Homestead Conference in 2008. We studied what Native American tribes have that are accountable to their tribal governments. We could see that we needed this model, to build our collective capacity as homestead associations, to build housing and facilities, so we launched HCDC to be governed by homestead associations from every SCHHA mokuipuni region.*

*Aunty Kammy Purdy, Hoolehua Homestead Association Member*

## About Common Acronyms and Organizations

**About HHCA.** The *Hawaiian Homes Commission Act of 1920* is the federal law enacted by the U.S. Congress to establish a 203,000-acre land trust for enrolled native Hawaiians of at least half blood quantum to receive allotments of land for residential, farming, ranching and mercantile use. Just under 10,000 homesteads awards have been issued to native Hawaiians over the last century, with over 28,000 still waiting on a State of Hawaii Waitlist.

**About the HHLRA.** The *Hawaiian Home Land Recovery Act of 1995* is the federal law enacted by the U.S. Congress to settle land claims whereby the federal government removed for its own use, certain lands from the Hawaiian Home Land trust established under the HHCA without compensation.

**About 43 CFR Part 47 & 48.** Regulations promulgated and finalized between 2013 and 2016 by the U.S. Department of the Interior and the U.S. Department of Justice, for the HHCA and HHLRA, to establish clear processes on Amendments to the HHCA and Land Exchanges or Sales under the HHLRA. The regulations also codify the definition and engagement with Homestead Beneficiary Associations.

**About HBAs.** A *Homestead Beneficiary Association* is defined by the federal government in 43 CFR Part 48.6, as a self-government representing the interests of and provision of services to native Hawaiians defined in the HHCA with a designated territory of kuleana or responsibility. More than 40 HBAs exist across Hawaiian Home Lands in the State of Hawaii, where its governing body is elected by enrolled native Hawaiians.

**About Waitlist HBA.** The *Association of Hawaiians for Homestead Lands (AHHL)* founded in 2008, is a national HBA policy voice solely dedicated to those enrolled on the waitlist for a homestead allotment. AHHL is an HBA registered with the U.S. Department of Interior.



**About SCHHA HBA.** The *Sovereign Council of Hawaiian Homestead Associations* founded in 1987 is hui or coalition of HBAs located in every homestead Mokupuni (region). Registered with the U.S. Department of Interior, SCHHA is also the only national HBA dedicated to both enrolled beneficiaries issued a homestead allotment or on the State homestead waitlist.



**About HCDC DHE.** The *Homestead Community Development Corporation (HCDC)* founded in 2009, is the Designated Homestead Entity of the SCHHA and other HBAs. It is a CDC 501c3 nonprofit dedicated to affordable housing, economic development and capacity on or near Hawaiian Home Lands, most comparable to an Indian Housing Authority.



**About HLI DHE.** The *Hawaiian Lending & Investments (HLI)* founded in 2020, is the Designated Community Development Financial Institution of the SCHHA and member HBAs. It is a Native CDFI 501c3 nonprofit dedicated to capitalizing families and businesses through loans, grants and financial capacity building, on or near Hawaiian Home Lands.



**About State DHHL.** The *Department of Hawaiian Home Lands* is an agency of the State of Hawaii government mandated into existence by the enactment of the 1959 Hawaii Admissions Act to administer the obligations to native Hawaiians under the HHCA. The Governor of Hawaii appoints the leadership and commission of DHHL.



**About Federal DoI.** The *U.S. Department of Interior* is an agency of the federal government mandated to protect the interests of native Hawaiians defined in the HHCA and is the principal agency representing the United States in the oversight and fulfillment of the HHCA.



## Completed Projects of HCDC with SCHHA HBA Members

HCDC pursues the development of facilities as the designated nonprofit arm of an HBA to serve the needs of an HBA's respective homestead region. As a nonprofit developer, HCDC partners with the HBA to implement all aspects of the development, including location, financing and capital, and management and construction of facilities, whereby the HBA serves as an HCDC facility Project Advisory Council.

Following are projects developed and/or operated by HCDC with HBA logo serving as Project Advisory Council:

**1 - Youth Center Facility.** The first project of AHHA was the development of a youth center facility in partnership with the Kauai Community College and HUD. Located at Anahola park, the youth center is maintained by HCDC and serves more than 60 youth each week providing experiential learning and recreation in a safe environment.

Initial Development Cost: \$787,000  
Partners & Funders: Kauai Community College and HUD ANNHIAAC Program



**2 - Homestead Resource Facility.** Located on .50 acres of trust lands, AHHA/HCDC purchased from State DHHL and renovated two abandoned and dilapidated residential structures, converting them into resource facilities to advance homestead offices, and functional space for other nonprofits and business owners.

Initial Development Cost: \$170,000 (\$125,000 Acquisition + \$45,000 ADA Renovations)  
Partners & Funders: County of Kauai CDBG and State DHHL



**3 - Anahola Marketplace.** Located on 10 acres of trust lands cleared of its original use as a dumping ground for cars, AHHA/HCDC developed an open-air marketplace with a certified kitchen facility funded by HUD, and renovated shipping containers to serve over 15 local micro enterprise business owners. By providing affordable retail space, access to a certified kitchen space and business support services, the Anahola Marketplace is creating a stronger rural economy and job creation in the region.

Initial Development Cost: \$850,000 New Construction  
Partners & Funders: Kauai Community College, HUD ANNHIAAC and State DHHL



**4 - Anahola Café.** Sited at the Anahola Marketplace, HCDC operates the nonprofit café operation to create food industry jobs and workforce development opportunities, including business training on managing a food service operation. The café was initiated through seed funding from NDN Collective and is now a self-sustaining program of HCDC.

Initial Development Cost: \$150,000 New Construction of Pavilion and Renovations  
 Partners & Funders: Council for Native Hawaiian Advancement (CNHA)



**5 - Kumu Camp.** Developed on 8 acres of trust lands at Anahola Bay, to replace illicit use and garbage dumping on these trust lands. AHHA/HCDC received seed funding from the State DHHL to build and operate a campground featuring 12 bungalows and yurts, 15 campsites, a pavilion and bath amenities for local and visiting families. Kumu Camp is a popular venue hosting youth and cultural exchanges, events, as well as family reunions.

Initial Development Cost: \$300,000 New Construction  
 Partners & Funders: State HTA, State DHHL, Rural Community Assistance Corporation



**6 - West Kauai Enterprise Center.** WKHHA/HCDC developed a 1200-square-foot facility in the Kekaha West Kauai homestead community on 3 acres of trust lands to provide community facility space. The project was funded by HUD and day-to-day operations are managed by the West Kauai Hawaiian Homestead Association (WKHHA), with HCDC providing operating/maintenance support for the facility.

Initial Development Cost: \$650,000 New Construction  
 Partners & Funders: Kauai Community College and HUD ANNHAC Program



*Our homestead association was really the first to jump out there to have HCDC be our 501c3 instead of creating one just for Anahola. We are a small homestead, so HCDC just made so much sense for us, to designate it as our DHE.*  
**Joe Carrillo, AHHA Board Member**



**7 – KIUC Anahola Solar Facility.** AHHA/SCHHA/AHHL/HCDC invited the local Kauai Island Utility Cooperative (KIUC) to pursue renewable energy through a solar facility on Hawaiian Home Lands in the region. In exchange, KIUC mentored HCDC as developer, shared strategies and financing instruments, and HCDC conducted all job fairs, community visioning and entered into a community benefits agreement. The State DHHL leased 55 acres of trust lands to KIUC to develop the solar project, with 60,000 solar panels generating 12MW to the island utility grid at a development cost of \$55M.

Initial Development Cost: \$150,000 by HCDC in Energy Capacity Building/Job Fairs  
 Partners & Funders: KIUC and USDA



**8 – Oahu Homeownership Project.** To serve low to moderate income native Hawaiian families on the State DHHL Waitlist unable to qualify for DHHL developed homes, SCHHA/AHHL/HCDC partnered with 10 families to build single family homes together in a self-help approach to development to save on labor and capture bulk material purchases.

The families representing 45 adults and children, were able to move from high-cost rentals, overcrowded living conditions, or homelessness, to an affordable home on trust lands. SCHHA/AHHL/HCDC constructed ten homes, all four-bedroom, two-bath, with enclosed garages at \$185K, using family labor, bulk material purchases, and owner-builder permitting.

Initial Development Cost: \$1,850,000 New Construction  
 Partners & Funders: CNHA, State DHHL, USDA and HUD



*As the Chair of the HCDC Board from Oahu homesteads, I have witnessed the growth in capacity of all of us when HCDC was founded to develop projects like the Oahu Homeownership Project. Ten homes right down the road became possible, something our Oahu homestead associations have always wanted to see happen!*



***Iwalani McBryer, Kaupea Homestead Association President and HCDC Board Chair***

**9 - Kauai Homeownership Project.** To serve low to moderate income native Hawaiian families on the State DHHL Waitlist, unable to qualify for DHHL developed homes, SCHHA/AHHL/HCDC partnered with 12 families to build single family homes together in a self-help approach to development to save on labor and capture bulk material purchases.

The families representing 60 adults and children, were able to move from high-cost rentals, overcrowded living conditions, or homelessness, to an affordable home on trust lands. SCHHA/AHHL/HCDC

constructed twelve homes, all four-bedroom, two-bath, with carports at \$160K, using family labor, bulk material purchases, and owner-builder permitting: providing immediate equity of \$70K to each of the 12 families at move in.

Initial Development Cost: \$1,920,000 New Construction  
 Partners & Funders: CNHA, State DHHL, USDA and HUD



**10 - Homestead Homeownership Center.** Developed to dedicate space to families to contemplate homeownership through owner builder projects, this SCHHA/HCDC facility features resources for financing, contractors, material supply kits and professional services to support waitlist families that receive a vacant lot award. Piloted first on Kauai through the redevelopment of a shipping container into a beautiful space to dream and act, this project is under replication on the island of Molokai.

Initial Development Cost: \$25,000 New Construction  
 Partners & Funders: NeighborWorks America, Enterprise Community Partners



**11 - Halenani Street Apartments, Lihue, Kauai - PARUS.** Purchased in 2022, HCDC created the Permanently Affordable Rental Unit Strategy (PARUS) to preserve affordability of six rental apartment units of studio and one-bedroom configuration. This project represents the very first HBA-governed rental project off trust lands. Financed with HCDC cash and debt capital, the project also received a Capital Magnet Fund equity investment from Rural Community Assistance Corporation headquartered in Sacramento, California to maintain 80% AMI tenant rental levels.

Initial Development Cost: \$825,000 Acquisition  
 Partners & Funders: First Hawaiian Bank, HCDC, RCAC and U.S. Treasury



*The Halenani Street Apartments is the kind of project our Waitlist board is interested in. As the Project Advisory Council to this HCDC project, we want to pursue more projects to at least help those of us on the State of Hawaii waitlist to have housing until we can get our homestead award.*



**Mike Kahikina ~ Vanessa Garcia-Phillips**  
 Chair and Vice Chair AHHL Waitlist Board



**12 - Molokai Homestead Homeownership Center.** Completed in July of 2023, this project was developed to dedicate space to families on Molokai to contemplate homeownership through owner builder projects. This SCHHA/HCDC/Hoolehua HBA facility will connect resources for financing, contractors, material supply kits and professional services to support waitlist families that receive a vacant lot award.

Estimated Development Cost: \$35,000 New Construction  
 Partners & Funders: NeighborWorks America, HCDC and Na Koa Development



**13 – Hewahewa Street Rentals, Wailuku, Maui - PARUS.** Purchased in 2024 under the HCDC Permanently Affordable Rental Unit Strategy (PARUS) to preserve affordability of four 2-bedroom, one bath rental units configured in a single-family residence property previously owned by an investor rental owner. Acquired with equity and debt capital, this project will serve Maui 2023 Wildfire victims for up to 3 years and in 2027, undergo a reorganization of the capital stack to convert to permanently affordable rental rates based on the Maui HUD 80% guidelines.

Initial Development Cost: \$1,590,000 Acquisition  
 Partners & Funders: HCDC, TiLeaf Group, Oweesta Corporation, RCAC, NeighborWorks America, Enterprise Community Partners, Hawaiian Lending & Investments, and Katly Foundation



**14 – Auhana Street Rentals, Kihei, Maui - PARUS.** Purchased in 2024 under the HCDC Permanently Affordable Rental Unit Strategy (PARUS) to preserve affordability of three single family residences on an 18,000 square foot lot previously owned by an investor rental owner. Acquired with equity and debt capital, this project will serve Maui 2023 Wildfire victims for up to 3 years and in 2027, undergo a reorganization of the capital stack to convert to permanently affordable rental rates based on the Maui HUD 80% guidelines.

Initial Development Cost: \$1,850,000 Acquisition  
 Partners & Funders: HCDC, TiLeaf Group, Oweesta Corporation, RCAC, NeighborWorks America, Enterprise Community Partners, Hawaiian Lending & Investments, and Katly Foundation



**15 – Piina Street Rentals, Lahaina, Maui - PARUS.** Purchased in 2024 under the HCDC Permanently Affordable Rental Unit Strategy (PARUS) to preserve affordability of a single-family residence previously owned by an investor rental owner. Acquired with equity and debt capital, this project will serve Maui 2023 Wildfire victims for up to 3 years and in 2027, undergo a reorganization of the capital stack to convert to permanently affordable rental rates based on the Maui HUD 80% guidelines.

Initial Development Cost: \$1,595,000 Acquisition  
 Partners & Funders: HCDC, TiLeaf Group, Oweesta Corporation, RCAC, NeighborWorks America, Enterprise Community Partners, Hawaiian Lending & Investments, and Katly Foundation

Maui County allocated equity capital toward any PARUS rental located in Lahaina where thousands of homes were destroyed.



**Summary - Completed Projects of HCDC with SCHHA/HBAs**

The fifteen (15) completed projects by the nonprofit HCDC developer with SCHHA and/or other HBAs totals \$12,747,000 of initial development cost for vertical facilities and assets.

This total does not include the KIUC Anahola Solar Facility cost at \$55M, since the HCDC role was mentored as a co-developer by KIUC on the development process of a large renewable energy project.

**Projects In Progress by HCDC with SCHHA/HBAs**

The following projects are in progress by HCDC and/or its respective HBA partners:

**1 - Homestead 4-Plex Rental Housing Pilot (20 Units).** Engaged in the predevelopment phase of developing 20 units of rental housing in Anahola located on 3 acres of trust lands. The project pilots a design approach of 4-plex structures with one-bedroom and studio units, with the goal of developing five 4-plex structures, all dedicated to affordable housing rental rates. HCDC intends to replicate the design and operational model with other HBAs in other homestead regions and on other islands.

Estimated Development Cost: \$7,000,000 New Construction  
 Partners & Funders: For Predevelopment Phase - Enterprise Community Partners, Weinberg Foundation, TiLeaf Group, and Stan Keasling



**2 - Homestead 4-Plex Rental Housing (8 Units).** WKHHA, AHHL and HCDC are engaged in the predevelopment phase of developing 8 units of rental housing based on the pilot in Anahola described in #1 above. Eight (8) units are slated for West Kauai in Kekaha on 1 acre of trust lands, following the

Anahola pilot and design approach of 4-plex structures with one-bedroom and studio units. Two 4 plexes are planned, all of which are dedicated to affordable housing tenant rates.

Estimated Development Cost: \$2,800,000 New Construction  
 Partners & Funders: For Predevelopment Phase - Enterprise Community Partners, Weinberg Foundation, TiLeaf Group, and Stan Keasling



**3 - Anahola Sports Complex/Club.** Through 3 years of homestead community visioning and planning, the Anahola Sports Complex/Club is intended to create a recreation economy that matches the rural culture of Anahola. Planning includes a sports venue serving youth and adult events that creates full-time jobs in the region. HCDC raised predevelopment capital from local, state and national resources, including a USDA Rural Placemaking Innovation Challenge grant.

Estimated Development Cost: \$5,000,000 New Construction Phase I  
 Partners & Funders: State Legislature, County of Kauai and Enterprise Community Partners, USDA, Group 70



**4 - West Kauai Tsunami Evacuation/Mauka Campground.** Based on over 5 years of West Kauai community discussions with the State DHHL, WKHHA/HCDC are in pursuit of a suitable site on mauka lands above the homestead of Kekaha. The project is intended to create an evacuation area for tsunami events to replace the lines of vehicles that park along the mauka highway during an emergency. The facilities to be developed consist of a pavilion and a youth campground for year-round use.

Estimated Development Cost: \$500,000 New Construction  
 Partners & Funders: State Legislature and County of Kauai



**5 - Waimanalo Resource Center.** The AHHL Board of Directors adopted a priority to pursue a corner unencumbered lot in the Waimanalo homestead to develop a modest resource center for wait listers.

Estimated Development Cost: \$250,000 New Construction  
 Partners & Funders: In Predevelopment Phase



**6 – Solar System Addition.** The Anahola Marketplace certified kitchen (#3 on the Completed Listing), is seeking to increase project sustainability. Funded through a Grants-in-Aid by the Hawaii Legislature in 2022, this project will install solar panels and batteries to decrease energy costs, benefiting operating costs and Kauai businesses at the Anahola Marketplace.

Estimated Development Cost: \$300,000 New Construction (Equipment Installation)  
Partners & Funders: Hawaii State Legislature GIA, County of Kauai and TiLeaf Group



### Summary – In Progress Projects of HCDC with SCHHA HBA Members

These six (6) projects actively envisioned by HCDC and/or the SCHHA total **\$15,850,000**.

*HBA leaders across our homelands understand we must implement community development on our own lands with our own hands. Like our tribal counterparts on the continent, we will push State and Federal governments to embrace the self-determination of HBAs, not private entities with no accountability to HBAs – we can and do develop meaningful projects with partners locally and nationally.*

***KipuKai Kualii, SCHHA Chair & AHHA President***



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ASSOCIATIONS



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