

APPENDIX A: DISCUSSION OF LAND USES FOR WAIĀHOLE VALLEY

The SMS Team attempted to identify and document opportunities for the subject property including, but not limited to, rezoning, consolidation of smaller sites into larger sites and even subdivision opportunities. Primary emphasis for the subject's immediate Waiahole area has always been the continued preservation of the area's cultural and scenic character and the protection of agricultural, natural resources and open space. The local residents, state & county government and the community as a whole desires to preserve and manage the area's rural nature has served to prevent the spread of most commercial development. This no growth attitude serves to limit any development beyond Kaneohe and limits housing and commercial develop and focuses on maintaining the status quo which is the protection of the area's existing agricultural, historic, cultural and natural scenic resources and character.

The Team also attempted to identify and document realistic examples of other properties on Oahu that received approval and community support to develop a commercial operation that can be identified with improving a public need and what key aspects of the subject property need to be changed or can realistically be changed to realize any type of commercial operation. Examples include, but are not limited to, commercial, school/education institutions, senior living projects and diversified agricultural uses. Very little data involving recent and realistic examples of properties were available to the Team.

The subject's area is characterized as rural in nature and dominated by agricultural or country zoned lands. Development in the immediate area is limited to agricultural or related uses and single-family dwellings on agricultural and country zoned lots. Direct access to the area is by way of Kamehameha Highway, a two-way, single-lane, an asphalt paved roadway extending along the majority of the windward coastline. Commercial development for the most part occurs in random spot fashion along Kamehameha Highway in Temple Valley (Koolau Center), Kahalu'u, Kaa'awa, Kahana, Punalu'u and in strip fashion in Hau'ula. Kaneohe Town, a low-density residential neighborhood or bedroom community located 7 miles south of the subject, represents the nearest major urban community in the area.

The subject properties are classified entirely within the State Land Use Agricultural District. The Agricultural District is intended to establish areas for agricultural activities with allowances for accompanying, agricultural-related residential use

The majority of the subject properties are zoned AG-2, General Agricultural District, under the City and County of Honolulu Land Use Ordinance (LUO). The intent of the AG-2, General Agricultural District is to conserve and protect agricultural activities on smaller parcels of land. Permitted principal uses within the AG-2, General Agricultural District include aquaculture, crop production, farm dwellings, forestry, game preserves, livestock grazing, livestock production, livestock veterinary services and public uses and structures.

Three of the subject lots are zoned City and County zoning. The purpose of the Country District is to recognize and provide for areas with limited potential for agricultural activities but for which the open space or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural uses, low density residential development and some supporting services and uses. Principal uses include aquaculture, crop production, daycare facilities, detached one-family dwellings, livestock grazing, livestock production and veterinary services, meeting facilities, public uses and structures, elementary, intermediate and high schools, and utility installations Type A as well as other special accessory and conditional uses.

One of the subject lots is zoned P-1, Restricted Preservation District. The purpose of the preservation district is to preserve and manage open space and recreation lands and lands of scenic and other natural resource value.

Several of the subject properties located along Kamehameha Highway, Waiahole Valley Road and Waiahole Homestead Road are located within a Special Management Area (SMA) which is designed to regulate development along all coastal shorelines within the State of Hawaii.

Lessees shall use their respective properties based on the Character of use whether Diversified Agriculture or Residential Use. Diversified Agriculture includes the production and marketing of nursery products and horticultural crops such as vegetables, melons, orchards, flowers, foliage, and others, including activities related thereto, and shall include aquaculture. The raising of animals in connection with a feedlot operation is absolutely prohibited. Lessees are permitted to raise animals as long as all existing laws are observed, and operations are approved by the Department of Health and do not create any public health problems as determined by the Department of Health. Properties designated Residential Use are allowed only one single-family dwelling to be used as that Lessee's principal dwelling.

Lots located in the subject's agricultural subdivision are also subject to the Declaration of Restrictive Covenants for Waiahole Valley Agricultural Park and Residential Lots Subdivision and Homestead Road Lands. The purposes of this Declaration is to protect and preserve the use and character of the subject Agricultural Lots for Diversified Agriculture and to protect and preserve the agricultural and rural nature of the subject development as an agricultural park and rural subdivision. This Declaration runs with the land.

The subject properties are primarily zoned for agricultural use and improved with mostly residential structures and/or structures related to past and/or ongoing agricultural activity. Older improvements were constructed circa 1940 based on tax office records. These improvements are generally nearing the end of their economic life without substantial renovations. The improvements are located within a mostly agricultural area and generally conform to the immediate neighborhood. The demand for agricultural zoned properties is presently strong on the windward side of Oahu area and should continue due to lack of residential zoned properties. It should be noted that purchasers of these agricultural zoned properties are purchasing agricultural zoned properties with the intention of utilizing the properties for residential uses.

Rezoning

It should be noted that while the following discussion of potential uses for the subject site involving an up zoning to a higher and better use such as commercial, multi-family, assisted living and/or residential subdivision could result in a higher value for the subject property any higher value/use would have to be discounted to compensate for time and risk.

Community opposition is inevitable with any development, especially in an old rural neighborhood like the subject's Waiahole area. Development of the subject lots will also be minimized due to those aforementioned uses allowable under the current zoning and the subject's CCR's.

The site is located within the State Land Use Agriculture District and is zoned primarily Agricultural District by the City and County of Honolulu. The subject is also designated Agriculture under the Sustainable Communities Plan. The subject property is located in a rural

neighborhood with the closest commercial area approximately 7 miles south (Kaneohe Town). The subject's area represents one of the oldest agricultural/residential neighborhoods on Oahu and is considered more suitable to accommodate agricultural and single-family uses as opposed to commercial and multi-family residential development.

For purposes of this evaluation, alternative uses for vacant properties were explored including educational facilities, senior living facilities and a residential subdivision.

Educational Facilities

The Team's research revealed that several schools including Holy Trinity (Hawaii Kai), Star of the Sea (Kahala), Liliuokalani Elementary (Kaimuki) and more recently Academy of the Pacific (Alewa Heights) closed only to be replaced by Assets and St. Anthony's (Kalihi) will be closing in 2018. Several more schools including St. Francis, Damien and more recently St. Andrew's have switched to coed in order to increase enrollment and fend off financial struggles. Educational facilities are not considered an option for Waiāhole Valley.

Senior Living/Assisted Living Facilities

The Team considered an assisted living project, utilizing a portion of the subject site, as representing a practical and relevant possible use of the property given the current demand for such facilities and the aging population. The subject property might have to be rezoned apartment, more than likely A-1, Low Density Apartment. One of the most active developers of senior living projects on Oahu is the MW Group, Ltd. They currently have six assisted living centers open or in the planning stages. Their Plaza at Pearl City location near the Pearl Highlands Center opened late 2014 and the Plaza at Waikiki broke ground in April 2014 with an early 2016 opening. MW Group, Ltd. is also developing a Windward Oahu location in Kaneohe behind Windward Mall scheduled to open in 2019. The Kaneohe project will consist of a 146 bed, four-story structure located on a 1.6 acre portion of a 4.8 acre site. The Kaneohe location involved a long-term ground lease (their only one) with Kamehameha Schools Bishop Estate. A representative of MW Group would not disclose the terms of the deal but did indicate that in order for the development to make sense, by way of a long-term ground lease, the fair market value of the existing site was discounted by 60 to 70 percent.

Interviews with MW Group, Ltd. indicated the following:

- Any proposed development, without some type of variance, would be limited in height and density. Therefore, an assisted living facility would need between 2.5 to 3.0 acres at most to pencil out for a developer instead of a smaller lot with a higher maximum height limit and/or density.
- A long-term lease would not be feasible for an assisted living project or a single-family development primarily due to financing. A developer of an assisted living project would have limited financing. HUD (60%) and Fannie Mae and Freddie Mac (25-30% of financing) have too many restrictions. A representative of MW Group, Ltd. cited their proposed project in Kaneohe in which they are doing a long-term lease with Kamehameha Schools Bishop Estate (KSBE). They did a lease based on 30-40% of FMV of the land because of the financing. They are actually going to downzone from B-2, Commercial to A-1 or A-2, Apartment. So, a developer of an assisted living project would rather pay fee (not lease) and may be willing to pay a premium especially if there is competition.

- MW Group, Ltd. bases their purchases on a per bed basis. Their recent Waikiki purchase (which they are up zoning from B-2 to BMX-3) at \$3.5 million and 152 beds = \$23,026 per bed. Four of their most recent land purchases are summarized on the next page. The land areas are much smaller than would be required to develop the subject site with an assisted living facility because of zoning and maximum height limits. The Moanalua and Pearl City sites are both zoned Apartment and have maximum height limits of 90 and 150 feet, respectively. The Waikiki site is zoned Commercial with a maximum height limit of 150 feet. MW Commercial was able to develop or has developed facilities of six stories or more on these sites, thereby requiring less land area, which would not be the case with the subject property.



<u>Project</u>	<u>Location/Address</u>	<u>Total Beds</u>	<u>Purchase Price</u>	<u>Sale Date</u>	<u>Size (Sq. Ft.)</u>	<u>Price Per Bed</u>
Plaza @ Punchbowl	Honolulu 918 Lunalilo St.	137	\$1,850,000	Nov-01	37,370	\$13,504
Plaza @ Moanalua	Moanalua 1280 Moanalualani Pl.	156	\$2,500,000	May-11	38,812	\$16,026
Plaza @ Pearl City	Pearl City/Manana Kuala St.	158	\$3,665,905	Dec-12	89,346	\$23,202
Plaza @ Waikiki	Waikiki 1812 Kalakaua Ave.	152	\$3,500,000	Dec-13	28,761	\$23,026

Residential Subdivision

The overall size of the subject is considered conducive to possible future subdivision given the nature of the immediate, surrounding neighborhood and the strength of the local real estate market. Allowing for internal roadways, common elements, utilities, landscaping and setbacks, the existing larger vacant lots do have the potential to be subdivided.

Long term leasing of the entire subject property or even a portion of the subject property for residential purposes is still a viable option. Residential leasehold began in the 1950's as a means of creating more housing. It was a system that meant well until commercial leasehold concepts were applied resulting in market lease rent increases tied to unknown land value fluctuations and reversion (surrender) of the property at the end of the lease. Most businesses are accustomed to these terms but not the average single-family and/or apartment owner. Most large landowners, most notably Kamehameha Schools Bishop Estate, got out of residential leasehold land in the late 1980's and early 1990's by offering the fee to lessees. There were less than 19,000 leasehold units remaining in 2007 which is down significantly from the 70,000 apartments and 25,000 single-family homes that were built on leased land after World War II. Leasehold residential subdivisions can be found all over Oahu, including but not limited to, Waimanalo, Kahulu'u, Palolo and Waipahu.

The Team assumed that portions of the subject could be sold to a developer to be developed into a residential subdivision. The Hawaii housing market has been cyclical over the last 35 years with three (3) major market expansions followed by periods of post-expansion adjustment. There are no indications that the underlying factors responsible for those three expansions will

change significantly and most of the forecasts suggest continued growth in the Hawaii housing market in the short term. Again, as with any forecasting, these projections are subject to change due to changes in employment, household incomes and interest rates. Again, any development resulting in a higher value for the subject property would have to be discounted to compensate for time and risk.

A developer would have to deduct at least 25.0 percent of the usable land area to allow for internal roadways, common elements, utilities, landscaping and setbacks.

Certain expenditures will have to be made that are required to bring the development to fruition. The following direct construction costs were based on interviews with developers and real estate professionals either knowledgeable or experienced in site development. The in-tract costs typically range from \$18.00 to \$25.00 per square foot of developable land area and depend on the size, slope and soil composition of the site.

There would be marketing and sales costs associated with the forecasted absorption of any proposed development including, but not limited to, provisions for real estate sales commissions, closing costs, advertising and promotion, developer's overhead, financing costs and real property taxes.

Overall Conclusions

The General Plan of the City and County of Honolulu designates the subject property as a rural area that is to remain in predominantly agricultural and preservation land uses. The subject is located in the City's Ko'olau Poko Sustainable Communities Plan (Plan). This plan establishes policies for future land use and development in the subject property's area and encourages the preservation, continuation and potential expansion of agricultural land use. The Plan also recognizes that the subject's area has been one of Oahu's principal regions for wetland taro cultivation and aquaculture due to the year round wet climate and abundant streams. Selected excerpts from the Plan include the following:

- New housing should be limited in the subject's area and any new residential development should be concentrated in urban Honolulu and in West Oahu.
- Revitalize and maintain existing commercial centers and limit the expansion of commercial centers and economic activity in the subject's area and again focus on these types of development in urban Honolulu and West Oahu.
- Maintain predominantly low-rise, low-density, single-family form of residential development.
- Maintain and promote small-scale agricultural uses especially in the mauka areas.
- Encourage continuation of small-scale agricultural uses.

It is the opinion of the Waiahole Valley Strategic Team that the subject's zoning, existing development plans and older rural neighborhood would present challenges to any type of development other than agricultural use and low-density residential development. Therefore, considering the location, zoning and demand, it is our opinion that the highest and best use of the subject Waiahole properties, as vacant, would be either agricultural or mixed

agricultural/residential use with accessory agribusiness activities which would promote and complement the existing agricultural operations.

Board of Directors Draft



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APPENDIX B: SUMMARY REPORT SURVEY #1

Database Marketing

Economic & Social Impact Studies

Evaluations

Research

Modeling/Forecasting

SMS

1042 Fort Street Mall
Suite 200
Honolulu, HI 96813
Ph: (808) 537-3356
Toll Free (877) 535-5767
E-mail: info@smshawaii.com
Website: www.smshawaii.com

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Background

Gathering input from Waiāhole residents is an important part of the strategic planning process. Resident Surveys are the primary way of gathering quantitative feedback from residents. Surveys were conducted with HHFDC lessees, DHHL lessees, and Private Title owners. This is a summary of responses to the Waiāhole Valley Resident Issues Survey conducted in person and over the phone by SMS professionals.

Methodology

All residents who have a means of contacting them were asked to participate in the survey.

Phone surveys were conducted by the SMS Call Center in Honolulu.

In-person surveys were led by: Kekoa Soon and Kanaloa Schrader and involved experienced SMS interviewers.

Survey questions were developed based on responses to the resident interviews that were previously conducted by SMS.

A total of seventy-five surveys (73% overall) were completed. Of the seventy-five completed surveys, sixty-six identified as lessees and nine as private title owners. Of those who identified as lessees eighty seven percent identified as HHFDC lessees, six percent identified as DHHL lessees, and eight percent declined to respond or were unsure. Additionally, fifty nine percent identified as residential lots, twenty eight percent as Agricultural, eleven percent as both, and three percent declined to answer or were unsure.

Summary tables of survey responses are provided in Appendix 1.

A draft of the Issues Survey script with response frequencies inserted is provided in Appendix 2.

Slides from the community presentation of the Issues Survey Report are provided in Appendix 3.

Highlights of the Survey

The majority (98%) of participants reported that they were *Happy, Very Happy, or Extremely Happy* living in the valley.

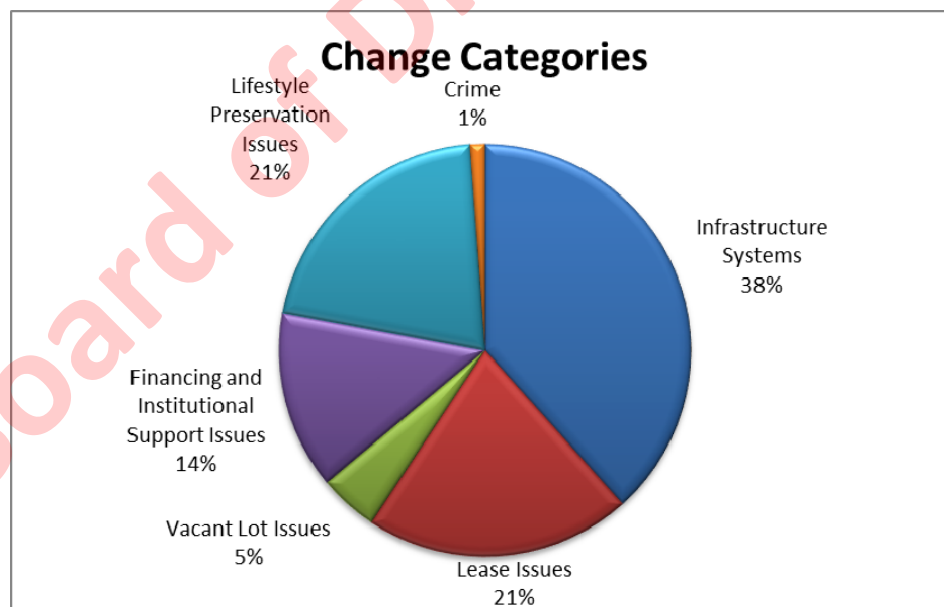
The change that more residents reported wanting over the next ten years is Infrastructure Systems.

Seventy seven percent of residents reported that developing a long-term plan for Waiāhole was *Very Important* and an additional nine percent felt it was at least *Somewhat Important*.

Desired Changes

Participants were asked to share what changes they would like to in the valley in the next ten years. These open-ended responses were combined into six categories based on their similarity.

Figure 1



The largest category was Infrastructure Systems at forty four percent. Examples of responses placed in this category include: maintenance of over growth along roads and

streams; repairs to the potable and non-potable water systems; better lighting along valley roads at night; and addressing the Albizia tree hazards to homes, farms, common areas, and waterways.

Lease Issues and Lifestyle Preservation Issues were tied at second at twenty four percent. Examples of responses categorized as Lease Issues include: 'Ohana housing options; farm worker housing options; enforcement of rules and regulations; and co-op options. Examples of responses categorized as Lifestyle Preservation Issues include: limiting/preventing large scale development of any kind; maintaining the rural integrity of the valley; more farmers given access to unused land; and simply keeping the country, country.

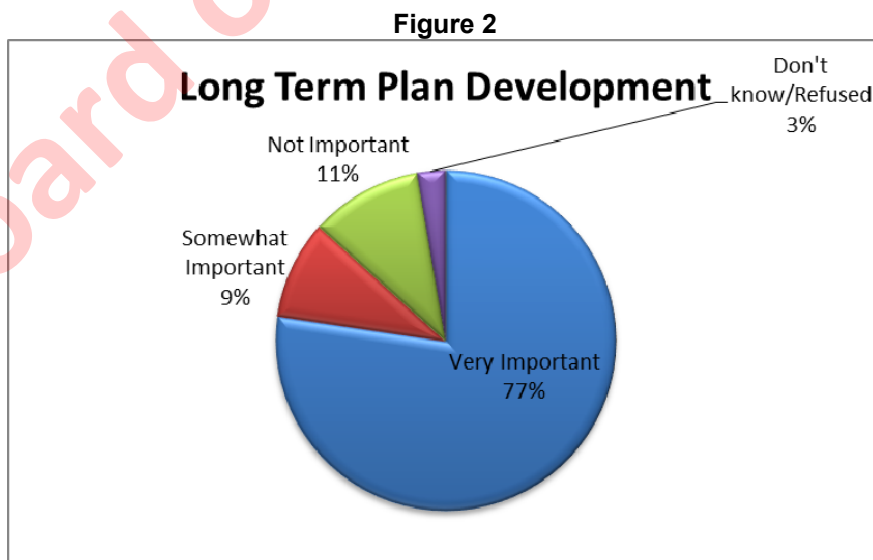
Financing and Institutional Support Issues were third at sixteen percent. Examples of responses placed in this category include: helping residents access funding for repairs and improvements to their homes and/or farms; partnerships with UH/WCC; and agricultural specialist to consult on crop potential and educate farmers on best practices.

Vacant Lot Issues is next with just five percent followed by Crime with just one percent. Examples of responses categorized as Vacant Lot issues Include: overgrown lots creating hazards for neighbors; and illegal dumping. Examples of responses categorized as Crime include: illegal drug use and trafficking; and property theft.

Seventeen percent of participants declined to respond.

Long term plan for Waiāhole Valley

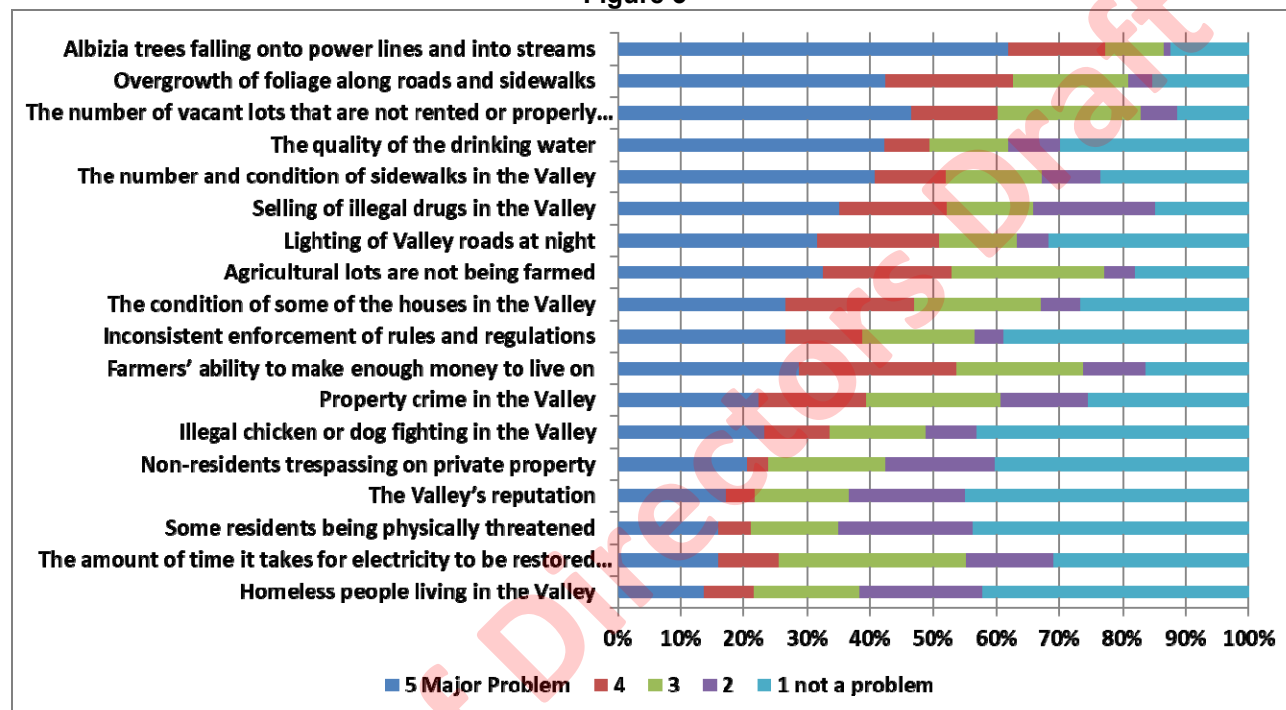
When asked how important it is to develop a long-term plan for the valley seventy seven percent responded that it is *Very Important*.



Current Issues

The following are concerns that residents expressed. They were grouped into four categories (Infrastructure, Crime, Agriculture, and Miscellaneous) and participants were asked to rank them on a scale of 1 to 5 where 5 is a major problem and 1 is not a problem at all. The following summary of responses is based on level 1 - 5 response rates to individual issues.

Figure 3



Infrastructure:

The major problem ranked highest in this category is Albizia tree hazards at sixty percent followed by the quality of the drinking water and overgrowth along the roads and sidewalks at forty one percent, the number and condition of sidewalks and vacant lots that are not maintained at forty percent, the lighting of valley roads at night at thirty one percent, the poor condition of some of the homes in the valley at twenty five percent, and the time it takes to restore power after an outage at fifteen percent.

Crime:

The major problem ranked highest in this category is the selling of illegal drugs in the valley at thirty one percent, followed by property crime at twenty one percent, illegal chicken or dog fighting at twenty percent, and residents being physically threatened at fifteen percent.

Agriculture:

The major problem ranked highest in this category is Agricultural lots not being farmed at twenty seven percent followed by farmer's ability to make a living at twenty three percent.

Miscellaneous:

The top major problem ranked highest in this category is the inconsistent enforcement of rules and regulations at twenty four percent, followed by non-residents trespassing on private property at nineteen percent, the valley's reputation at fifteen percent, and homeless people living in the valley at twelve percent.

Participants were also asked if they had additional issues or concerns about life in the valley they would like to share with us. Responses were placed into one of six categories based on their content as discussed in the Desired Changes section.

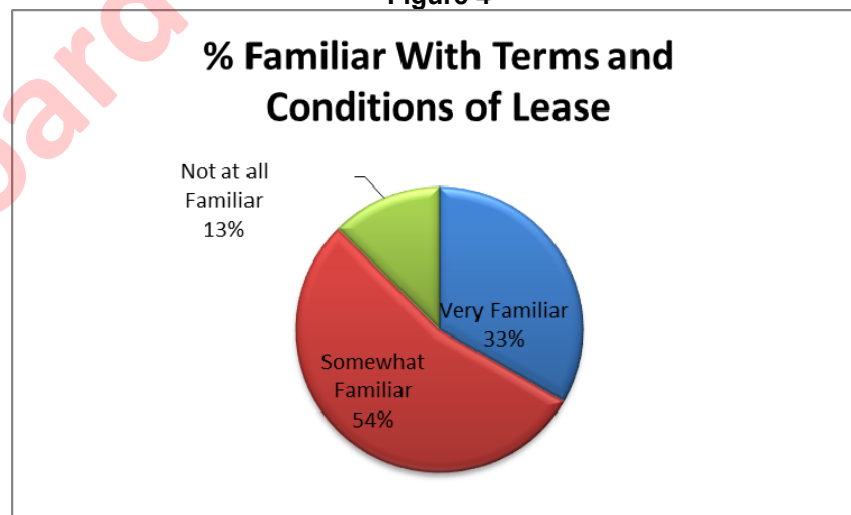
The top category of responses shared by participants is Infrastructure Systems at twenty three percent followed by Lease Issues and Lifestyle Preservation Issues at fifteen percent, Financing and Institutional Support Issues at seven percent, Vacant Lot Issues at three percent, and Crime at one percent.

Lease Logistics

Seventy nine percent of participants identified themselves as the primary lease holder, nineteen percent were not, and two percent did not know.

When asked how familiar they were with the terms of their leases thirty three percent said that they were *very familiar*, fifty four percent said they were *somewhat familiar*, and thirteen percent said they were *not at all familiar*.

Figure 4



When asked how concerned they were about the number of years left on their leases fifty two percent said they were very concerned, twenty five percent said they were somewhat concerned, and fifteen percent said they were not concerned at all.

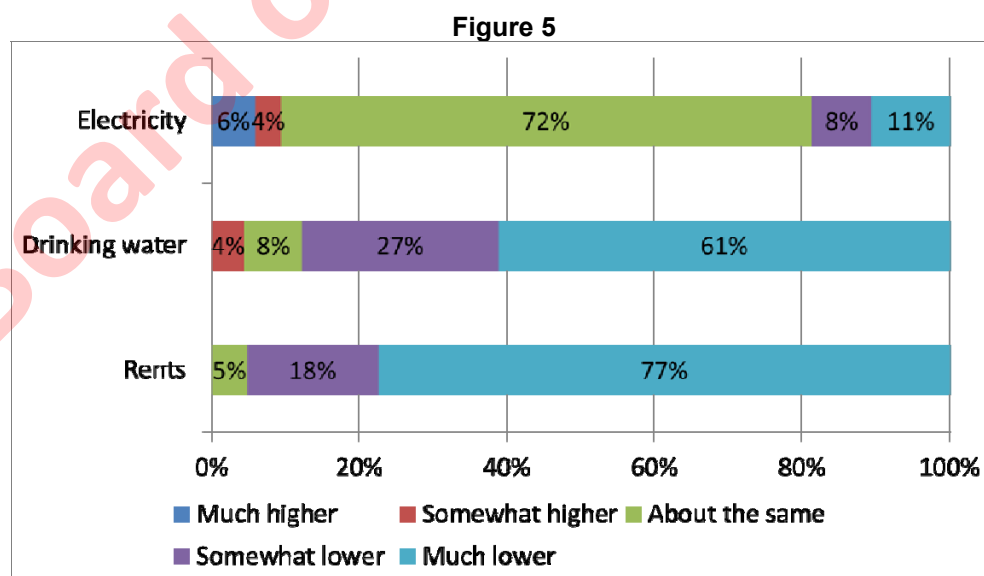
When asked how concerned they were about being able to get financing for renovations to their homes because of the length of their lease thirty eight percent said they were very concerned, seventeen percent said they were somewhat concerned, and forty percent said they were not concerned at all.

When asked how concerned they were that they won't retain any value from their home or improvements they have made to their property when their lease ends sixty percent said they were very concerned, fifteen percent said they were somewhat concerned, and nineteen percent said they were not concerned at all.

When asked how the current rent payments made by HHFDC Lessees compare with the rents paid for similar properties on O'ahu sixty five percent said they were much lower, fifteen percent said they were somewhat lower, and four percent said they were about the same.

When asked how the current rate being charged for drinking water in the Valley compares with the drinking water rates paid elsewhere on O'ahu fifty five percent said it was much lower, twenty four percent said it was somewhat lower, seven percent said it was about the same, and four percent said it was somewhat higher.

When asked how the current rate being charged for electricity in the Valley compare with the electricity rates paid elsewhere on O'ahu nine percent said it was much lower, seven percent said it was somewhat lower, sixty one percent said it was about the same, three percent said it was somewhat higher, and five percent said it was much higher.



The following was only responded to by the twenty eight percent who identified themselves as Agricultural Lot Lessees.

Ag Lessees were asked if and what they produce farm products in an average year for. Fifty three percent said they produce for commercial sales, twenty two percent said they only produce for personal use, three percent said the produce for other uses (mainly sharing with neighbors and providing cut flowers for friends, family, and churches), and twenty two percent said they do not produce at all.

Ag lessees were also asked if there were any changes they would like in the valley in the next ten years to help farmers. Open-ended responses were placed into one of six categories based on their content as discussed in the Desired Changes section. The largest category of responses shared by participants is Financing and Institutional Support Issues at twenty nine percent followed by Infrastructure Systems at twenty three percent lease Issues and Lifestyle Preservation Issues at thirteen percent and Vacant Lot Issues at ten percent. There were no responses in the Crime category.

Participant Demographics

Eighty seven percent of participants said they have children, thirteen percent said they did not.

Of those who have children, ninety one percent said they were eighteen years old or older, nine percent said they were younger than eighteen.

Of those who have children eighteen or older, sixty two percent said that they live in the valley, thirty one percent said they live elsewhere (mostly elsewhere on O'ahu), and seven percent said they have children who live in the valley and elsewhere.

Of those who live elsewhere, sixty three percent said their adult children plan to move back to the valley at some point in the future, twenty seven percent said that they did not think so, and ten percent said they did not know.

When asked if it would be possible for us to contact their children to participate in the survey forty one percent said yes and fifty nine percent said no.

Forty three percent of participants were male, and fifty seven percent were female.

When asked about their current employment status thirty three percent said they work full-time, five percent said they work part-time, thirteen percent said they are self-employed, three percent said they are not employed, three percent said they are homemakers, and forty three percent said they are retired.

When asked how many years they have lived in Hawaii eighty three percent said they are lifetime residents, sixteen percent said they have lived in Hawaii more than twenty

years, but not lifetime, and one percent said they have lived in Hawaii for eleven to twenty years.

When asked how many years they have lived in Waiāhole Valley twenty four percent said they are lifetime residents of the valley, forty nine percent said they have lived there more than twenty years, but not lifetime, thirteen percent said they have lived there from eleven to twenty years, seven percent said they have lived there from six to ten years, four percent said they have lived there for one to five years, and three percent said they have lived in the valley for less than a year.

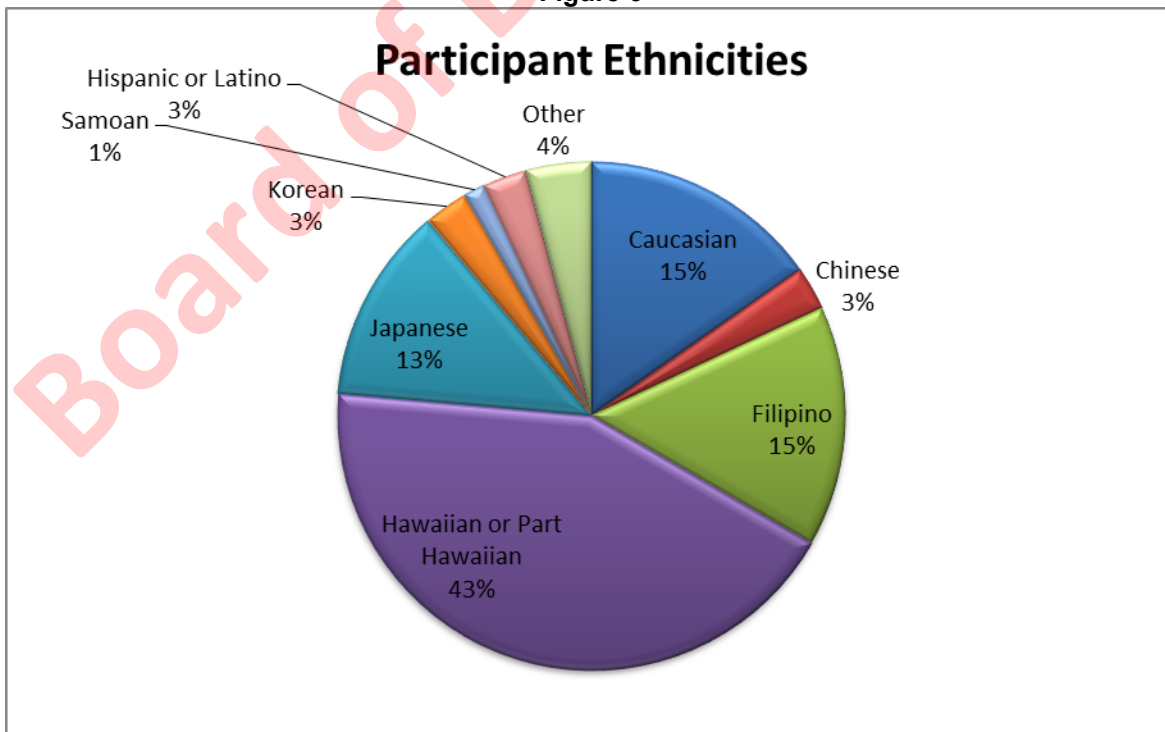
When asked their marital status sixty seven percent said they are married, fifteen percent said they are single, never married, and nineteen percent said they are divorced, separated, or widowed.

When asked how many people live in their households including themselves nine percent said it was only themselves (1), twenty five percent said there were two of them,

Twenty percent said there were three, twenty percent said that there were four, and twenty five percent said that there were five or more people living in their households.

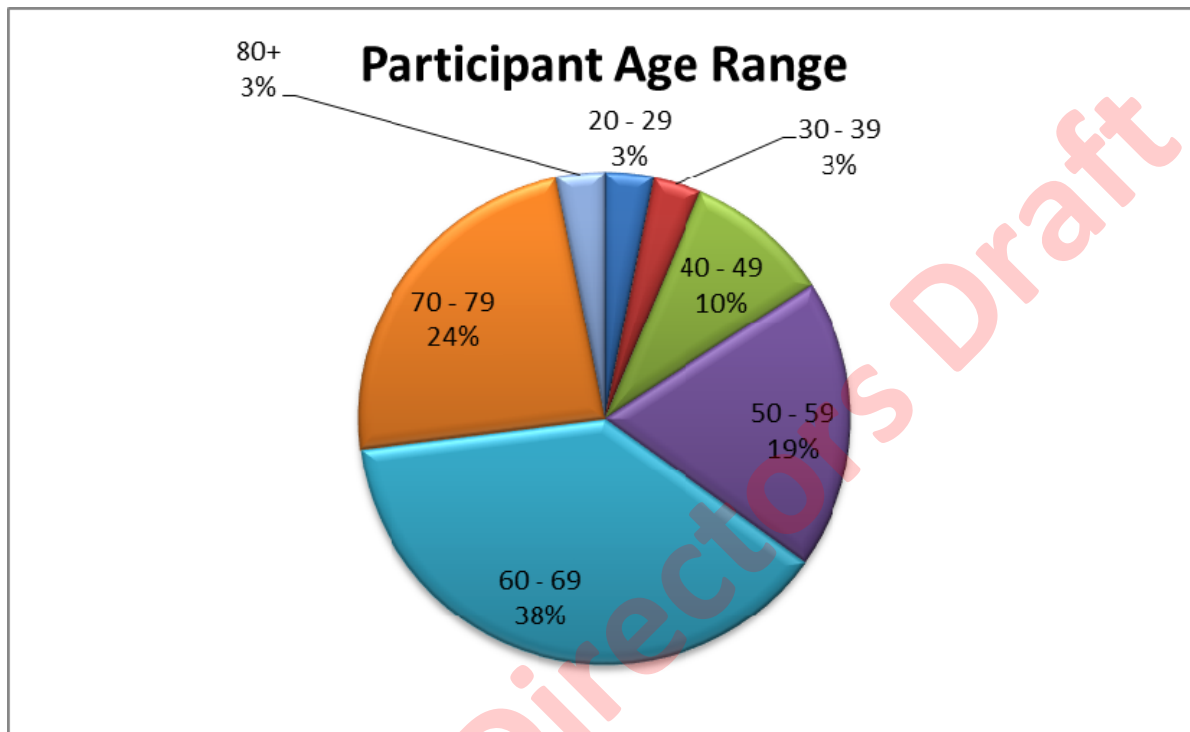
When asked to identify their primary ethnicity fifteen percent identify as Caucasian, three percent identify as Chinese, fifteen percent identify as Filipino, forty one percent identify as Hawaiian or part-Hawaiian, twelve percent identify as Japanese, three percent identify as Korean, one percent identify as Samoan, three percent identify as Hispanic or Latino, and four percent identify as Other Non-specified.

Figure 6



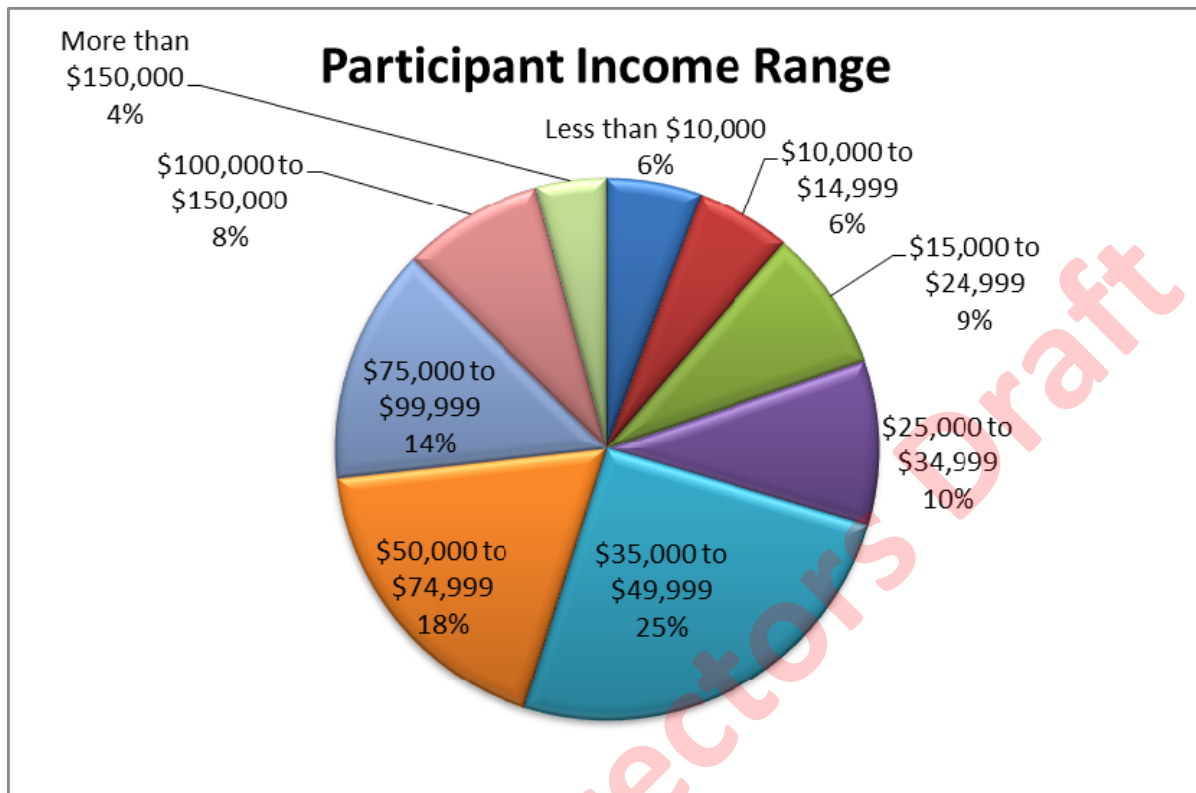
Participants were asked to provide their age. The following chart is a summary of response rates.

Figure 7



Participants were asked the total 2016 income range for all members of their household's. The following chart is a summary of response rates.

Figure 8



APPENDIX 1:

Summary Table Methodology

The raw data was collected via two methods using an approved questionnaire script (see Appendix 2).

Phone surveys were conducted electronically with WinCati programming in the SMS call center in Honolulu. Completed survey data was exported from WinCati in SPSS format for analysis purposes.

In-person surveys were completed by experienced SMS interviewers recording participant responses on the paper format of the approved questionnaire. Completed surveys were processed in the SMS Scanning Department in Honolulu with TeleForm Scanning programming and exported in SPSS format for analysis purposes.

The Summary Tables were created using SPSS to merge data from both the phone and in-person survey data sets and run response frequencies to individual quarry fields.

Are you at least 18 or older			
		Frequency	Percent
Valid	1 Yes	75	100.0
Are you a Waiahole resident			
		Frequency	Percent
Valid	1 yes	72	96.0
	2 no	1	1.3
	Total	73	97.3
Missing	System	2	2.7
Total		75	100.0
Do you own or lease you lot			
		Frequency	Percent
Valid	1 OWN	9	12.0
	2 LEASE	66	88.0
	Total	75	100.0

Who do you lease from			
		Frequency	Percent
Valid	1 DHHL	4	5.3
	2 HHFDC	58	77.3
	9 Unknown	5	6.7
	Total	67	89.3
Missing	System	8	10.7
Total		75	100.0

Lot Type			
		Frequency	Percent
Valid	1 Residential	44	58.7
	2 Agricultural	21	28.0
	7 Both	8	10.7
	Total	73	97.3
Missing	System	2	2.7
Total		75	100.0

How happy are you			
		Frequency	Percent
Valid	1 Extremely Happy	41	54.7
	2 Very Happy	21	28.0
	3 Happy	11	14.7
	4 Very Unhappy	2	2.7
	Total	75	100.0

Changes in the Valley Over the Next 10 Years			
		Count	Percent
Q7 Coded Responses	1 Infrastructure Systems	33	44.0%
	2 Lease Issues	18	24.0%
	3 Vacant Lot Issues	4	5.3%
	4 Financing and Institutional Support Issues	12	16.0%
	5 Lifestyle Preservation Issues	18	24.0%
	6 Crime	1	1.3%
	9 No Answer	13	17.3%
	Total	75	100.0%

How Important is it to Develop a Long Term Plan for Waiahole			
		Frequency	Percent
Valid	1 Very Important	58	77.3
	2 Somewhat Important	7	9.3
	3 Not Important	8	10.7
	9 Don't know/Refused	2	2.7
	Total	75	100.0

Time to Restore Electricity			
		Frequency	Percent
Valid	1 Not a Problem at All	22	29.3
	2	10	13.3
	3	21	28.0
	4	7	9.3
	5 Major Problem	11	14.7
	8 Don't Know/Unsure	3	4.0
	9 Refused	1	1.3
	Total	75	100.0

Quality of Drinking Water			
		Frequency	Percent
Valid	1 Not a Problem at All	22	29.3
	2	6	8.0
	3	9	12.0
	4	5	6.7
	5 Major Problem	31	41.3
	8 Don't Know/Unsure	2	2.7
	Total	75	100.0

Overgrown Roads and Sidewalks			
		Frequency	Percent
Valid	1 Not a Problem at All	11	14.7
	2	3	4.0
	3	13	17.3
	4	15	20.0
	5 Major Problem	31	41.3
	8 Don't Know/Unsure	1	1.3
	Total	74	98.7
Missing	System	1	1.3
Total		75	100.0

Albizia Trees			
		Frequency	Percent
Valid	1 Not a Problem at All	9	12.0
	2	1	1.3
	3	7	9.3
	4	11	14.7
	5 Major Problem	45	60.0
	8 Don't Know/Unsure	2	2.7
	Total	75	100.0

Number and Condition of Sidewalks			
		Frequency	Percent
Valid	1 Not a Problem at All	17	22.7
	2	7	9.3
	3	11	14.7
	4	8	10.7
	5 Major Problem	30	40.0
	8 Don't Know/Unsure	2	2.7
	Total	75	100.0

Lighting of Roads at Night			
		Frequency	Percent
Valid	1 Not a Problem at All	23	30.7
	2	4	5.3
	3	9	12.0
	4	14	18.7
	5 Major Problem	23	30.7
	8 Don't Know/Unsure	2	2.7
	Total	75	100.0

Condition of Homes			
		Frequency	Percent
Valid	1 Not a Problem at All	19	25.3
	2	6	8.0
	3	14	18.7
	4	14	18.7
	5 Major Problem	19	25.3
	8 Don't Know/Unsure	3	4.0
	Total	75	100.0

Vacant Lots			
		Frequency	Percent
Valid	1 Not a Problem at All	7	9.3
	2	4	5.3
	3	15	20.0
	4	9	12.0
	5 Major Problem	30	40.0
	8 Don't Know/Unsure	9	12.0
	Total	74	98.7
Missing	System	1	1.3
Total		75	100.0

Drugs			
		Frequency	Percent
Valid	1 Not a Problem at All	10	13.3
	2	13	17.3
	3	9	12.0
	4	11	14.7
	5 Major Problem	23	30.7
	8 Don't Know/Unsure	9	12.0
	Total	75	100.0

Chicken or Dog Fighting			
		Frequency	Percent
Valid	1 Not a Problem at All	28	37.3
	2	5	6.7
	3	10	13.3
	4	7	9.3
	5 Major Problem	15	20.0
	8 Don't Know/Unsure	10	13.3
	Total	75	100.0

Property Crime			
		Frequency	Percent
Valid	1 Not a Problem at All	18	24.0
	2	10	13.3
	3	15	20.0
	4	12	16.0
	5 Major Problem	16	21.3
	8 Don't Know/Unsure	4	5.3
	Total	75	100.0

Physical Threats Toward Residents			
		Frequency	Percent
Valid	1 Not a Problem at All	31	41.3
	2	9	12.0
	3	10	13.3
	4	4	5.3
	5 Major Problem	11	14.7
	8 Don't Know/Unsure	10	13.3
	Total	75	100.0

AG Lots Not Being Farmed			
		Frequency	Percent
Valid	1 Not a Problem at All	11	14.7
	2	3	4.0
	3	15	20.0
	4	13	17.3
	5 Major Problem	20	26.7
	8 Don't Know/Unsure	12	16.0
	9 Refused	1	1.3
	Total	75	100.0

Farmers Ability to Make a Living			
		Frequency	Percent
Valid	1 Not a Problem at All	10	13.3
	2	6	8.0
	3	12	16.0
	4	15	20.0
	5 Major Problem	17	22.7
	8 Don't Know/Unsure	14	18.7
	9 Refused	1	1.3
	Total	75	100.0

Enforcement of Rules and Regulations			
		Frequency	Percent
Valid	1 Not a Problem at All	26	34.7
	2	3	4.0
	3	12	16.0
	4	8	10.7
	5 Major Problem	18	24.0
	8 Don't Know/Unsure	8	10.7
	Total	75	100.0

Homeless			
		Frequency	Percent
Valid	1 Not a Problem at All	28	37.3
	2	13	17.3
	3	11	14.7
	4	5	6.7
	5 Major Problem	9	12.0
	8 Don't Know/Unsure	9	12.0
	Total	75	100.0

Non-resident Trespassing			
		Frequency	Percent
Valid	1 Not a Problem at All	28	37.3
	2	12	16.0
	3	13	17.3
	4	2	2.7
	5 Major Problem	14	18.7
	8 Don't Know/Unsure	6	8.0
	Total	75	100.0

The Valleys Reputation			
		Frequency	Percent
Valid	1 Not a Problem at All	29	38.7
	2	12	16.0
	3	10	13.3
	4	3	4.0
	5 Major Problem	11	14.7
	8 Don't Know/Unsure	10	13.3
	Total	75	100.0

Additional Issues and Concerns			
		Count	Percent
Q11 Coded Responses	1 Infrastructure	17	22.7%
	2 Lease Issues	11	14.7%
	3 Vacant Lot Issues	2	2.7%
	4 Financing and Institutional Support Issues	5	6.7%
	5 Lifestyle Preservation Issues	11	14.7%
	6 Crime	1	1.3%
	9 No Answer	33	44.0%
	Total	75	100.0%

Primary Lease Holder			
		Frequency	Percent
Valid	1 Yes	42	56.0
	2 No	10	13.3
	9 Don't Know/Refused	1	1.3
	Total	53	70.7
Missing	System	22	29.3
Total		75	100.0

Familiar With Terms and Conditions of HHFDC Lease			
		Frequency	Percent
Valid	1 Very Familiar	16	21.3
	2 Somewhat Familiar	26	34.7
	3 Not at all Familiar	6	8.0
	Total	48	64.0
Missing	System	27	36.0
Total		75	100.0

Concern of Years Left on Lease			
		Frequency	Percent
Valid	1 Not Concerned at All	7	9.3
	2 Somewhat Concerned	12	16.0
	3 Very Concerned	25	33.3
	9 Don't Know/Refused	4	5.3
	Total	48	64.0
Missing	System	27	36.0
Total		75	100.0

Concern of Access to Financing for Renovations			
		Frequency	Percent
Valid	1 Not Concerned at All	19	25.3
	2 Somewhat Concerned	8	10.7
	3 Very Concerned	18	24.0
	9 Don't Know/Refused	3	4.0
	Total	48	64.0
Missing	System	27	36.0
Total		75	100.0

Concern of Not Retaining Value			
		Frequency	Percent
Valid	1 Not Concerned at All	9	12.0
	2 Somewhat Concerned	7	9.3
	3 Very Concerned	29	38.7
	9 Don't Know/Refused	3	4.0
	Total	48	64.0
Missing	System	27	36.0
Total		75	100.0

Rent Comparison			
		Frequency	Percent
Valid	3 About the Same	2	2.7
	4 Somewhat Lower	7	9.3
	5 Much Lower	31	41.3
	9 Don't Know/Refused	8	10.7
	Total	48	64.0
Missing	System	27	36.0
Total		75	100.0

Compare Water Rates			
		Frequency	Percent
Valid	2 Somewhat Higher	3	4.0
	3 About the Same	5	6.7
	4 Somewhat Lower	18	24.0
	5 Much Lower	41	54.7
	9 Don't Know/Refused	7	9.3
	Total	74	98.7
Missing	System	1	1.3
Total		75	100.0

Compare Electricity Rates			
		Frequency	Percent
Valid	1 much Higher	4	5.3
	2 Somewhat Higher	2	2.7
	3 About the Same	46	61.3
	4 Somewhat Lower	5	6.7
	5 Much Lower	7	9.3
	9 Don't Know/Refused	10	13.3
	Total	74	98.7
Missing	System	1	1.3
Total		75	100.0

Produce Farm Products			
		Frequency	Percent
Valid	1 Commercial Sales	17	22.7
	2 Personal Use	7	9.3
	3 Other	1	1.3
	7 Do Not Produce	7	9.3
	Total	32	42.7
Missing	System	43	57.3
Total		75	100.0

Changes to Help Farmers			
		Count	Column N %
Q21 Coded Responses	1 Infrastructure	7	23.0%
	2 Lease Issues	4	13.0%
	3 Vacant Lot Issues	3	10.0%
	4 Financing and Institutional Support Issues	9	29.0%
	5 Lifestyle Preservation Issues	4	13.0%
	6 Crime	0	0.0%
	9 No Answer	6	20.0%
	Total	31	100.0%

Do You Have Children			
		Frequency	Percent
Valid	1 Yes	65	86.7
	2 No	10	13.3
	Total	75	100.0

Children 18 or Older			
		Frequency	Percent
Valid	1 Yes	59	78.7
	2 No	6	8.0
	Total	65	86.7
Missing	System	10	13.3
Total		75	100.0

Where Children Live			
		Frequency	Percent
Valid	1 In Valley 2	28	37.3
	2	14	18.7
	3	3	4.0
	Total	45	60.0
Missing	System	30	40.0
Total		75	100.0

Children Plan to Move Back			
		Frequency	Percent
Valid	1 Yes	26	34.7
	2 No	11	14.7
	8 Don't Know	4	5.3
	Total	41	54.7
Missing	System	34	45.3
Total		75	100.0

Contact Children			
		Frequency	Percent
Valid	1 Yes	13	17.3
	2 No	19	25.3
	Total	32	42.7
Missing	System	43	57.3
Total		75	100.0

Gender			
		Frequency	Percent
Valid	1 Male	32	42.7
	2 Female	43	57.3
	Total	75	100.0

Employment Status			
		Frequency	Percent
Valid	1 Full Time	25	33.3
	2 Part Time	4	5.3
	3 Self-Employed	10	13.3
	4 Unemployed	2	2.7
	5 Homemaker	2	2.7
	6 Retired	32	42.7
	Total	75	100.0

Years Lived in Hawaii			
		Frequency	Percent
Valid	4 11 to 20	1	1.3
	5 More than 20	12	16.0
	6 Lifetime	62	82.7
	Total	75	100.0

Years in Waiahole			
		Frequency	Percent
Valid	1 Less than 1	2	2.7
	2 1 to 5	3	4.0
	3 6 to 10	5	6.7
	4 11 to 20	10	13.3
	5 More than 20	37	49.3
	6 Lifetime	18	24.0
	Total	75	100.0

Marital Status			
		Frequency	Percent
Valid	1 Married	50	66.7
	2 Single, Never Married	11	14.7
	3 Divorced, Separated, or Widowed	14	18.7
	Total	75	100.0

People in Household			
		Frequency	Percent
Valid	1 1 Person	7	9.3
	2 2 People	19	25.3
	3 3 People	15	20.0
	4 4 People	15	20.0
	5 5 or More	19	25.3
	Total	75	100.0

Ethnicity			
		Frequency	Percent
Valid	1 Caucasian	11	14.7
	2 Chinese	2	2.7
	3 Filipino	11	14.7
	4 Hawaiian or Part Hawaiian	31	41.3
	5 Japanese	9	12.0
	6 Korean	2	2.7
	7 Samoan	1	1.3
	9 Hispanic or Latino	2	2.7
	11 Other	3	4.0
	12	1	1.3
	Total	73	97.3
Missing	System	2	2.7
Total		75	100.0

Income			
		Frequency	Percent
Valid	1 Less than 10,000	4	5.3
	2 10,000 to 14,999	4	5.3
	3 15,000 to 24,999	6	8.0
	4 25,000 to 34,999	7	9.3
	5 35,000 to 49,999	18	24.0
	6 50,000 to 74,999	13	17.3
	7 75,000 to 99,999	10	13.3
	8 100,000 to 150,000	6	8.0
	9 More than 150,000	3	4.0
	88 Don't Know/Unsure	2	2.7
	99 Refused	2	2.7
	Total	75	100.0

Age			
		Frequency	Percent
Valid	20	1	1.3
	27	1	1.3
	33	1	1.3
	37	1	1.3
	42	1	1.3
	45	1	1.3
	46	2	2.7
	47	1	1.3
	48	1	1.3
	50	3	4.0
	51	1	1.3
	52	1	1.3
	53	1	1.3
	54	1	1.3
	57	2	2.7
	58	1	1.3
	59	2	2.7
	60	2	2.7
	61	3	4.0
	62	2	2.7
	63	2	2.7
	64	2	2.7
	65	4	5.3
	66	2	2.7
	67	5	6.7
	68	1	1.3
	69	1	1.3
	70	3	4.0
	71	2	2.7
	72	1	1.3
	73	2	2.7
	75	2	2.7
	76	2	2.7
	77	1	1.3
	79	2	2.7
	82	2	2.7
		Total	63
Missing	System	12	16.0
Total		75	100.0

APPENDIX 2

Waiāhole valley confidential IN-Person Survey |

Hello, I'm _____ with SMS Research, a Honolulu research company. Today, we are doing a CONFIDENTIAL survey among Waiāhole Valley residents.

A long-term plan for the Valley is being developed. As part of this plan, SMS is interviewing as many Valley residents as possible to ensure that their perspectives and insights are represented in the plans for the Valley's future.

All of the answers you provide on this survey will be totally confidential and only reported combined with responses from other residents. At the end of the study, the results of interviews will be assembled into a report and shared with all residents of the Valley.

SCREENING QUESTIONS

Q1. Are you at least 18 years of age?

Yes..... 100%
No (Ask for an adult member of household)
No adult is available (schedule callback).....0
No adult lives in the household (Terminate).....0

Q2. Are you a resident of Waiāhole Valley

Yes..... 96%
No 1%
Missing..... 3%

Q3. Do you own your lot or lease it?

Own..... 12%
Lease..... 88%
Both (have more than one lot) 0%

Q4. Who do you lease it from?

DHHL..... 6%
HHFDC..... 87%
Don't Know..... 8%

Q5. Is your lot...

Residential..... 59%
Agricultural 28%

DO NOT READ

Both..... 11%
Missing..... 3%

Q6. How happy are you living in Waiāhole Valley? Would you say you are...

Extremely happy..... 55%
Very happy 28%
Happy..... 15%
Very unhappy 3%
Extremely unhappy..... 0%
DK/REF 0%

Q7. What changes would you like to see happen in the Valley over the next 10 years?

1 Infrastructure Systems 44%
2 Lease Issues 24%
3 Vacant Lot Issues 5%
4 Financing and Institutional Support Issues 16%
5 Lifestyle Preservation Issues 24%
6 Crime 1%
9 No Answer 17%

% Answers based on Q7 Multiple Response Table

Q8. How important is it to develop a long term plan for the Waiāhole Valley and its residents? Would you say it is...

Very Important..... 77%
Somewhat Important..... 9%
Not important..... 11%
Don't Know, Refused..... 3%

Q9.

(RANDOMIZE BLOCKS)	Major Problem				Not a Problem at All	Don't Know	Refused
	5	4	3	2	1		
INFRASTRUCTURE BLOCK (RANDOMIZE WITHIN BLOCK)							
The amount of time it takes for electricity to be restored after an outage	15%	9%	28%	13%	29%	4%	1%
The quality of the drinking water	41%	7%	12%	8%	29%	3%	0
Overgrowth of foliage along roads and sidewalks	41%	20%	17%	4%	15%	1%	0
Albizia trees falling onto power lines and into streams	60%	15%	9%	1%	12%	3%	0
The number and condition of sidewalks in the Valley	40%	11%	15%	9%	23%	3%	0
Lighting of Valley roads at night	31%	18.7%	12%	5%	31%	3%	0
The condition of some of the houses in the Valley	25%	19%	19%	8%	25%	4%	0
The number of vacant lots that are not rented or properly maintained	40%	12%	20%	5%	9%	12%	0
CRIME BLOCK (RANDOMIZE WITHIN BLOCK)							
Selling of illegal drugs in the Valley	31%	15%	12%	17%	13%	12%	0
Illegal chicken or dog fighting in the Valley	20%	9%	13%	7%	37%	13%	0
Property crime in the Valley	21%	16%	20%	13%	24%	5%	0
Some residents being physically threatened	15%	5%	13%	12%	41%	13%	0
AGRICULTURE BLOCK (RANDOMIZE WITHIN BLOCK)							
Agricultural lots are not being farmed	27%	18%	20%	4%	15%	16%	1%
Farmers' ability to make enough money to live on	23%	20%	16%	8%	13%	19%	1%
MISCELLANEOUS BLOCK (RANDOMIZE WITHIN BLOCK)							
Inconsistent enforcement of rules and regulations	24%	11%	16%	4%	35%	11%	0
Homeless people living in the Valley	12%	7%	15%	17%	37%	12%	0
Non-residents trespassing on private property	19%	3%	17%	16%	37%	8%	0
The Valley's reputation	15%	4%	13%	16%	39%	13%	0

Q11. (GO TO END FOR RESPONSES) Are there any issues or concerns about life in the Valley that we haven't talked about but you would like to share? If so, what are they?

You told us earlier you have an HHFDC lease...

Q12a. Are you or your spouse the primary holder of the lease?

Yes 79%
No 19%
Don't Know 2%

Q12b. Who is the primary leaseholder?

Q13. How familiar are you with the terms and conditions of your HHFDC lease?

Very familiar 33%
Somewhat familiar 54%
Not at all familiar 13%
Don't Know, Refused 0%

Q14. How concerned are you about the number of years left on your lease?

Not concerned at all 15%
Somewhat concerned 25%
Very concerned 52%
Don't Know, Refused 8%

Q15. How concerned are you about being able to get financing for renovations to your house because of the length of your lease?

Not concerned at all 40%
Somewhat concerned 17%
Very concerned 38%
Don't Know, Refused 6%

Q16. How concerned are you that you won't retain any value from your house or improvements you made to the property when your lease ends?

Not concerned at all 19%
Somewhat concerned 15%
Very concerned 60%
Don't Know, Refused 6%

Q17. In your opinion, how do the current rent payments made by HHFDC Lessees compare with the rents paid for similar properties on O'ahu? Would you say HHFDC rents are:

Much higher	0%
Somewhat higher	0%
About the same	4%
Somewhat lower	15%
Much lower	65%
Don't know	17%

Q18. In your opinion, how does the current rate being charged for drinking water in the Valley compare with the drinking water rates paid elsewhere on O'ahu? Would you say water rates in the Valley are:

Much higher	0%
Somewhat higher	4%
About the same	7%
Somewhat lower	24%
Much lower	55%
Don't know	9%
Missing	1%

Q19. In your opinion, how does the current rate being charged for electricity in the Valley compare with the electricity rates paid elsewhere on O'ahu? Would you say electricity rates in the Valley are:

Much higher	5%
Somewhat higher	3%
About the same	61%
Somewhat lower	7%
Much lower	9%
Don't know	13%
Missing	1%

(ALL BUT AG LESSEE SKIP TO Q22)

Q20. [Interviewer instructions: if the respondent hesitates to answer the question or gives a refusal, remind them that their answers are completely confidential.]

Do you produce farm products during the year for:

Commercial sales	53%
Personal use	22%
Other Use (specify):	3%
Do not produce farm products	22%
Refused	0%

Q21. (GO TO END FOR RESPONSES) Are there any changes you would like to see happen in the valley in the next 10 years to help farmers?

Because we are developing a plan for the future of the Valley, we would also like to consider how the plan might affect your children.

Q22. Do you have any children?

Yes	87%
No (Skip to Q28)	13%

Q23. Are any of your children 18 years old or older?

Yes	91%
No (Skip to Q28)	9%

Q24a. Do your children over age 18 live in the Valley or elsewhere?

In Valley (Go to Q24b)	62%
Elsewhere (specify):	31%
(Skip to Q25)	0
Both (Skip to Q25)	7%

Q25. Do you think your adult children plan to move back into the Valley at some point in the future?

Yes	63%
No (Skip to Q28)	27%
Don't Know	10%
Refused (Skip to Q28)	0

Q26. Would it be possible for us to speak with your adult children to better understand their vision of the Valley?

Yes (Go to Q27a)	41%
No	60%

Q27a. (IF YES) Can you please share their phone number so we can ask them a few questions about their vision for the future?

DEMOGRAPHIC QUESTIONS

Q28. Gender

Male..... 43%
Female..... 57%

Q29. What is your current employment status? Are you employed:

Full-time..... 33%
Part-time..... 5%
Self-employed..... 13%
Not employed..... 3%
Homemaker..... 3%
Retired..... 43%
Don't Know, Refused..... 0

Q30. How many years have you lived in Hawai'i?

Less than 1 year..... 0%
1 to 5 years..... 0%
6 to 10 years..... 0%
11 to 20 years..... 1%
More than 20 years, not lifetime..... 16%
Lifetime resident of Hawai'i..... 83%
Don't Know, Refused..... 0

Q31. How many years have you lived in Waiāhole Valley?

Less than 1 year..... 3%
1 to 5 years..... 4%
6 to 10 years..... 7%
11 to 20 years..... 13%
More than 20 years, not lifetime..... 49%
Lifetime resident in Waiāhole Valley..... 24%
Don't Know, Refused..... 0

Q32. What is your marital status?

Married..... 67%
Single, never married..... 15%
Divorced, separated, or widowed..... 19%
Other..... 0
Don't Know, Refused..... 0

Q33. Including yourself, how many people live in your household?

1 person..... 9%
2 people..... 25%
3 people..... 20%
4 people..... 20%
5 or more people..... 25%
Don't Know, Refused..... 0

Q34. What is your primary ethnic background

Caucasian..... 15%
Chinese..... 3%
Filipino..... 15%
Hawaiian or Part-Hawaiian..... 41%
Japanese..... 12%
Korean..... 3%
Samoan..... 1%
Black or African American..... 0%
Hispanic or Latino..... 3%
Mixed, Not Hawaiian..... 0%
Other..... 4%
No Answer / Refused..... 4%

Q35. What is your age?

Q36. What was the total 2016 income, before taxes, for all members of your household? Was it...

Less than \$10,000..... 5%
\$10,000 to \$14,999..... 5%
\$15,000 to \$24,999..... 8%
\$25,000 to \$34,999..... 9%
\$35,000 to \$49,999..... 24%
\$50,000 to \$74,999..... 17%
\$75,000 to \$99,999..... 13%
\$100,000 to \$150,000..... 8%
More than \$150,000..... 4%
No Answer, Refused..... 5%

Q11. Are there any issues or concerns about life in the Valley that we haven't talked about but you would like to share? If so, what are they?

1 Infrastructure Systems	23%
2 Lease Issues	15%
3 Vacant Lot Issues	3%
4 Financing and Institutional Support Issues	7%
5 Lifestyle Preservation Issues	15%
6 Crime	1%
9 No Answer	44%

% Answers based on Q11 Multiple Response Table

Q21. Are there any changes you would like to see happen in the valley in the next 10 years to help farmers?

1 Infrastructure Systems	23%
2 Lease Issues	13%
3 Vacant Lot Issues	10%
4 Financing and Institutional Support Issues	29%
5 Lifestyle Preservation Issues	13%
6 Crime	0%
9 No Answer	19%

% Answers based on Q21 Multiple Response Table

APPENDIX 3

Waiāhole Valley Community Issues Survey - Top Line Results

Waiāhole Valley
Strategic Planning Process
August 11, 2017

*Waiāhole Valley - a self-sustaining, thriving,
rural agricultural community*



What is this Waiāhole Valley survey?

- This Issues Survey will enable the Strategic Plan team to prioritize the challenges facing the Waiāhole Community.
- The survey was based on insights from personal interviews with Waiāhole farmers and residents conducted in July.
- The survey also included issues from past plans and meetings with state & county officials.
- The survey was conducted by telephone and in-person - attempted to reach ALL farmers and residents.
- The survey is just one stage in involving the community in the strategic planning process (see next chart)

SMIS Beyond information. Intelligence.

Strategic Plan Timeline



SMS Beyond Information. Intelligence.

Waiāhole Valley Survey Top Line Results

Methodology:

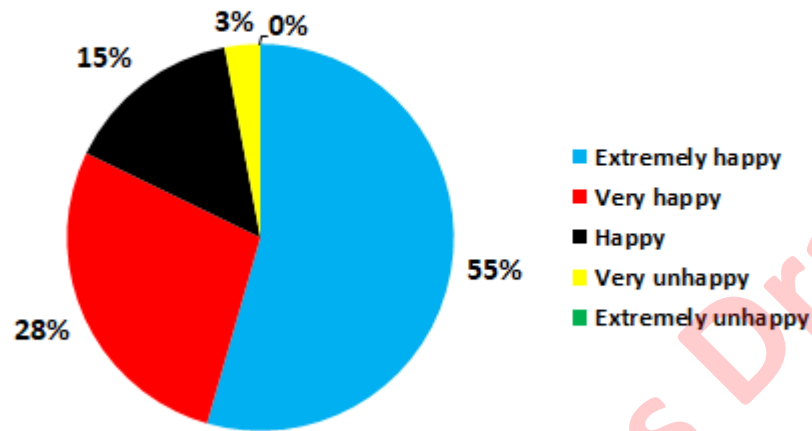
- 74 surveys were completed out of a potential of 103 housing/farm units. This represents 72% plus of all valley residents
- Surveys were done by phone and in-person
- Multiple efforts were made to non respondents

How to read the data:

- Each chart has the specific question pertaining to the data presented
- Unless otherwise stated, results represent the answers from all participants
- Don't know or refused to answer are excluded from the data.

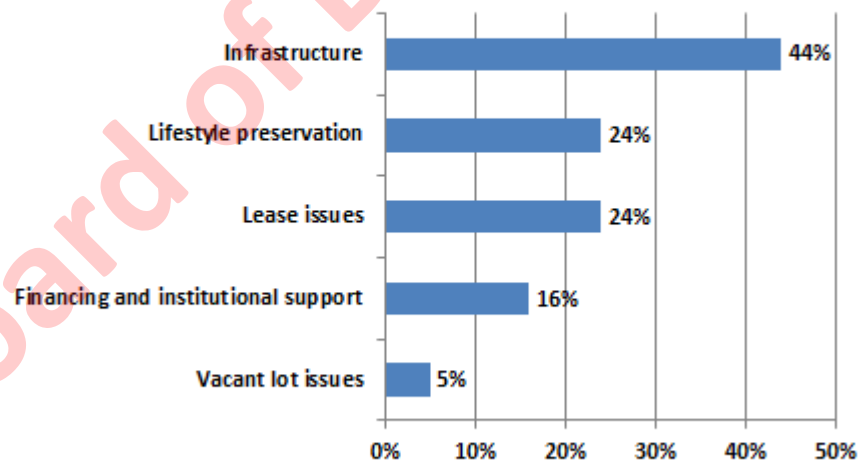
SMS Beyond Information. Intelligence.

When asked: **How happy are you living in Waiāhole Valley?**



SIIS Beyond information. Intelligence.

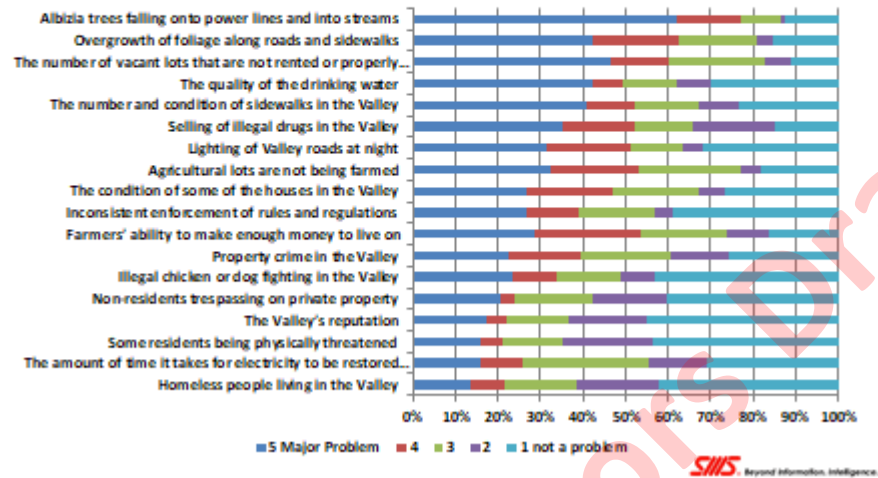
When asked: **What changes would you like to see happen in the Valley over the next 10 years?(PROBE)**



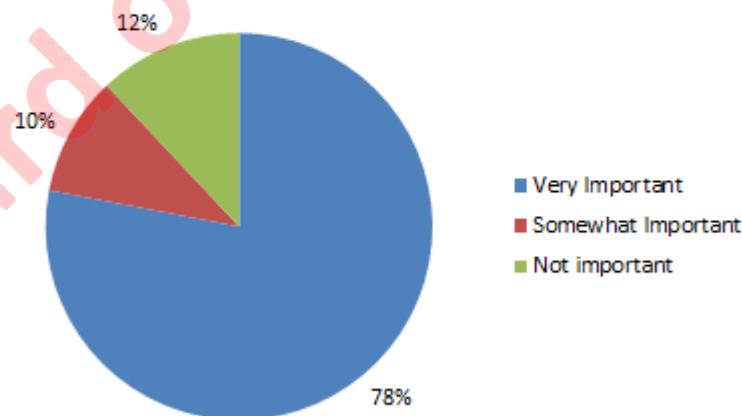
Responses were unaided and coded into categories

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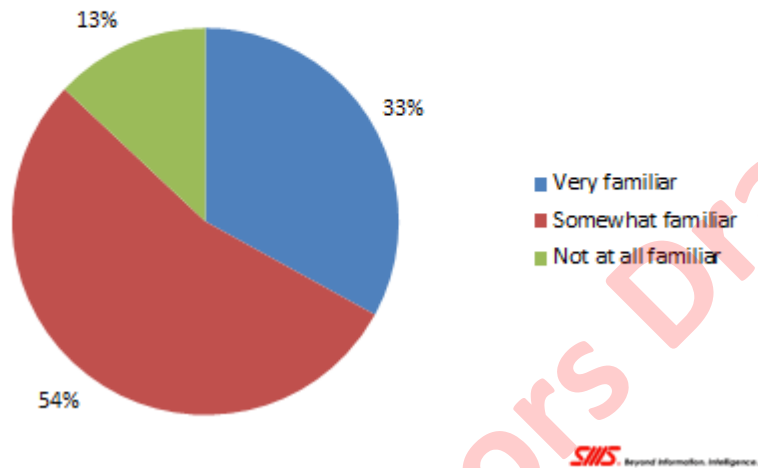
When asked: **I'm going to read you a list of concerns that some Valley residents expressed during previous interviews. We would like you to rate the seriousness of each of these concerns. On a scale of 1 to 5, where 1 is not a problem at all and 5 is a major problem, how big a problem is ...**



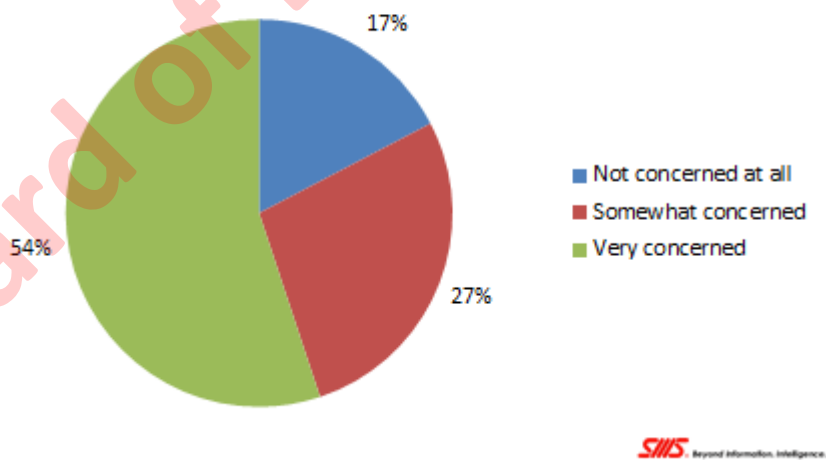
When asked: **How important is it to develop a long term plan for the Waiāhole Valley and its residents?**



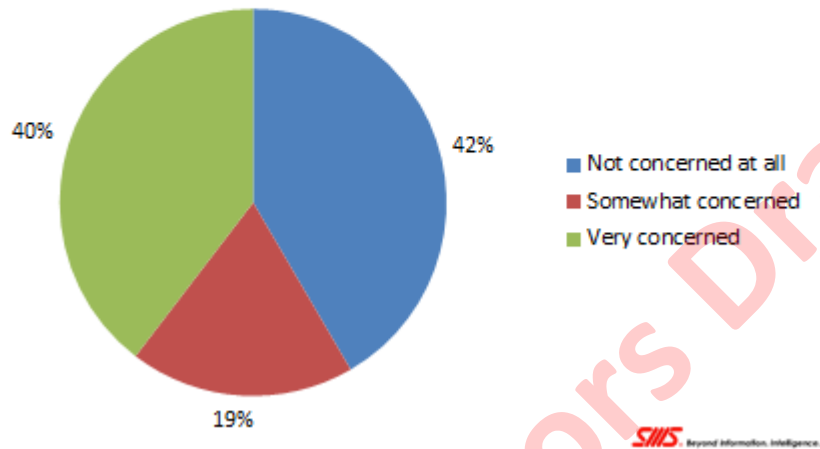
When asked: **How familiar are you with the terms and conditions of your HHFDC lease?**



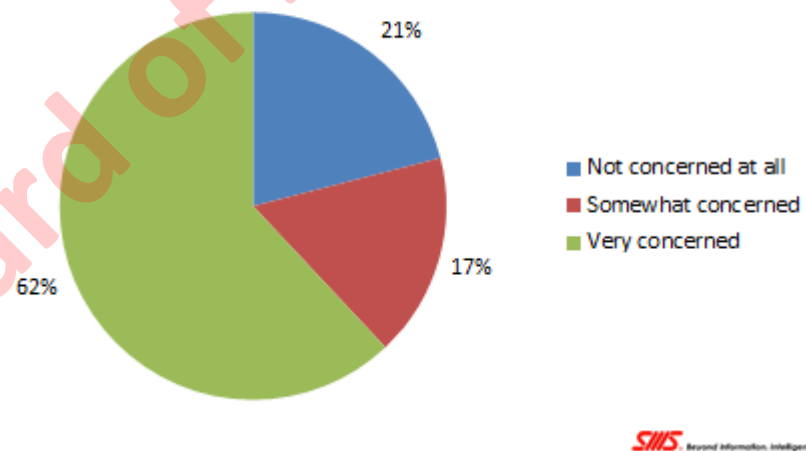
When asked: **How concerned are you about the number of years left on your lease?**



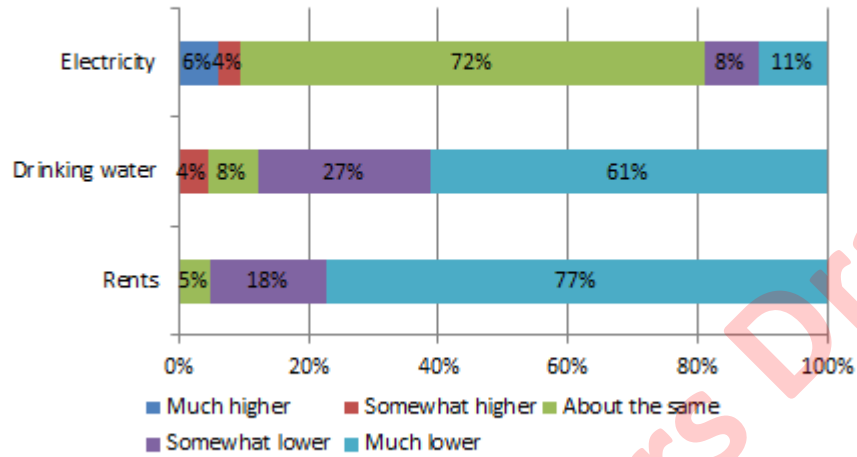
When asked: **How concerned are you about being able to get financing for renovations to your house because of the length of your lease?**



When asked: **How concerned are you that you won't retain any value from your house or improvements you made to the property when your lease ends?**

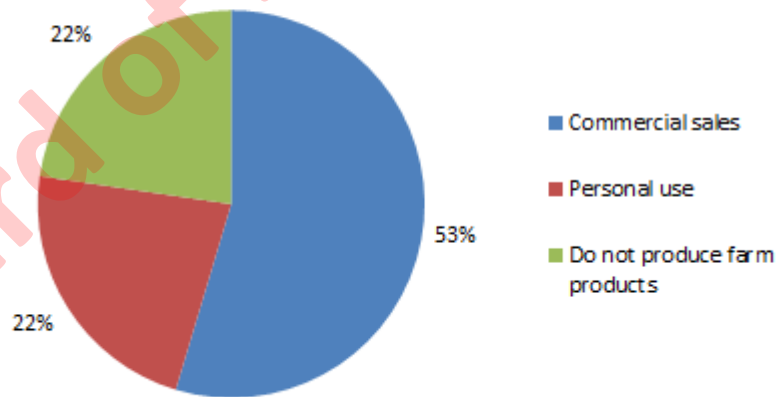


When asked: **In your opinion, how do the current rent/water/electricity payments made by HHFDC Lessees compare with the rent/water/electricity paid for similar properties on O'ahu? Would you say HHFDC are:**



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When asked: **Do you produce farm products during the year for...**



Asked of those residing on farm properties

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APPENDIXC: SUMMARY REPORT SURVEY #2

Background

Gathering input from Waiāhole residents is an important part of the strategic planning process. Resident Surveys are the primary way of gathering quantitative feedback from residents. Surveys were conducted with HHFDC lessees, DHHL lessees, and Private Title owners. This is a summary of responses to the Waiāhole Valley Resident Solutions Survey conducted in person and over the phone by SMS professionals.

Methodology

All residents who have a means of contacting them were asked to participate in the survey.

Phone surveys were conducted by the SMS Call Center in Honolulu.

In-person surveys were led by Kekoa Soon and involved experienced SMS interviewers.

Survey questions were developed based on responses to the Resident Issues Surveys that were previously conducted by SMS.

Fifty seven percent of participants said they participated in the previous survey, forty percent said they did not, and three percent were unsure.

A total of sixty-eight surveys (66% overall) were completed. Of the sixty-eight completed surveys, sixty-one identified as lessees and seven as private title owners. Of those who identified as lessees forty eight percent identified as HHFDC lessees, forty four percent identified as DHHL lessees, and eight percent declined to respond or were unsure. Additionally, forty nine percent identified as residential lots, forty three percent as Agricultural, and eight percent as both.

Summary tables of survey responses are provided in Appendix 1.

A draft of the Solutions Survey script with response frequencies inserted is provided in Appendix 2.

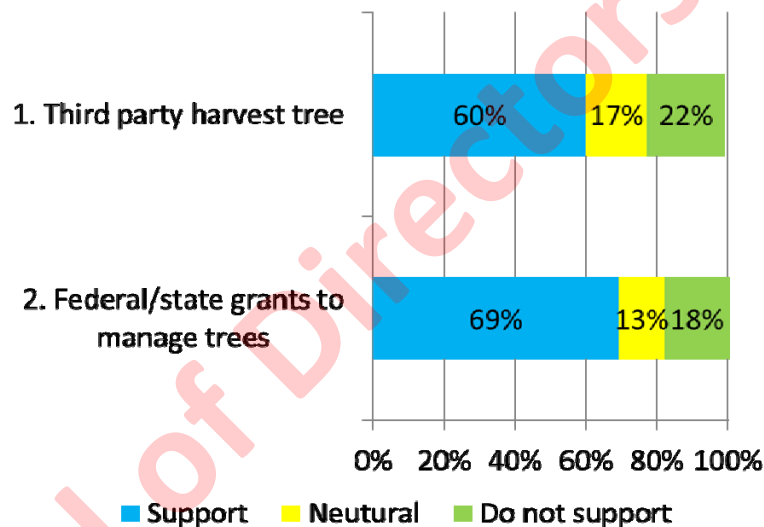
Survey Results

Albizia Tree Issues:

Participants were asked to identify how much they support the following possible solutions to the Albizia Tree Issues.

1. Contract with third-party to harvest trees at their expense to their corporate use
2. Retain a grant writer to raise state and federal grants to manage the invasive species

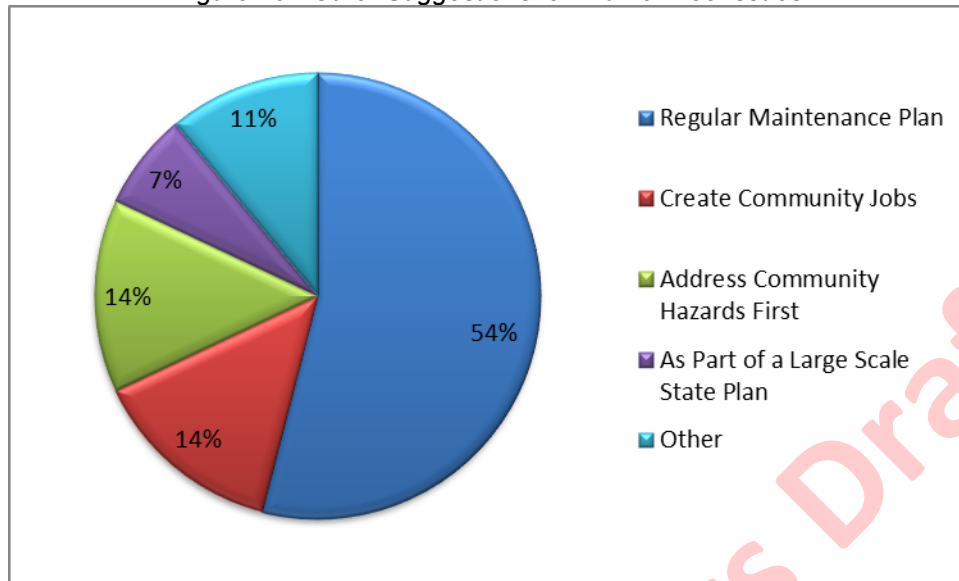
Figure 9 - Albizia Tree Solutions



When additionally asked to determine which of the two options they most preferred, forty five percent said they preferred the third-party option, fifty three percent said they preferred the grants option.

Participants were also asked if they had any other suggestions to solve the Albizia tree issues. Their open-ended responses were placed into one of five categories based on their content.

Figure 10 - Other Suggestions for Albizia Tree Issues



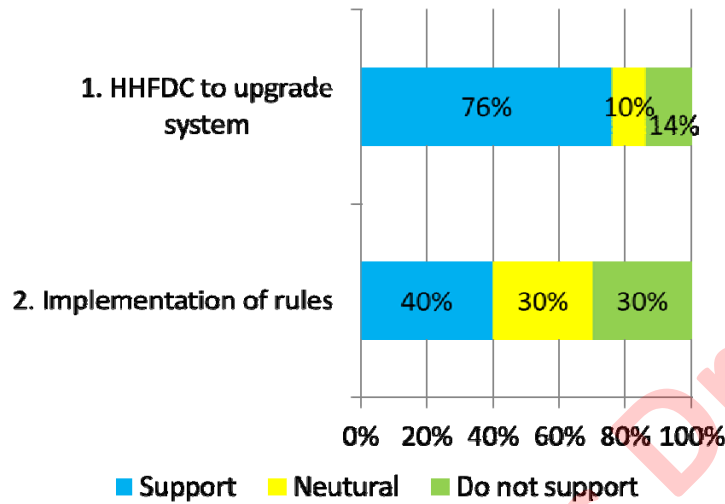
The category with the highest response rate is Regular Maintenance Plan at fifty four percent. Examples of responses that were included in the Regular Maintenance Plan include getting to trees at a younger stage and cut before they get big. This is followed by Create Community Jobs and Address Community Hazards First both at fourteen percent. Examples of responses included in the Community Jobs category include Do it themselves for lease/tax incentives and Nephew cuts trees. Examples of responses included in the Address Community Hazards First category include Remove trees that block the waterways and remove trees near property boundaries and roads first. These are followed by the Other category at eleven percent and As Part of a Large-Scale State Plan at seven percent. Examples of responses included in the Other category include Need to inform community of cost and timeframe and anything to get the problem taken care of. Examples of responses in the As Part of a Large-Scale State Plan include Address as part of a state-wide problem and Not just a Waiāhole issue.

Potable Water System Issues:

Participants were asked to identify how much they support the following possible solutions to the Potable Water System Issues.

1. HHFDC's plan to upgrade the system (relocating wells to within the subdivision and constructing a new reservoir tank) to improve service reliability and water pressure
2. Implementation of rules for the system to ensure fairness, responsible usage, and some increased recovery of operating costs

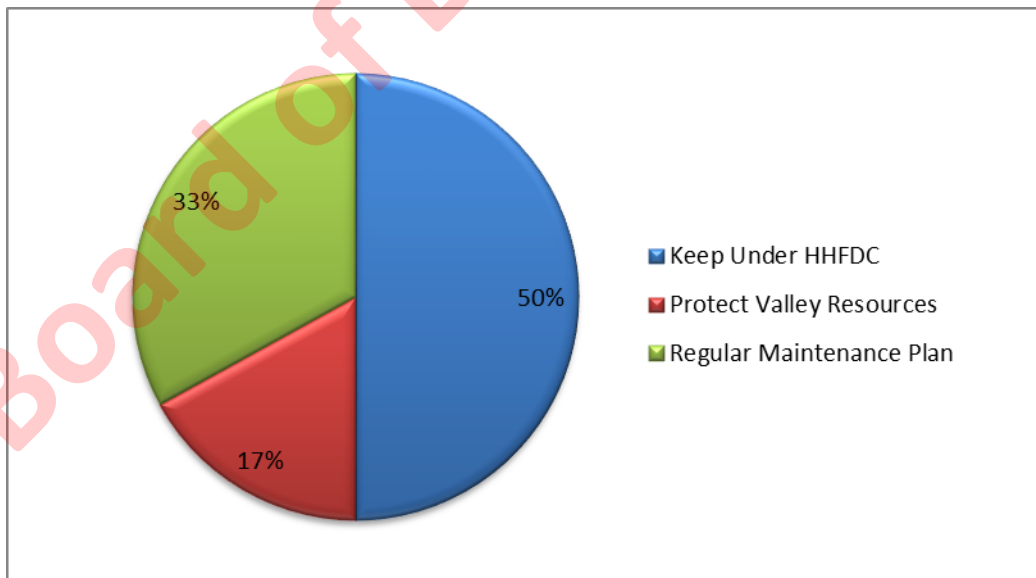
Figure 11 - Potable Water Systems



When asked to additionally determine which of the options they most preferred, eighty four percent preferred HHFDC to upgrade system and sixteen percent preferred the Implementation of rules option.

Participants were also asked if they had any other suggestions to solve the Potable Water Systems Issues. Their open-ended responses were placed into one of three categories based on their content.

Figure 12 - Other Suggestions for Potable Water System Issues



The category with the highest response rate is Keep under HHFDC at fifty percent. Examples of responses placed in this category include Keep it as it is and Have no problem with the current system. This is followed by Regular maintenance plan at thirty

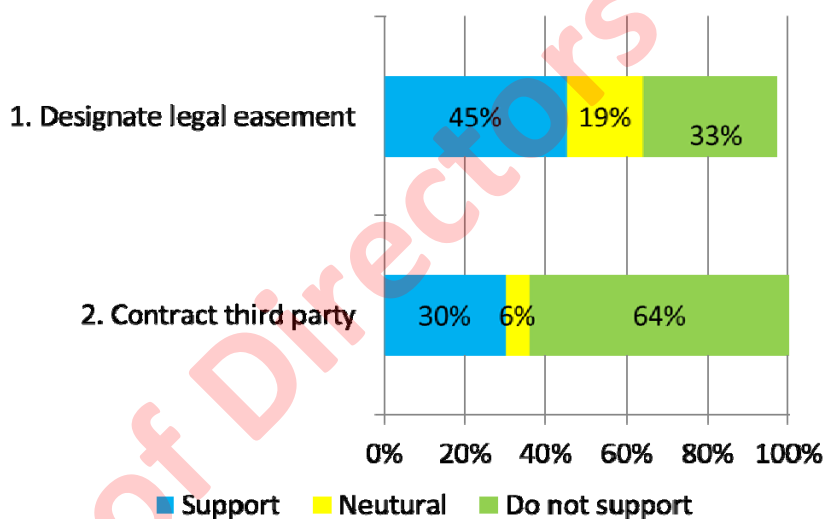
three percent. Examples of responses placed in this category include Maintain the current system better and Repair the leaky water tank. The next category is Protect valley resources at seventeen percent. An example of a response in this category is Return the water to the valley.

'Auwai and McCandless System Issues:

Participants were asked to identify how much they support the following possible solutions to the 'Auwai and McCandless System Issues.

1. Designate legal easement along waterways for ease of future maintenance
2. Contract with a third-party for continuous maintenance cost to be paid through future lease rent adjustments for properties along waterways

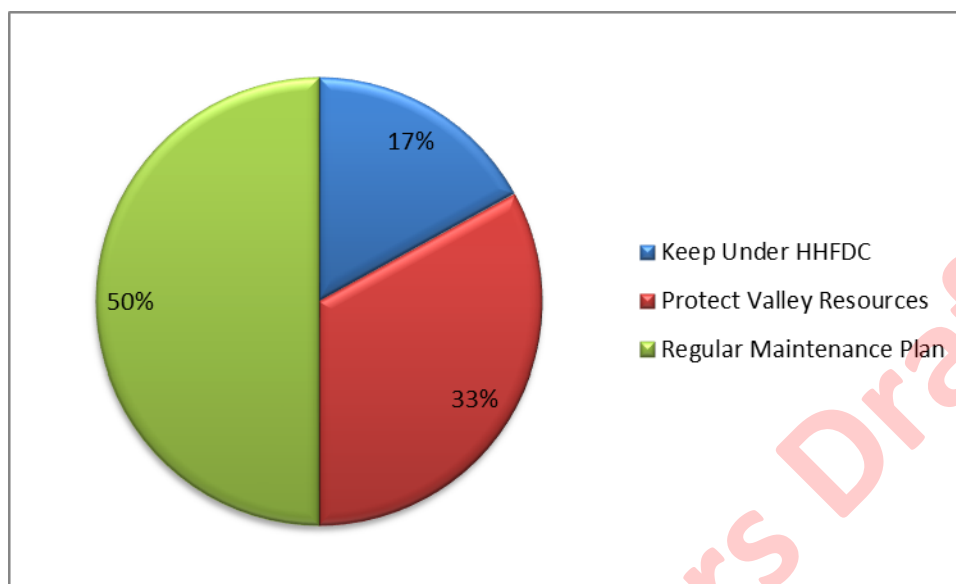
Figure 13 - 'Auwai and McCandless Systems



When asked to additionally determine which of the options they most preferred, fifty six percent said they preferred designating a legal easement and forty percent said they preferred contracting a third party.

Participants were also asked if they had any other suggestions to solve the 'Auwai and McCandless Systems Issues. Their open-ended responses were placed into one of three categories based on their content.

Figure 14 - Other Suggestions for the 'Auwai & MWS Issues



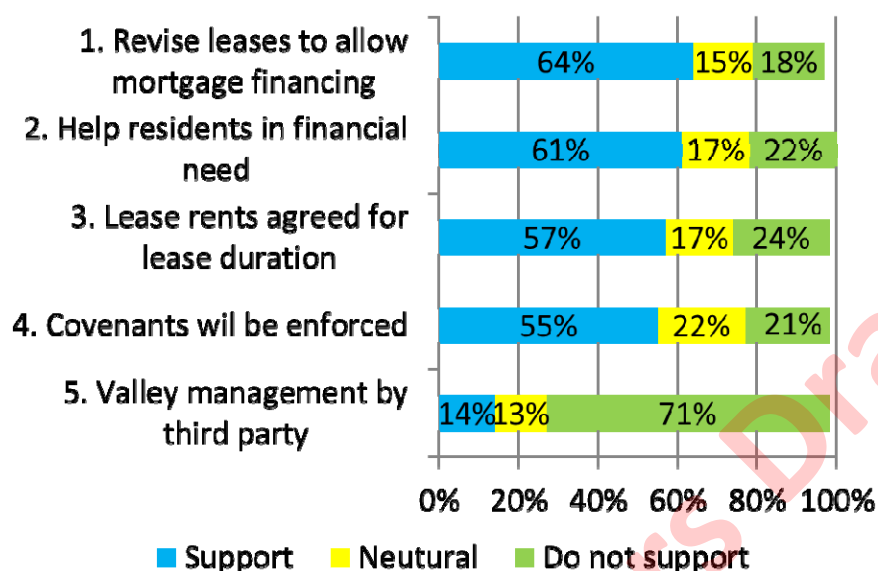
The category with the highest response rate is Regular maintenance plan at fifty percent followed by Protect valley resources at thirty three percent and Keep under HHFDC at seventeen percent. Examples of responses in the Regular maintenance plan category include Keep waterways clear and Debris from upper-watershed should not be residents kuleana. Examples of responses in the Protect valley resources category include Protect for future generations and the 'Auwai is a cultural resource to be protected. Examples of responses in the Keep under HHFDC category include don't want BOW and state (HHFDC) should talk to people who use this water.

Future Lease Renegotiation Issues:

Participants were asked to identify how much they support the following possible solutions to the Future Lease Renegotiation Issues.

1. Revise leases to allow for mortgage financing for home improvements and other needs
2. To help residents in financial need and identify organizations that will provide financial aid
3. Future lease rents be agreed upon for the duration of the leases
4. Lease language to re-affirm Valley residents and farmers that lease covenants will be enforced equally
5. Assign valley management to a third-party property management company

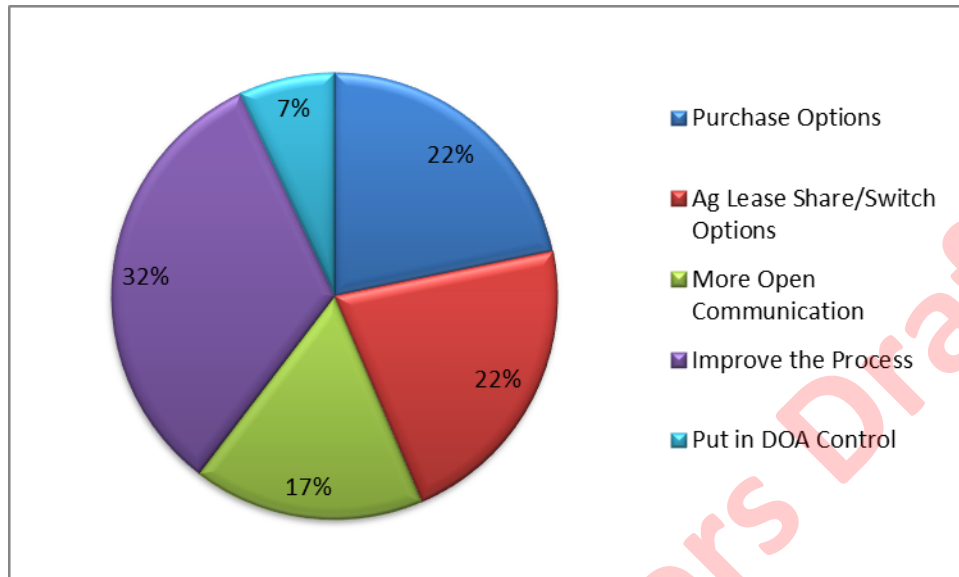
Figure 15 - Future Lease Content



When asked to additionally determine which of the options they most preferred, thirty percent said they preferred Revise leases to allow for mortgage financing for home improvements and other needs, twenty seven percent said they preferred To help residents in financial need and identify organizations that will provide financial aid, twenty percent said they preferred Future lease rents be agreed upon for the duration of the leases, sixteen percent said they preferred Lease language to re-affirm Valley residents and farmers that lease covenants will be enforced equally, and five percent said they preferred the Assign valley management to a third-party property management company option.

Participants were also asked if they had any other suggestions to solve the Future Lease Renegotiation Issues. Their open-ended responses were placed into one of five categories based on their content.

Figure 16 - Other Suggestions for Future Lease Renegotiations



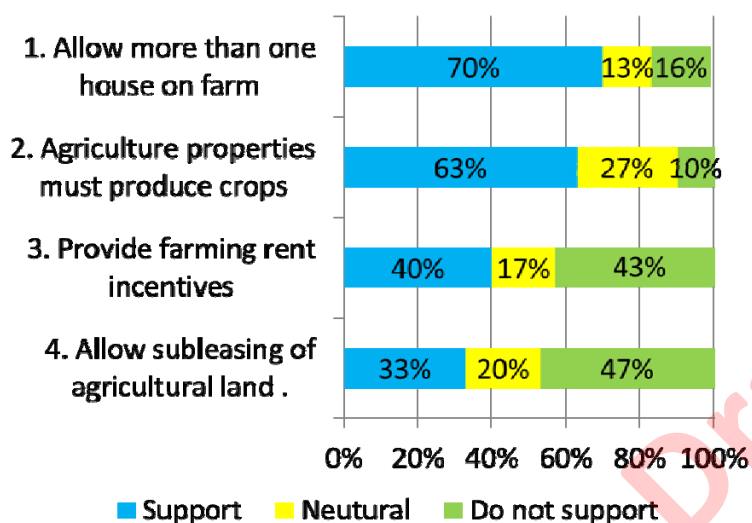
The category with the highest response rate is Improve the process at thirty two percent followed by Purchase options and Ag lease options both at twenty two percent. Next is More open communication at seventeen percent followed by Put in DOA control at seven percent. Examples of responses that were placed in the Improve the process category include The cost of adding family to the lease and Lease should be better written. Examples of responses in the Purchase options category include Offer lessee's options to buy and just sell us the land. Examples of responses in the Ag lease options category include Put non-farmers in residential and Make leases longer and inheritable. Examples of responses in the communication category include more forums and Association (HHFDC) should report to community. An example of a response in the DOA category is simply to involve the DOA.

Issues Impacting Farmers:

Participants were asked to identify how much they support the following possible solutions to the Issues Impacting Farmers.

1. Allow more than one house be built on agriculture land for lessee farmer
2. Agriculture properties must produce crops or face lease review
3. Provide farmers with rent incentives such as rent reductions or increases based on volume of agriculture produced versus an agreed upon target
4. Allow subleasing of agricultural land to other farmers

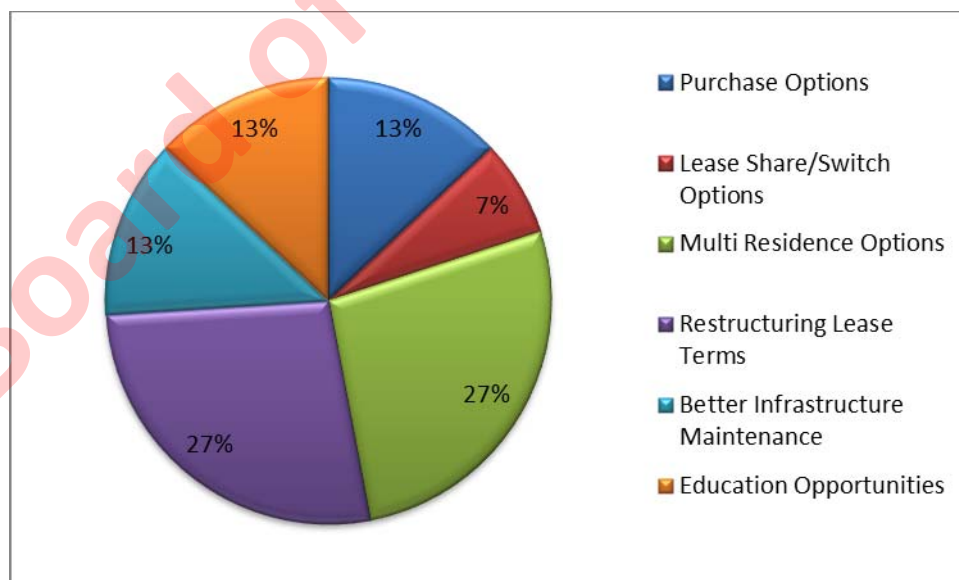
Figure 17 - Issues Impacting Farmers



When asked to additionally determine which of the options they most preferred, thirty one percent said they preferred allowing more than one home on farms, twenty four percent said they preferred enforcing Agricultural production rules, twenty four percent said they preferred Allowing subleasing, and seventeen percent said they preferred Providing farming rent incentives option.

Participants were also asked if they had any other suggestions to solve the Issues Impacting Farmers. Their open-ended responses were placed into one of six categories based on their content.

Figure 18 - Other Suggestions for Solving Issues Impacting Farmers

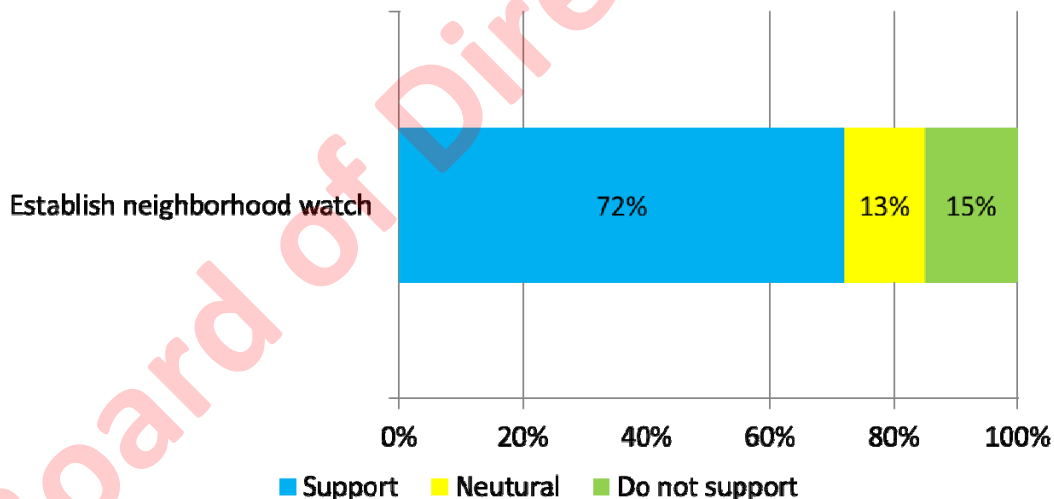


The categories with the highest response rates are Multi residence options and Restructuring lease terms at twenty seven percent. They are followed by Better infrastructure maintenance, Educational opportunities, and Purchase options all at thirteen percent followed by Lease share/switch options at seven percent. Examples of responses in the Multi residence options category include need more houses for family to continue farming and allowing two to three homes will help farmers. Examples of responses in the Restructuring lease terms category include do away with 1/3 profit of farming rule and property tax adjustments for unusable land. Examples of responses in the Better infrastructure category include need electricity and bigger pipes for water. Examples of responses in the educational opportunities category include testing of soil for what crops can be produced and access to modern technology techniques that can help farmers. Examples of responses in the purchase options category include if name is on the lease they should be given a purchase option and simply need to own. Examples of responses in the Lease share/switch options category include need help from state for forming co-ops and helping farmers to negotiate share-cropping agreements.

Issues of Crime in the Valley:

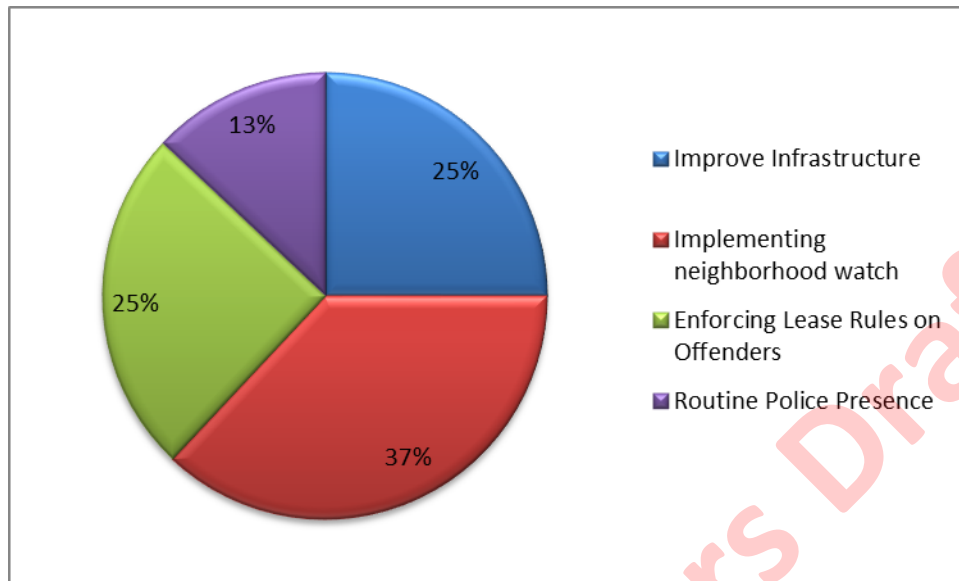
Participants were asked to share how much they support the idea of establishing a neighborhood watch as a possible solution to address issues of crime in the valley.

Figure 19 - Support for Neighborhood Watch



Participants were also asked if they had any other suggestions to solve the Issues of Crime in the Valley. Their open-ended responses were placed into one of four categories based on their content.

Figure 20 - Other Suggestions to Address Crime



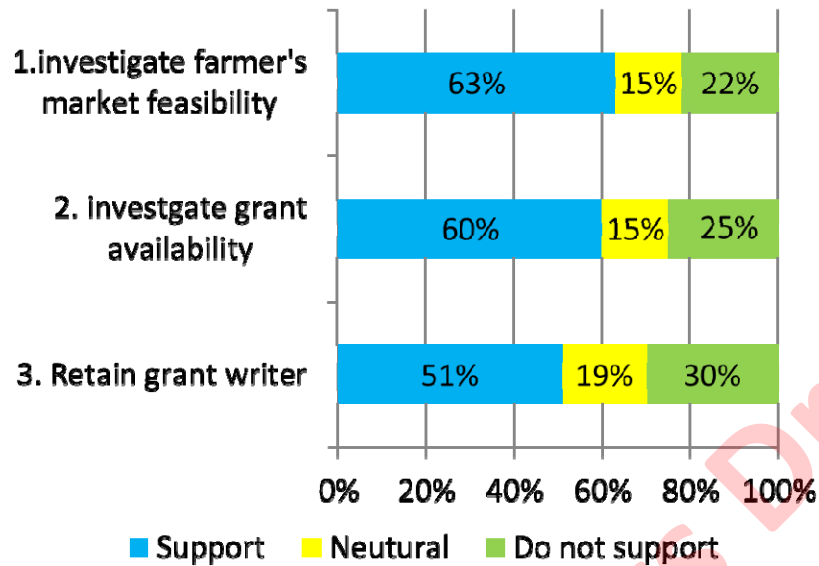
The category with the highest response rate is implementing neighborhood watch at thirty seven percent followed by improving infrastructure and enforcing lease rules on offenders both at twenty five percent and routine Police presence at thirteen percent. Examples of responses in the implementing neighborhood watch category include networking with all neighbors not just WWCA and rotating responsibility among neighbors to share the burden and insure fairness. Examples of responses in the improve infrastructure category include putting in speedbumps, installing community surveillance cameras, and improving valley lighting at night. Examples of responses in the enforcing lease rules on offender's category include acting on known offenders in the valley and simply enforcing the rules to set a precedent. Examples of responses in the routine Police presence category include get Police involved in the neighborhood watch and increase regular patrols of the valley at night.

Reinvigorating the Valley's Economy:

Participants were asked to identify how much they support the following possible solutions to Reinvigorating the Valley's Economy.

1. Investigate the development of a farmer's market along Kamehameha Highway
2. Investigate availability of grants from the DOA to develop a Waiāhole Valley brand to increase agricultural output retail value
3. Retain grant writers to gain resources for branding, financial aid for low-income households and other needs

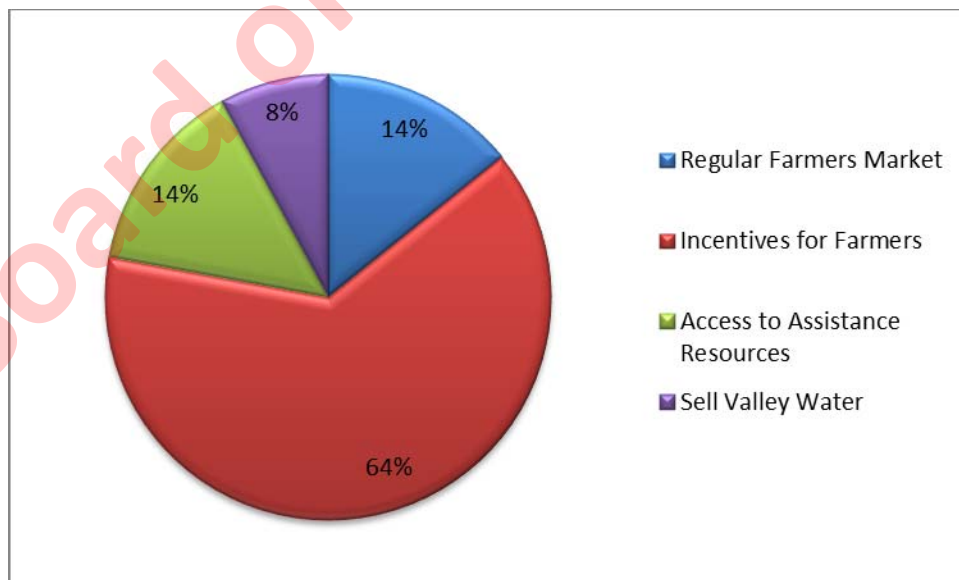
Figure 21 - Reinvigorating the Valley's Economy



When asked to additionally determine which of the options they most preferred, thirty five percent said they preferred the retaining a grant writer option, thirty three percent said they preferred the farmer's market option, and thirty percent said they preferred the grant availability option.

Participants were also asked if they had any other suggestions to solve the Issues of reinvigorating the Valley's Economy. Their open-ended responses were placed into one of four categories based on their content.

Figure 22 - Other Suggestions to Reinvigorate the Valley's Economy



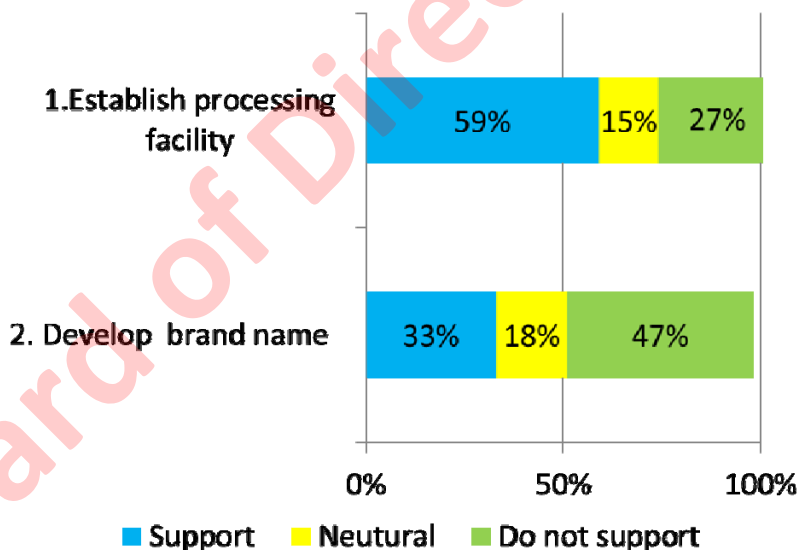
The highest rated category is incentives for farmers at sixty four percent, followed by regular farmer's market and access to assistance resources both at fourteen percent, and sell valley water at eight percent. Examples of responses in the incentives category include allowing subleases/co-op options and developing a community kitchen/processing facility. Examples of responses in the regular farmer's market category include create a space to market valley produce and make a farmer's market once or twice a month. Examples of responses in the access to assistance category include a combination of options 2 and 3 above (grant availability and grant writer) and they need resources to help farmers survive. An example of a response in the sell valley water category is simply sell/market our water.

Future Agriculture Regulation Issues:

Participants were asked to identify how much they support the following possible solutions to the Future Agriculture Regulation Issues.

1. Establish a cooperative processing facility in the area for local farmers
2. Market the Valley's agriculture products under a single brand thus increasing product value

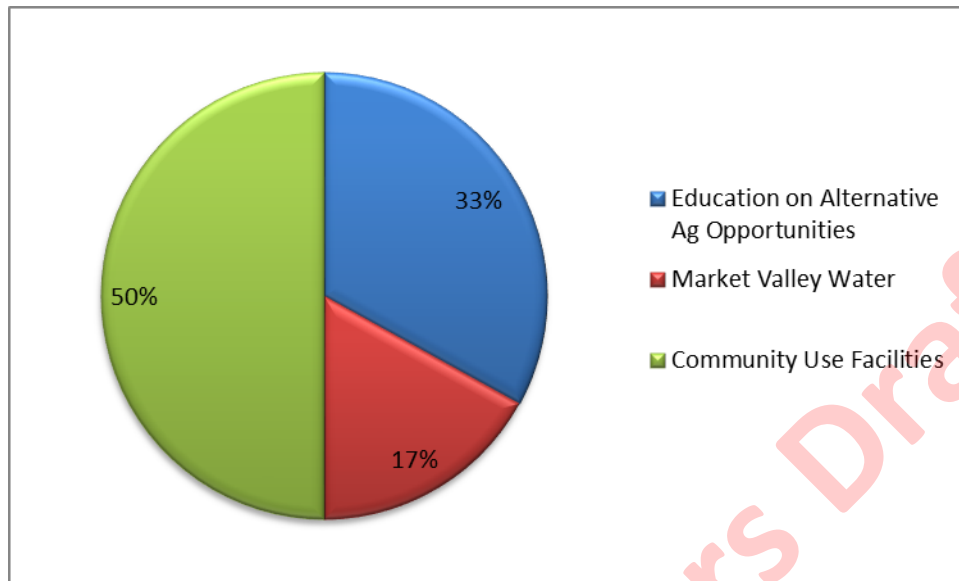
Figure 23 - Providing Farming Facilities



When asked to additionally determine which of the options they most preferred, seventy eight percent said they preferred establishing a processing facility and twenty two percent said they preferred developing a brand name.

Participants were also asked if they had any other suggestions to solve Future Agriculture Regulation Issues. Their open-ended responses were placed into one of three categories based on their content.

Figure 24 - Other Suggestions for Future Agricultural Regulations Issues



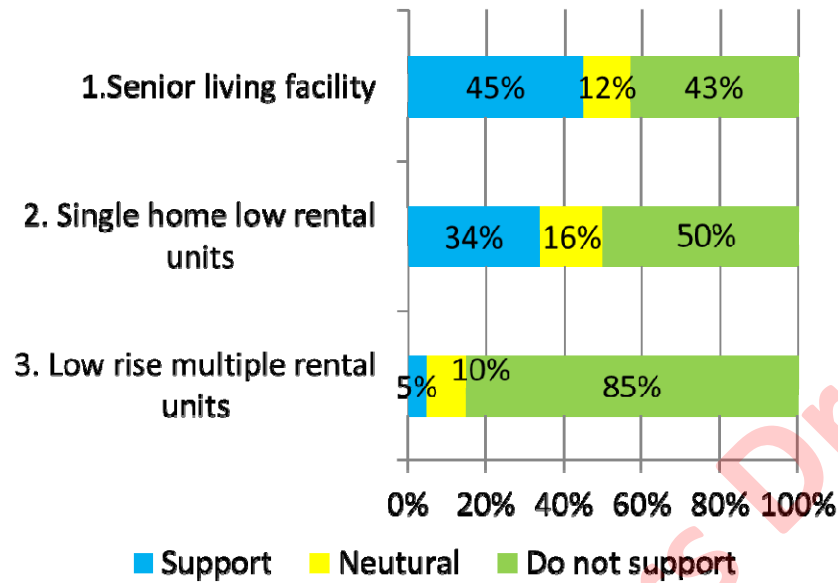
The highest rated category is Community Use Facilities at fifty percent followed by Education on Alternative Ag Opportunities at thirty three percent and Market valley water at seventeen percent. Examples of responses in the community use facilities category include developing a community processing facility and establishing a community kitchen. Examples of responses in the education on alternative Ag opportunities include helping farmers develop alternative ideas and education on food safety requirements. Examples of responses in the market valley water category include bottle our water and market water under valley brand.

Vacant Lot Issues:

Participants were asked to identify how much they support the following possible solutions to the Vacant Lot Issues.

1. Develop a senior living facility
2. Develop the vacant lots as single-home, low-rent units
3. Develop low-rise, low-income multiple-rental property as workforce housing

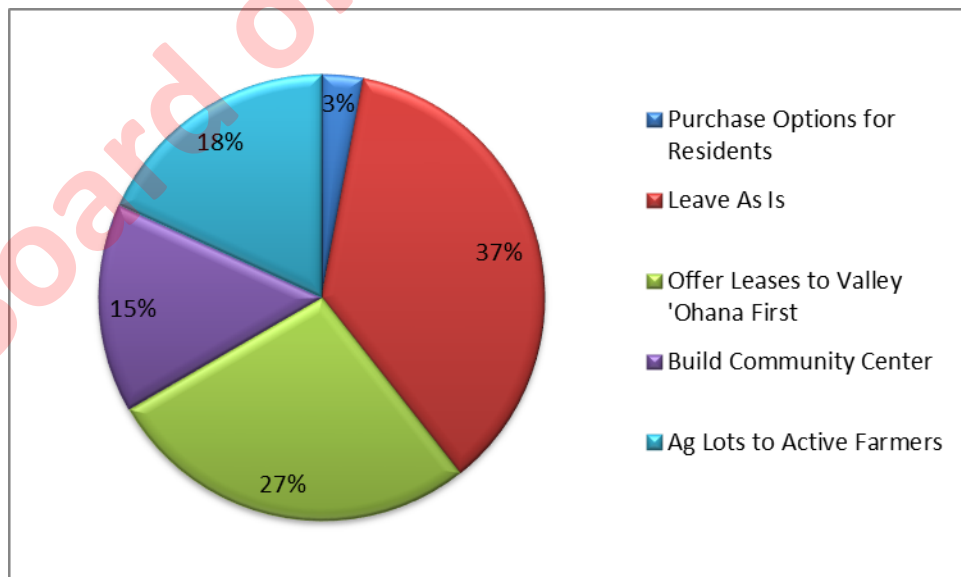
Figure 25 - Vacant Lot Issues



When asked to additionally determine which of the options they most preferred, fifty six percent said they preferred the senior living facility option, thirty three percent said they preferred the single home low rent option, and four percent said they preferred the low rise multi-unit option.

Participants were also asked if they had any other suggestions to solve Vacant Lot Issues. Their open-ended responses were placed into one of five categories based on their content.

Figure 26 - Other Suggestions on what to do with Vacant Lots

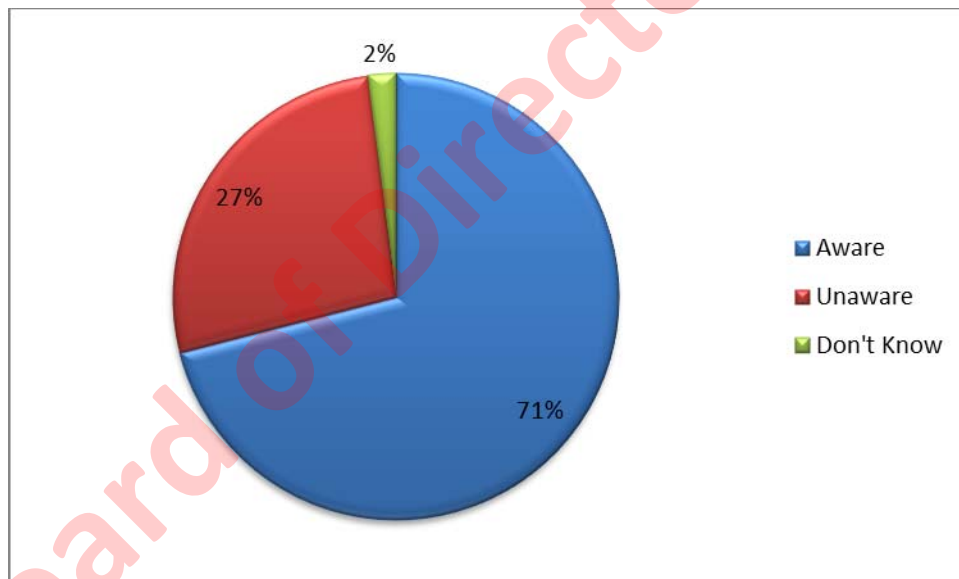


The category with the highest response rate is Leave as is at thirty seven percent followed by Offering of Leases to Valley 'Ohana First at twenty seven percent, Ag Lots to Active Farmers at eighteen percent, Building a Community Center at fifteen percent, and Purchase Options for Residents at three percent. Examples of responses in the Leave as is category include don't develop and leave it alone. Examples of responses in the Offer Leases to Valley 'Ohana First category include would like to see sibling have a vacant lot and offer it to residents of Waiāhole family first. Examples of responses in the Ag lots to Farmers category include open it up to more farmers and put farmers on the land. Examples of responses placed in the Community Center category include building a rec center/emergency shelter and build a facility to bottle our water. An example of a response in the purchase options category is selling to people who want to buy.

Septic Tank Issues:

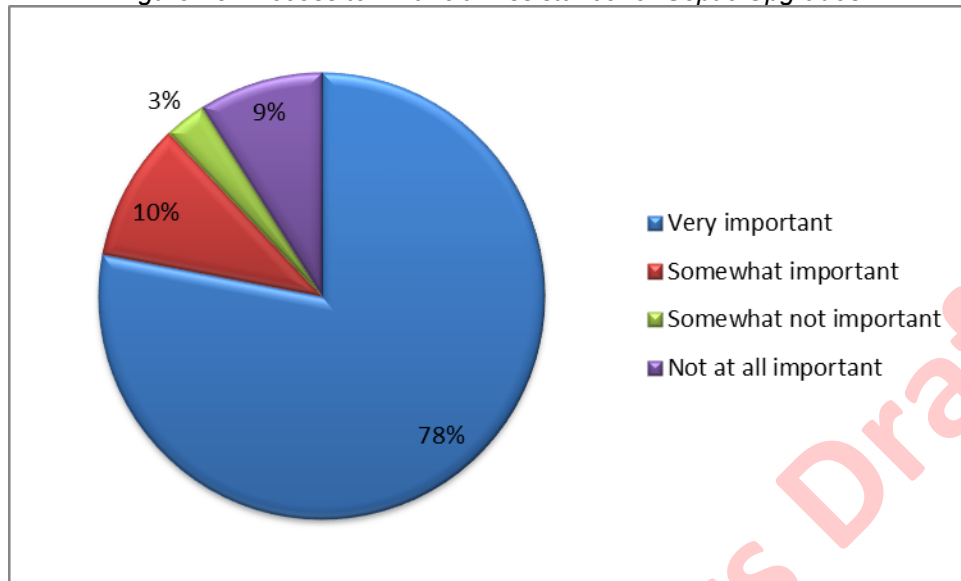
Participants were asked to share how aware they are about regulations requiring all residences to have Septic Tank Systems soon.

Figure 27 - Awareness of Septic Tank Regulations



Participants were additionally asked to share how important access to financial assistance to install these systems is to them.

Figure 28 - Access to Financial Assistance for Septic Upgrades

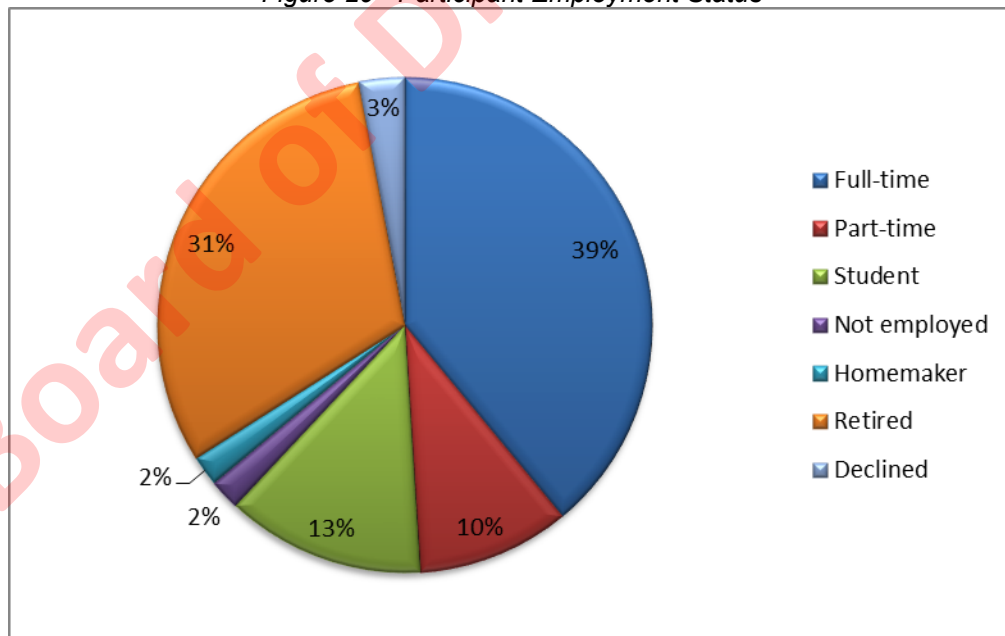


Participant Demographics:

Of the sixty-eight participants, thirty-eight (56%) identified as Male, twenty-six (38%) identified as Female, and four (6%) declined to answer.

When asked to share their employment status, participants reported the following:

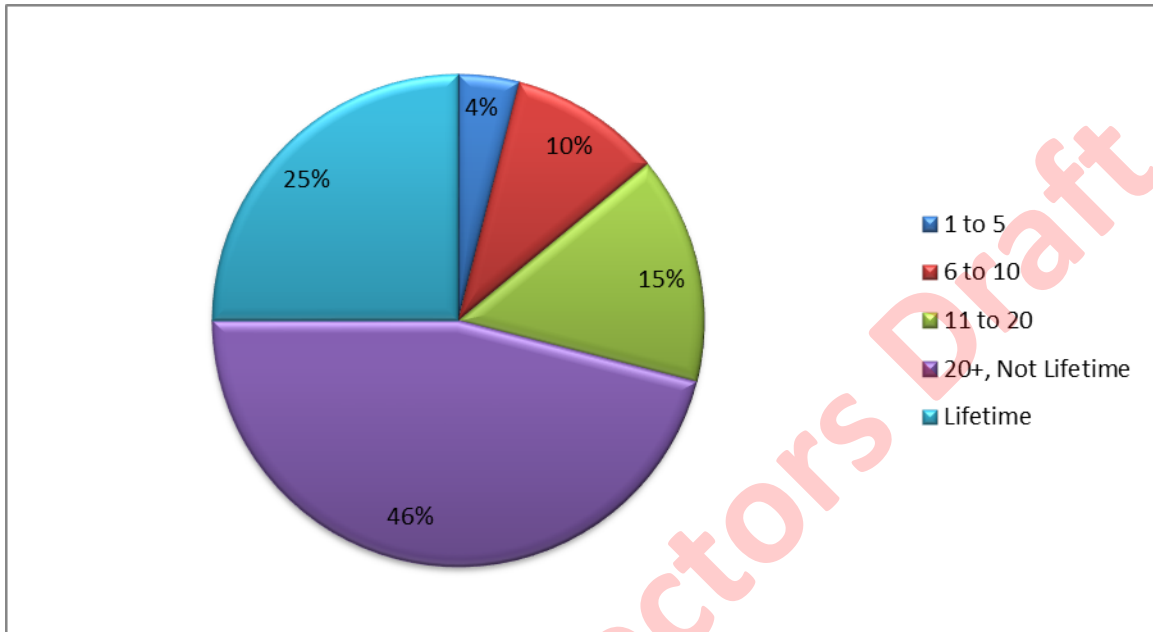
Figure 29 - Participant Employment Status



Of the sixty-eight participants, twelve (18%) said they have lived in Hawaii more than twenty years, but not a lifetime and fifty-six (82%) said they are lifetime residents.

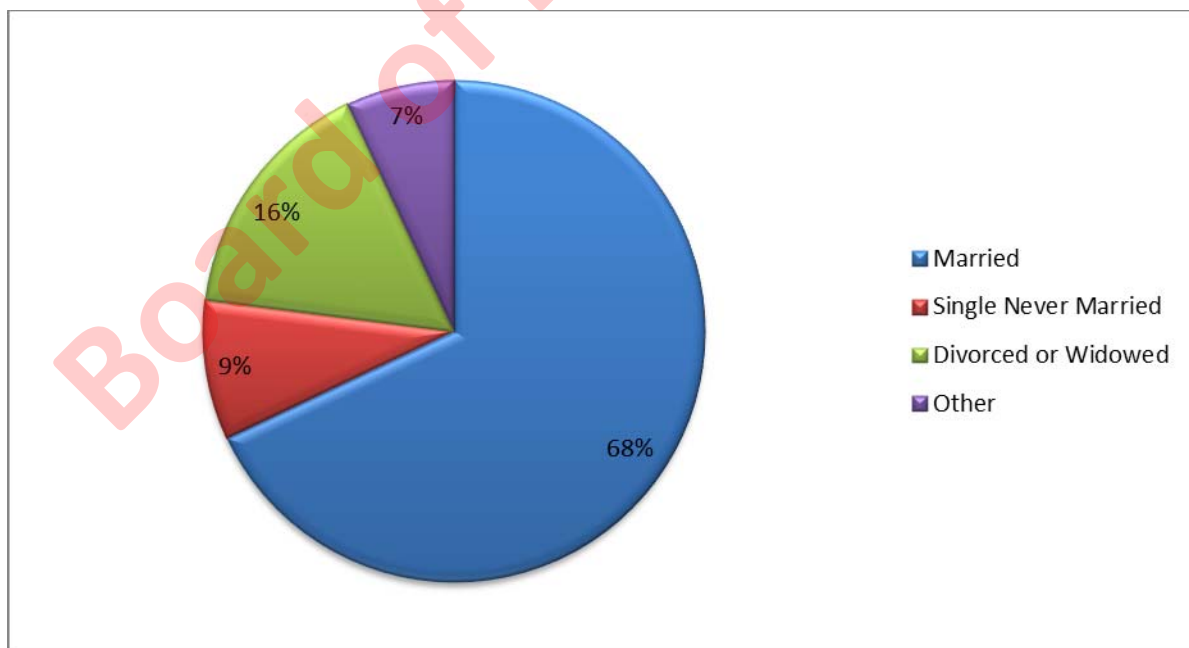
When asked to share how many years they have lived in Waiāhole, participants reported the following:

Figure 30 - Years Lived in Waiāhole



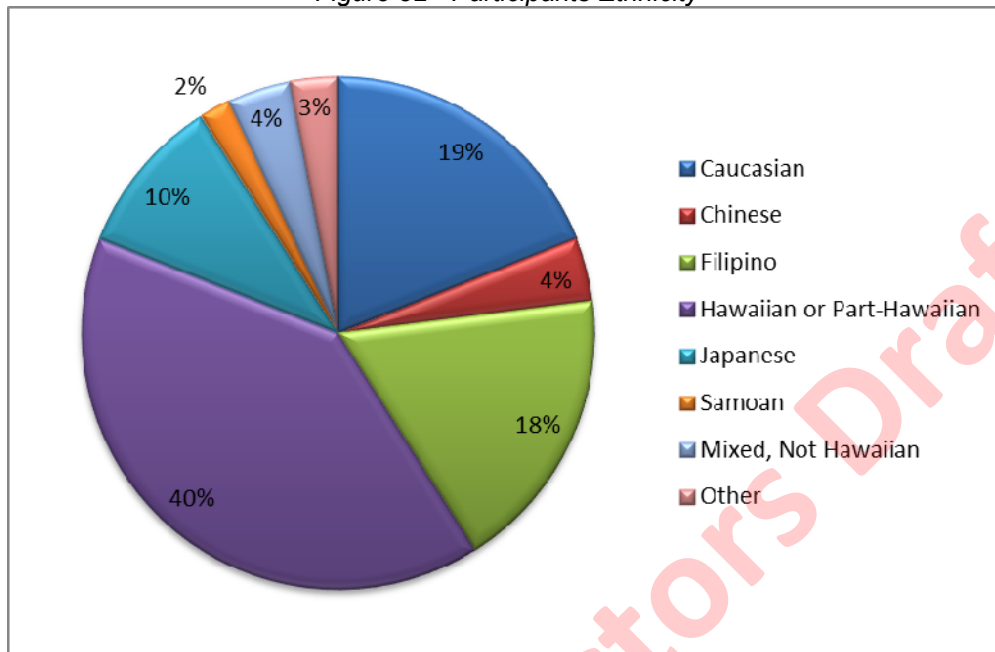
When asked to share their marital status, participants reported the following:

Figure 31 - Participants Marital Status



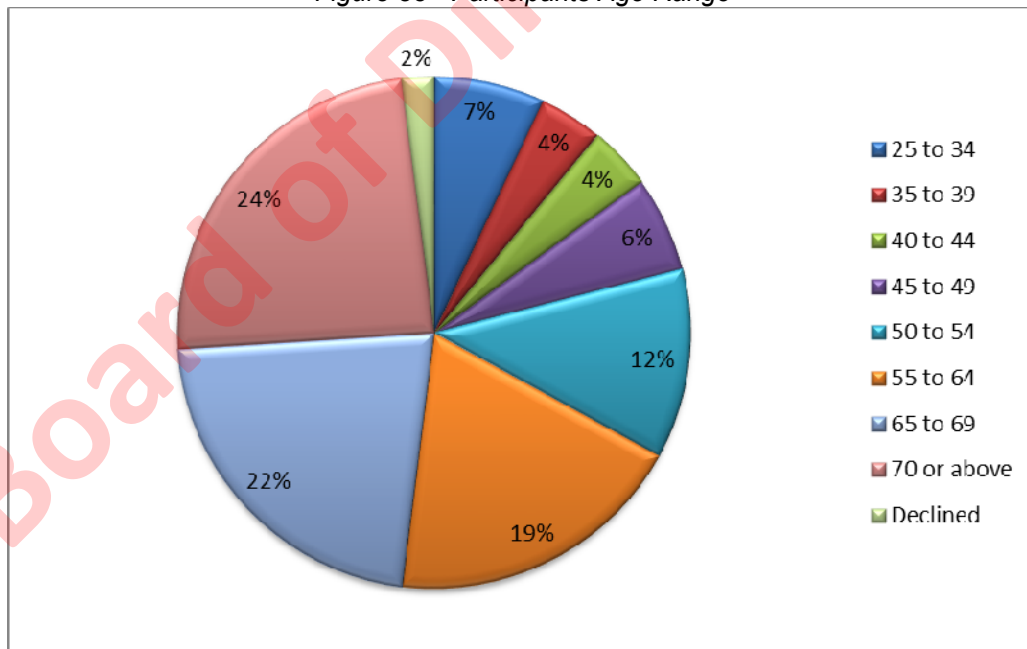
When asked to share how they identified ethnically, participants reported the following:

Figure 32 - Participants Ethnicity



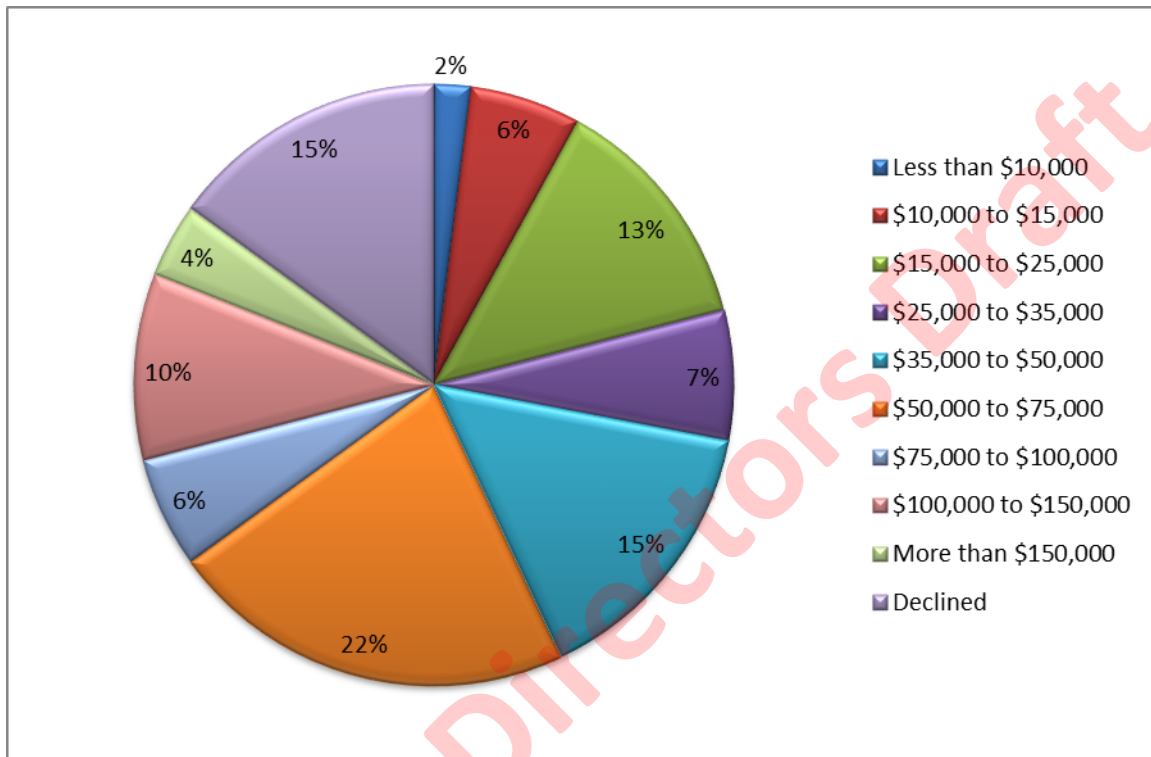
When asked to provide their age range, participants reported the following:

Figure 33 - Participants Age Range



When asked to provide their 2016 Household income range, participants reported the following:

Figure 34 - Participants 2016 Household Income Range



Appendix 1

Summary Table Methodology

The raw data was collected via two methods using an approved questionnaire script (see Appendix 2).

Phone surveys were conducted electronically with WinCati programming in the SMS call center in Honolulu. Completed survey data was exported from WinCati in SPSS format for analysis purposes.

In-person surveys were completed by experienced SMS interviewers recording participant responses on the paper format of the approved questionnaire. Completed surveys were processed in the SMS Scanning Department in Honolulu with TeleForm Scanning programming and exported in SPSS format for analysis purposes.

The Summary Tables were created using SPSS to merge data from both the phone and in-person survey data sets and run response frequencies to individual quarry fields.

Resident of Waiahole Valley and 18 or over

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1 Yes	62	91.2	100.0	100.0
Missing System	6	8.8		
Total	68	100.0		

Participated in first survey

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1 Yes	39	57.4	57.4	57.4
2 No	27	39.7	39.7	97.1
3 Don't know	2	2.9	2.9	100.0
Total	68	100.0	100.0	

Own or lease the property

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1 Own	7	10.3	10.3	10.3
2 Lease	61	89.7	89.7	100.0
Total	68	100.0	100.0	

Whom the lease is with

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 HHFDC	30	44.1	48.4	48.4
	2 DHHL	27	39.7	43.5	91.9
	3 Don't know	5	7.4	8.1	100.0
	Total	62	91.2	100.0	
Missing	System	6	8.8		
Total		68	100.0		

Type of lot

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Residential	33	48.5	48.5	48.5
	2 Agriculture	29	42.6	42.6	91.2
	3 Both (have more than one lot)	6	8.8	8.8	100.0
	Total	68	100.0	100.0	

Support of Third party to address Albizia trees

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	9	13.2	13.8	13.8
	2 Somewhat do not support	5	7.4	7.7	21.5
	3 Neutral	11	16.2	16.9	38.5
	4 Somewhat support	10	14.7	15.4	53.8
	5 Strongly support	29	42.6	44.6	98.5
	8 Don't Know	1	1.5	1.5	100.0
	Total	65	95.6	100.0	
Missing	System	3	4.4		
Total		68	100.0		

Support of grant to address Albizia trees

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	10	14.7	14.7	14.7
	2 Somewhat do not support	2	2.9	2.9	17.6
	3 Neutral	9	13.2	13.2	30.9
	4 Somewhat support	17	25.0	25.0	55.9
	5 Strongly support	30	44.1	44.1	100.0
	Total	68	100.0	100.0	

Preferred action to address Albizia trees

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Contract third party	28	41.2	45.2	45.2
	2 Retain a grant	33	48.5	53.2	98.4
	9 Don't Know	1	1.5	1.6	100.0
	Total	62	91.2	100.0	
Missing	System	6	8.8		
Total		68	100.0		

Other suggestions to solve Albizia trees

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Regular Maintenance Plan	15	22.1	53.6	53.6
	2 Create Community Jobs	4	5.9	14.3	67.9
	3 Address Community Hazards First	4	5.9	14.3	82.1
	4 As Part of a Large-Scale State Plan	2	2.9	7.1	89.3
	5 Other	3	4.4	10.7	100
	Total	28	41.2	100	
Missing	System	40	58.8		
Total		68	100		

Support to upgrade system to fix potable drinking water system

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	6	8.8	14.3	14.3
	3 Neutral	4	5.9	9.5	23.8
	4 Somewhat support	10	14.7	23.8	47.6
	5 Strongly support	22	32.4	52.4	100.0
	Total	42	61.8	100.0	
Missing	System	26	38.2		
Total		68	100.0		

Support implementing rules to fix potable drinking water system

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	9	13.2	22.5	22.5
	2 Somewhat do not support	3	4.4	7.5	30.0
	3 Neutral	12	17.6	30.0	60.0
	4 Somewhat support	6	8.8	15.0	75.0
	5 Strongly support	10	14.7	25.0	100.0
	Total	40	58.8	100.0	
Missing	System	28	41.2		
Total		68	100.0		

Preferred action to fix potable drinking water system

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Upgrade system	27	39.7	84.4	84.4
	2 Rules for system	5	7.4	15.6	100.0
	Total	32	47.1	100.0	
Missing	System	36	52.9		
Total		68	100.0		

Other suggestions to improve potable drinking water system

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Keep Under HHFDC	3	4.4	50	50
	2 Protect Valley Resources	1	1.5	16.7	66.7
	3 Regular Maintenance Plan	2	2.9	33.3	100
	Total	6	8.8	100	
Missing	System	62	91.2		
Total		68	100		

Support for legal easement to address Auwai and MWS

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	17	25.0	26.6	26.6
	2 Somewhat do not support	4	5.9	6.3	32.8
	3 Neutral	12	17.6	18.8	51.6
	4 Somewhat support	13	19.1	20.3	71.9
	5 Strongly support	16	23.5	25.0	96.9
	8 Don't Know	2	2.9	3.1	100.0
	Total	64	94.1	100.0	
Missing	System	4	5.9		
Total		68	100.0		

Support for third-party contract to address Auwai and MWS

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	30	44.1	45.5	45.5
	2 Somewhat do not support	12	17.6	18.2	63.6
	3 Neutral	4	5.9	6.1	69.7
	4 Somewhat support	9	13.2	13.6	83.3
	5 Strongly support	11	16.2	16.7	100.0
	Total	66	97.1	100.0	
Missing	System	2	2.9		
Total		68	100.0		

Preferred action to address issues about Auwai and MWS

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Legal Easement	29	42.6	55.8	55.8
	2 Third-party contracts	21	30.9	40.4	96.2
	9 Don't Know	2	2.9	3.8	100.0
	Total	52	76.5	100.0	
Missing	System	16	23.5		
Total		68	100.0		

Other suggestions to be done with the Auwai and MWS

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Keep Under HHFDC	3	4.4	16.7	16.7
	2 Protect Valley Resources	6	8.8	33.3	50
	3 Regular Maintenance Plan	9	13.2	50	100
	Total	18	26.5	100	
Missing	System	50	73.5		
Total		68	100		

Support for valley management to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	37	54.4	55.2	55.2
	2 Somewhat do not support	11	16.2	16.4	71.6
	3 Neutral	9	13.2	13.4	85.1
	4 Somewhat support	2	2.9	3.0	88.1
	5 Strongly support	8	11.8	11.9	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Support for lease language to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	10	14.7	14.9	14.9
	2 Somewhat do not support	4	5.9	6.0	20.9
	3 Neutral	15	22.1	22.4	43.3
	4 Somewhat support	13	19.1	19.4	62.7
	5 Strongly support	24	35.3	35.8	98.5
	8 Don't Know	1	1.5	1.5	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Support for future lease rents to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	12	17.6	18.2	18.2
	2 Somewhat do not support	4	5.9	6.1	24.2
	3 Neutral	11	16.2	16.7	40.9
	4 Somewhat support	18	26.5	27.3	68.2
	5 Strongly support	20	29.4	30.3	98.5
	8 Don't Know	1	1.5	1.5	100.0
	Total	66	97.1	100.0	
Missing	System	2	2.9		
Total		68	100.0		

Support for revise leases to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	6	8.8	9.2	9.2
	2 Somewhat do not support	6	8.8	9.2	18.5
	3 Neutral	10	14.7	15.4	33.8
	4 Somewhat support	14	20.6	21.5	55.4
	5 Strongly support	27	39.7	41.5	96.9
	8 Don't Know	2	2.9	3.1	100.0
	Total	65	95.6	100.0	
Missing	System	3	4.4		
Total		68	100.0		

Support for organizations that provide financial aid to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	8	11.8	12.1	12.1
	2 Somewhat do not support	7	10.3	10.6	22.7
	3 Neutral	11	16.2	16.7	39.4
	4 Somewhat support	13	19.1	19.7	59.1
	5 Strongly support	27	39.7	40.9	100.0
	Total	66	97.1	100.0	
Missing	System	2	2.9		
Total		68	100.0		

Preferred action to address future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Valley management	3	4.4	5.4	5.4
	2 Lease Language	9	13.2	16.1	21.4
	3 Future lease rents	11	16.2	19.6	41.1
	4 Revise leases	17	25.0	30.4	71.4
	5 Financial Aid	15	22.1	26.8	98.2
	9 Refused	1	1.5	1.8	100.0
	Total	56	82.4	100.0	
Missing	System	12	17.6		
Total		68	100.0		

Other suggestions for future lease renegotiations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Purchase Options	4	5.9	22.2	22.2
	2 Ag Lease Share/Switch Options	4	5.9	22.2	44.4
	3 More Open Communication	3	4.4	16.7	61.1
	4 Improve the Process	6	8.8	33.3	94.4
	5 Put in DOA Control	1	1.5	5.6	100
	Total	18	26.5	100	
Missing	System	50	73.5		
Total		68	100		

Support for Ag properties must produce crops to address residing Ag properties

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	3	4.4	10.0	10.0
	3 Neutral	8	11.8	26.7	36.7
	4 Somewhat support	4	5.9	13.3	50.0
	5 Strongly support	15	22.1	50.0	100.0
	Total	30	44.1	100.0	
Missing	System	38	55.9		
Total		68	100.0		

Support for rent incentives to farmers to address residing Ag properties

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	6	8.8	20.0	20.0
	2 Somewhat do not support	7	10.3	23.3	43.3
	3 Neutral	5	7.4	16.7	60.0
	4 Somewhat support	2	2.9	6.7	66.7
	5 Strongly support	10	14.7	33.3	100.0
	Total	30	44.1	100.0	
Missing	System	38	55.9		
Total		68	100.0		

Support to allow subleasing to address residing Ag properties

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	12	17.6	40.0	40.0
	2 Somewhat do not support	2	2.9	6.7	46.7
	3 Neutral	6	8.8	20.0	66.7
	4 Somewhat support	3	4.4	10.0	76.7
	5 Strongly support	7	10.3	23.3	100.0
	Total	30	44.1	100.0	
Missing	System	38	55.9		
Total		68	100.0		

Support to allow more houses to be built to address residing Ag properties

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	4	5.9	13.3	13.3
	2 Somewhat do not support	1	1.5	3.3	16.7
	3 Neutral	4	5.9	13.3	30.0
	4 Somewhat support	5	7.4	16.7	46.7
	5 Strongly support	16	23.5	53.3	100.0
	Total	30	44.1	100.0	
Missing	System	38	55.9		
Total		68	100.0		

Preferred action to address residing Ag properties

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Must produce crops	7	10.3	24.1	24.1
	2 Rent incentives	5	7.4	17.2	41.4
	3 Allow subleasing	7	10.3	24.1	65.5
	4 Build more houses	9	13.2	31.0	96.6
	9 Refused	1	1.5	3.4	100.0
	Total	29	42.6	100.0	
Missing	System	39	57.4		
Total		68	100.0		

Other suggestions on how to help farmers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Purchase Options	2	2.9	13.3	13.3
	2 Lease Share/Switch Options	1	1.5	6.7	20
	3 Multi Residence Options	4	5.9	26.7	46.7
	4 Restructuring Lease Terms	4	5.9	26.7	73.3
	5 Better Infrastructure Maintenance	2	2.9	13.3	86.7
	6 Education Opportunities	2	2.9	13.3	100
	Total	15	22.1	100	
Missing	System	53	77.9		
Total		68	100		

Support to establish neighborhood watch to address crime in valley

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	5	7.4	7.4	7.4
	2 Somewhat do not support	2	2.9	2.9	10.3
	3 Neutral	9	13.2	13.2	23.5
	4 Somewhat support	9	13.2	13.2	36.8
	5 Strongly support	40	58.8	58.8	95.6
	8 Don't Know	3	4.4	4.4	100.0
	Total	68	100.0	100.0	

Other suggestions to address crime

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Improve Infrastructure	6	8.8	25	25
	2 Implementing neighborhood watch	9	13.2	37.5	62.5
	3 Enforcing Lease Rules on Offenders	6	8.8	25	87.5
	4 Routine Police Presence	3	4.4	12.5	100
	Total	24	35.3	100	
Missing	System	44	64.7		
Total		68	100		

Support to develop market along Kamehameha Hwy to reinvigorate valleys economy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	11	16.2	16.4	16.4
	2 Somewhat do not support	4	5.9	6.0	22.4
	3 Neutral	10	14.7	14.9	37.3
	4 Somewhat support	12	17.6	17.9	55.2
	5 Strongly support	30	44.1	44.8	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Support for grants from department of Ag to reinvigorate valleys economy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	11	16.2	16.4	16.4
	2 Somewhat do not support	6	8.8	9.0	25.4
	3 Neutral	10	14.7	14.9	40.3
	4 Somewhat support	18	26.5	26.9	67.2
	5 Strongly support	22	32.4	32.8	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Support to hire grant writers to reinvigorate valleys economy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	13	19.1	19.4	19.4
	2 Somewhat do not support	7	10.3	10.4	29.9
	3 Neutral	13	19.1	19.4	49.3
	4 Somewhat support	14	20.6	20.9	70.1
	5 Strongly support	20	29.4	29.9	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Preferred action to reinvigorate valleys economy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Market along Kamehameha Hwy	19	27.9	33.3	33.3
	2 Grants from Dept of Ag	17	25.0	29.8	63.2
	3 Hire grant writers	20	29.4	35.1	98.2
	9 Don't Know	1	1.5	1.8	100.0
	Total	57	83.8	100.0	
Missing	System	11	16.2		
Total		68	100.0		

Other suggestions to reinvigorate the valleys economy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Regular Farmers Market	2	2.9	14	14
	2 Incentives for Farmers	9	13.2	64	79
	3 Access to Assistance Resources	2	2.9	14	93
	4 Sell Valley Water	1	1.5	8	100
	Total	14	20.6	100	
Missing	System	54	79.4		
Total		68	100.0		

Support for a processing facility to address future agriculture regulations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	8	11.8	23.5	23.5
	2 Somewhat do not support	1	1.5	2.9	26.5
	3 Neutral	5	7.4	14.7	41.2
	4 Somewhat support	9	13.2	26.5	67.6
	5 Strongly support	11	16.2	32.4	100.0
	Total	34	50.0	100.0	
Missing	System	34	50.0		
Total		68	100.0		

Support for a single brand to address future agriculture regulations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	11	16.2	32.4	32.4
	2 Somewhat do not support	5	7.4	14.7	47.1
	3 Neutral	6	8.8	17.6	64.7
	4 Somewhat support	5	7.4	14.7	79.4
	5 Strongly support	6	8.8	17.6	97.1
	8 Don't Know	1	1.5	2.9	100.0
	Total	34	50.0	100.0	
Missing	System	34	50.0		
Total		68	100.0		

Preferred action to address future agriculture regulations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Processing facility	21	30.9	77.8	77.8
	2 Single brands	6	8.8	22.2	100.0
	Total	27	39.7	100.0	
Missing	System	41	60.3		
Total		68	100.0		

Other suggestions to address future agriculture regulations

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Education on Alternative Ag Opportunities	2	2.9	33.3	33.3
	2 Market Valley Water	1	1.5	16.7	50
	3 Community Use Facilities	3	4.4	50	100
	Total	6	8.8	100	
Missing	System	62	91.2		
Total		68	100		

Support for developing single-home on vacant lots

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	28	41.2	41.8	41.8
	2 Somewhat do not support	5	7.4	7.5	49.3
	3 Neutral	11	16.2	16.4	65.7
	4 Somewhat support	11	16.2	16.4	82.1
	5 Strongly support	12	17.6	17.9	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Support for developing of senior living on vacant lots

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	25	36.8	36.8	36.8
	2 Somewhat do not support	4	5.9	5.9	42.6
	3 Neutral	8	11.8	11.8	54.4
	4 Somewhat support	10	14.7	14.7	69.1
	5 Strongly support	20	29.4	29.4	98.5
	8 Don't Know	1	1.5	1.5	100.0
Total		68	100.0	100.0	

Support for developing of low-rises on vacant lots

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Do not support at all	50	73.5	73.5	73.5
	2 Somewhat do not support	8	11.8	11.8	85.3
	3 Neutral	7	10.3	10.3	95.6
	4 Somewhat support	1	1.5	1.5	97.1
	5 Strongly support	2	2.9	2.9	100.0
	Total	68	100.0	100.0	

Preferred action to address vacant lots

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Develop a senior living facility	15	22.1	33.3	33.3
	2 Develop the vacant lots as single-home, low-rent units	25	36.8	55.6	88.9
	3 Develop low-rise, low-income multiple-rental property as workforce housing	2	2.9	4.4	93.3
	9 Don't Know	3	4.4	6.7	100.0
	Total	45	66.2	100.0	
Missing	System	23	33.8		
Total		68	100.0		

Other suggestions on what to do with vacant lots

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Purchase Options for Residents	1	1.5	3	3
	2 Leave as Is	12	17.6	36.4	39.4
	3 Offer Leases to Valley 'Ohana First	9	13.2	27.3	66.7
	4 Build Community Center	5	7.4	15.2	81.8
	5 Ag Lots to Active Farmers	6	8.8	18.2	100
	Total	33	48.5	100	
Missing	System	35	51.5		
Total		68	100		

Aware of septic tanks replacement in near future

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Yes	48	70.6	70.6	70.6
	2 No	18	26.5	26.5	97.1
	3 Refused	2	2.9	2.9	100.0
	Total	68	100.0	100.0	

Importance for financial help to replace septic tank

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Very important	53	77.9	77.9	77.9
	2 Somewhat important	7	10.3	10.3	88.2
	3 Somewhat not important	2	2.9	2.9	91.2
	4 Not at all important	5	7.4	7.4	98.5
	9 Refused	1	1.5	1.5	100.0
	Total	68	100.0	100.0	

Gender

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Male	38	55.9	59.4	59.4
	2 Female	26	38.2	40.6	100.0
	Total	64	94.1	100.0	
Missing	System	4	5.9		
Total		68	100.0		

Employment status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Full-time	26	38.2	38.8	38.8
	2 Part-time	7	10.3	10.4	49.3
	3 Student	9	13.2	13.4	62.7
	4 Not employed	1	1.5	1.5	64.2
	5 Homemaker	1	1.5	1.5	65.7
	6 Retired	21	30.9	31.3	97.0
	7 Don't know/Refused	2	2.9	3.0	100.0
	Total	67	98.5	100.0	
Missing	System	1	1.5		
Total		68	100.0		

Years lived in Hawaii

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	5 More than 20 years, not lifetime	12	17.6	17.6	17.6
	6 Lifetime residents of Hawaii	56	82.4	82.4	100.0
	Total	68	100.0	100.0	

Years lived in Waiahole Valley

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2 1 to 5 years	3	4.4	4.4	4.4
	3 6 to 10 years	7	10.3	10.3	14.7
	4 11 to 20 years	10	14.7	14.7	29.4
	5 More than 20 years, not lifetime	31	45.6	45.6	75.0
	6 Lifetime residents in Waiahole valley	17	25.0	25.0	100.0
	Total	68	100.0	100.0	

Marital status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Married	46	67.6	67.6	67.6
	2 Single never married	6	8.8	8.8	76.5
	3 Divorced or widowed	11	16.2	16.2	92.6
	4 Other	5	7.4	7.4	100.0
	Total	68	100.0	100.0	

Ethnic background

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Caucasian	13	19.1	19.1	19.1
	2 Chinese	3	4.4	4.4	23.5
	3 Filipino	12	17.6	17.6	41.2
	4 Hawaiian or Part-Hawaiian	27	39.7	39.7	80.9
	5 Japanese	7	10.3	10.3	91.2
	7 Samoan	1	1.5	1.5	92.6
	10 Mixed, Not Hawaiian	3	4.4	4.4	97.1
	11 Other	2	2.9	2.9	100.0
	Total	68	100.0	100.0	

Age

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2 25 to 34	5	7.4	7.4	7.4
	3 35 to 39	3	4.4	4.4	11.8
	4 40 to 44	3	4.4	4.4	16.2
	5 45 to 49	4	5.9	5.9	22.1
	6 50 to 54	8	11.8	11.8	33.8
	7 55 to 64	13	19.1	19.1	52.9
	8 65 to 69	15	22.1	22.1	75.0
	9 70 or above	16	23.5	23.5	98.5
	10 Don't know/Refused	1	1.5	1.5	100.0
	Total	68	100.0	100.0	

2106 Household Income

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1 Less than \$10,000	1	1.5	1.5	1.5
	2 \$10,000 to \$15,000	4	5.9	5.9	7.4
	3 \$15,000 to \$25,000	9	13.2	13.2	20.6
	4 \$25,000 to \$35,000	5	7.4	7.4	27.9
	5 \$35,000 to \$50,000	10	14.7	14.7	42.6
	6 \$50,000 to \$75,000	15	22.1	22.1	64.7
	7 \$75,000 to \$100,000	4	5.9	5.9	70.6
	8 \$100,000 to \$150,000	7	10.3	10.3	80.9
	9 More than \$150,000	3	4.4	4.4	85.3
	10 No Answer/Refused	10	14.7	14.7	100.0
	Total	68	100.0	100.0	

Appendix 2

WAIĀHOLE VALLEY CONFIDENTIAL SOLUTIONS SURVEY

Hello, I'm _____ with SMS Research, a Honolulu research company. Today, we are doing a follow-up CONFIDENTIAL survey among Waiāhole Valley residents. We hope that you received the mailing with the results of the previous survey. This will be the final survey and the results will also be mailed to you. Please be advised that my supervisor may be monitoring this conversation for internal quality control purposes.

SCREENING QUESTIONS

- Q1. Are you a resident of Waiāhole Valley, and at least 18 years old?**
 Yes 100%
 No **(ASK TO SPEAK TO SOMEONE WHO IS 18 YEARS OR OLDER, OR TERMINATE)** 0.0%
 Don't Know 0.0%
- Q2. Did you participate in the first survey?**
 Yes 57.4%
 No 39.7%
 Don't Know 2.9%
- Q3. Do you own your lot or lease it?**
 Own 10.3%
 Lease 89.7%
 Both (have more than one lot) 0.0%

- Q4. (IF LEASE OR BOTH) Who do you lease it from? (CHECK ALL THAT APPLY)**
 HHFDC 48.4%
 DHHL 43.5%
 Don't Know 8.1%
- Q5. Is your lot.....**
 Residential 48.5%
 Agricultural 42.6%
 Both (have more than one lot) 8.8%

As you may be aware, the prior survey undertaken among Valley residents outlines a list of issues and concerns. We would like to discuss the main issues the residents brought up, and ask your opinion about possible solutions. PLEASE NOTE—IT IS VERY IMPORTANT FOR YOU TO UNDERSTAND THAT THESE ARE JUST IDEAS AT THIS STAGE; THE FINANCIAL IMPLICATIONS OF EACH OF THE IDEAS WILL BE REVIEWED. TODAY, WE WOULD LIKE TO ASK FOR YOUR SUPPORT OF THESE INITIAL IDEAS, AND ASK YOU FOR ANY OTHER OPTIONS YOU MAY HAVE.

(ROTATE ALL THE QUESTIONS)

- Q6. One of the issues of concern to the Valley residents is Albizia trees. I would like to read you a list of possible actions that could be considered to help solve this issue. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?**

(ROTATE)	5 Support Strongly	4	3	2	1 Do Not Support At All	MOST Preferred
Contract with third-party to harvest trees at their expense to their corporate use	44.6%	15.4%	16.9%	7.7%	13.8%	45.2%
Retain a grant writer to raise state and federal grants to manage these invasive species.	44.1%	25.0%	13.2%	2.9%	14.7%	53.2%

- Q7. Would you have any other suggestions on how to solve the Albizia trees concern?**

Other suggestions to solve Albizia trees	
1 Regular Maintenance Plan	53.6%
2 Create Community Jobs	14.3%
3 Address Community Hazards First	14.3%
4 As Part of a Large Scale State Plan	7.1%
5 Other	10.7%
Total	100.0%

Q8. Another issue is the potable or drinking water system. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...?

(ROTATE)	5	4	3	2	1	MOST Preferred
	Support Strongly				Do Not Support At All	
HHFDC's plan to upgrade the system (relocating wells to within the subdivision and constructing a new reservoir tank) to improve service reliability and water pressure.	52.4%	23.8%	9.5%	0.0%	14.3%	84.4%
Implementation of rules for the system to ensure fairness, responsible usage, and some increased recovery of operating costs	25.0%	15.0%	30.0%	7.5%	22.5%	15.6%

Q9. Would you have any other suggestions on how to solve the potable water issue?

Other suggestions to improve potable drinking water system	
1 Keep Under HHFDC	50.0%
2 Protect Valley Resources	16.7%
3 Regular Maintenance Plan	33.3%
Total	100.0%

Q10. A concern was raised about the 'Auwai and McCandless Water Systems. I would like to read you a list of possible actions that could be considered to help solve this issue. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

(ROTATE)	5	4	3	2	1	MOST Preferred
	Support Strongly				Do Not Support At All	
Designate legal easement along waterways for ease of future maintenance	25.0%	20.3%	18.8%	6.3%	26.6%	55.8%
Contract with a third-party for continuous maintenance cost to be paid through future lease rent adjustments for properties along waterways	16.7%	13.6%	6.1%	18.2%	45.5%	40.4%

Q11. Would you have any other suggestions on what should be done with the 'Auwai and McCandless Water Systems?



Other suggestions to be done with the Auwai and MWS	
1 Keep Under HHFDC	16.7%
2 Protect Valley Resources	33.3%
3 Regular Maintenance Plan	50.0%
Total	100.0%

Q12. How strongly would you support the following be included in future lease renegotiations. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

(ROTATE)	5 Support Strongly	4	3	2	1 Do Not Support At All	MOST Preferred
Assign valley management to a third-party property management company	11.9%	3.0%	13.4%	16.4%	55.2%	5.4%
Lease language to re-affirm Valley residents and farmers that lease covenants will be enforced equally	35.8%	19.4%	22.4%	6.0%	14.9%	16.1%
Future lease rents be agreed upon for the duration of the leases	30.3%	27.3%	16.7%	6.1%	18.2%	19.6%
Revise leases to allow for mortgage financing for home improvements and other needs	41.5%	21.5%	15.4%	9.2%	9.2%	30.4%
To help residents in financial need, identify organizations that will provide financial aid	40.9%	19.7%	16.7%	10.3%	12.1%	26.8%

Q13. Would you have any other suggestions for future lease renegotiations?

Other suggestions for future lease renegotiations	
1 Purchase Options	22.2%
2 Ag Lease Share/Switch Options	22.2%
3 More Open Communication	16.7%
4 Improve the Process	33.3%
5 Put in DOA Control	5.6%
Total	100.0%

Q14. (FOR AGRICULTURE LESSEES ONLY) A variety of issues were brought forth by those residing on agriculture properties. How important is it to Valley farmers that future lease negotiations include the following. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

(ROTATE)	5 Support Strongly	4	3	2	1 Do Not Support At All	MOST Preferred
Agriculture properties must produce crops or face lease review	50.0%	13.3%	26.7%	0.0%	10.0%	24.1%
Provide farmers with rent incentives such as rent reductions or increases based on volume of agriculture produced versus an agreed upon target	33.3%	6.7%	16.7%	23.3%	20.0%	17.2%
Allow subleasing of agriculture land to other farmers	23.3%	10.0%	20.0%	6.7%	40.0%	24.1%
Allow more than one house be built on agriculture land for lessee farmer	53.3%	16.7%	13.3%	3.3%	13.3%	31.0%

Q15. Would you have any other suggestions on how to help farmers in the valley?



Other suggestions on how to help farmers	
1 Purchase Options	13.3%
2 Lease Share/Switch Options	6.7%
3 Multi Residence Options	26.7%
4 Restructuring Lease Terms	26.7%
5 Better Infrastructure Maintenance	13.3%
6 Education Opportunities	13.3%
Total	100.0%

Q16. I would like to read you the possible action that could be considered to help reduce crime in the Valley. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...?

	5	4	3	2	1
	Support Strongly				Do Not Support At All
Establish a neighborhood watch	58.8%	13.2%	13.2%	2.9%	7.4%

Q17. Would you have any other suggestions on what to do to reduce crime in the valley?

Other suggestions to address crime	
	Valid Percent
1 Improve Infrastructure	25.0%
2 Implementing neighborhood watch	37.5%
3 Inforcing Lease Rules on Offenders	25.0%
4 Routine Police Presence	12.5%
Total	100.0%

Q18. A variety of ideas were developed to reinvigorate the Valley's economy. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

	5	4	3	2	1	
(ROTATE)	Support Strongly				Do Not Support At All	MOST Preferred
Investigate the development of a farmer's market along Kamehameha Highway	44.8%	17.9%	14.9%	6.0%	16.4%	33.3%
Investigate availability of grants from the Department of Agriculture to develop a Waiāhole Valley brand to increase agriculture output retail value	32.8%	26.9%	14.9%	9.0%	16.4%	29.8%
Retain grant writers to gain resources for branding, financial aid for low-income households and other needs	29.9%	20.9%	19.4%	10.4%	19.4%	35.1%

Q19. Would you have any other suggestions on how to reinvigorate the valley's economy?



Other suggestions to reinvigorate the valleys economy	
1 Regular Farmers Market	14.3%
2 Incentives for Farmers	64.3%
3 Access to Assistance Resources	14.3%
4 Sell Valley Water	7.1%
Total	100.0%

Q20. (FOR FARMERS ONLY) As you may be aware, federal government food safety regulations will become effective in the near future. These guidelines require extensive cleaning, packaging, and documenting of all agriculture output. This effort usually requires a kitchen and processing facility. As a result of this... on a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

(ROTATE)	5	4	3	2	1	MOST Preferred
	Support Strongly				Do Not Support At All	
Establish a cooperative processing facility in the area for local farmers	32.4%	26.5%	14.7%	2.9%	23.5%	77.8%
Market the Valley's agriculture products under a single brand thus increasing product value	17.6%	14.7%	17.6%	14.7%	32.4%	22.2%

Q21. Would you have any other suggestions on this issue?

Other suggestions to address future agriculture regulations	
1 Education on Alternative Ag Opportunities	33.3%
2 Market Valley Water	16.7%
3 Community Use Facilities	50.0%
Total	100.0%

Q22. And regarding the vacant lots. I would like to read you a list of possible actions that could be considered to undertake with these lots. On a scale of 1 to 5, where 5 is strongly support and 1 is do not support at all, how strongly would you support...? Of the list of possible solutions, which one is the best?

(ROTATE)	5	4	3	2	1	MOST Preferred
	Support Strongly				Do Not Support At All	
Develop the vacant lots as single-home, low-rent units	17.9%	16.4%	16.4%	7.5%	41.8%	33.3%
Develop a senior living facility	29.4%	14.7%	11.8%	5.9%	36.8%	55.6%
Develop low-rise, low-income multiple-rental property as workforce housing	2.9%	1.5%	10.3%	11.8%	73.5%	4.4%

Q23. Would you have any other suggestions on what to do with the vacant lots?

Other suggestions on what to do with vacant lots	
1 Purchase Options for Residents	3.0%
2 Leave As Is	36.4%
3 Offer Leases to Valley 'Ohana First	27.3%
4 Build Community Center	15.2%
5 Ag Lots to Active Farmers	18.2%
Total	100.0%

Septic Tanks

- Q24. Are you aware that septic tanks will need to replace current systems in the near future?**
- Yes 70.6%
 No 26.5%
 Don't Know 2.9%
- Q25. How important would it be for you to have financial help to install a septic tank in the future?**
- Very Important 77.9%
 Somewhat Important 10.3%
 Somewhat Not Important 2.9%
 Not At All Important 7.4%
 Refused 1.5%

DEMOGRAPHIC QUESTIONS

- Q26. Gender (DO NOT ASK)**
- Male 59.4%
 Female 40.6%
- Q27. What is your current employment status? Would you say you are employed...**
- Full-time 38.8%
 Part-time 10.4%
 Student 13.4%
 Not employed 1.5%
 Homemaker 1.5%
 Retired 31.3%
 Don't Know, Refused 3.0%
- Q28. How many years have you lived in Hawai'i?**
- Less than 1 year 0.0%
 1 to 5 years 0.0%
 6 to 10 years 0.0%
 11 to 20 years 0.0%
 More than 20 years, not lifetime 17.6%
 Lifetime resident of Hawai'i 82.4%
- Q29. How many years have you lived in Waiāhole Valley?**
- Less than 1 year 0.0%
 1 to 5 years 4.4%
 6 to 10 years 10.3%
 11 to 20 years 14.7%
 More than 20 years, not lifetime 45.6%
 Lifetime resident in Waiāhole Valley 25.0%

Q30. What is your current marital status?

- Married 67.6%
 Single never married 8.8%
 Divorced or widowed 16.2%
 Other 7.4%

Q31. What is your primary ethnic background (SELECT ONE)?

- Caucasian 19.1%
 Chinese 4.4%
 Filipino 17.6%
 Hawaiian or Part-Hawaiian 39.7%
 Japanese 10.3%
 Korean 0.0%
 Samoan 1.5%
 Black or African American 0.0%
 Hispanic or Latino 0.0%
 Mixed, Not Hawaiian 4.4%
 Other (DO NOT SPECIFY) 2.9%
 No Answer / Refused 0.0%

Q32. What is your age? Are you...

- 18 to 24 0.0%
 25 to 34 7.4%
 35 to 39 4.4%
 40 to 44 4.4%
 45 to 49 5.9%
 50 to 54 11.8%
 55 to 64 19.1%
 65 to 69 22.1%
 70 or above 23.5%
 Don't Know, Refused 1.5%

Q33. What was the total 2016 income, before taxes, for all members of your household? Was it...

- Less than \$10,000 1.5%
 \$10,000 to \$14,999 5.9%
 \$15,000 to \$24,999 13.2%
 \$25,000 to \$34,999 7.4%
 \$35,000 to \$49,999 14.7%
 \$50,000 to \$74,999 22.1%
 \$75,000 to \$99,999 5.9%
 \$100,000 to \$150,000 10.3%
 More than \$150,000 4.4%
 No Answer, Refused 14.7%

Thank you for participating in this survey. We will be sharing the results of this survey in September 2017.