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HO`OMANA PONO, LLC  
*Mamua Kānaka*

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Attn: Honorable Gary Mackler, Chair, (Kaua'i), HHFDC  
Honorable Carol Reimann, Vice Chair, (Maui), HHFDC  
Honorable Sean Sasaki, Secretary (O'ahu), HHFDC  
Honorable Jason Bradshaw, Director (At-Large), HHFDC  
Honorable Jay Kimura, Director (Non-Profit), HHFDC  
Honorable Donn Mende, Director, (Hawai'i), HHFDC  
Honorable Louis Salaveria, (Ex-Officio), Director, Budget & Finance  
Honorable James Kunane Tokioka, (Ex-Officio), Director, DBEDT  
Honorable Scott Glenn, Director (Ex Officio) Governors Representative

May 5, 2025

Re: **Support for DHHL's Purchase of Waipouli**

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Aloha Chairs, Vice Chair and Members of HHFDC, B&F, and DBEDT!

We are a native Hawaiian Advocacy Corporation operating out of the Wai'anae Coast. We offer this letter in **STRONG SUPPORT** for DHHL's purchase of the Courtyards at Waipouli.

FACT 1: The developer, K D Waipouli LLC, began offering the property for sale after a 10-year affordability agreement expired in **2019**. Therefore, the residents who have lived at Waipouli for more than a year, were already on NOTICE that their time at Waipouli had ended. To assert otherwise is being disingenuous at best.

FACT 2: The Department of Hawaiian Home Lands (DHHL) first expressed interest in the "Courtyards at Waipouli" property on Kauai on **January 26, 2024**.

FACT 3: If the sale to DHHL does NOT occur, there will be at least two negative impacts to the residents in this State:

A.) DHHL's Trust Beneficiaries on the Wait List, and more specifically those who are of Kupuna age will lose any hope of EVER obtaining what our BIRTHRIGHT is! And

B.) Those who currently live there, despite their vociferous objections, will end up with NOTHING, if the current owner turns Waipouli into a Bed & Breakfast.

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HO`OMANA PONO, LLC  
*Mamua Kānaka*

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While we acknowledge the emotional objections to DHHL's acquisition of Waipouli, the reality is simple: **EVERYONE** stands to lose should this DHHL deal fall through.

The flavor of Kaua`i will erode, should Waipouli be converted into a Bed & Breakfast, or some other type of Hotel/Motel. This would NOT be good for Kaua`i itself, NOT good for Trust Beneficiaries of DHHL who will be deprived of an opportunity to get into **Ready-to-Move** in Housing NOW, nor will it be good for the current residents who will receive a Federally Mandated subsidy to move elsewhere. If Waipouli is converted to a Bed & Breakfast, there is NO Federal Subsidy requirement for the current residents. They will be subjected to being thrown out into the street with NOTHING but the clothes on their backs.

While this is a harsh reality, short-sighted opposition, that are not based upon realistic forecasts, only hurt the very people who oppose this sale.

It's time for real solutions. DHHL's purchase is good for all parties involved, whether the opposition wants to admit it or not.

Mahalo for taking the time to consider our position. We'll be available for any questions at the May 8<sup>th</sup> meeting.

*De Mont Kalai Manaole*

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De MONT Kalai Manaole, Co-Manager  
Ho`omana Pono, LLC  
86-044 Hoaha St.  
Wai`anae, HI 96792  
Phone: (808) 726-5753  
Email: [Hoomanaponolc96792@gmail.com](mailto:Hoomanaponolc96792@gmail.com)

May, 8, 2025

Testimony in Support of the Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025

Aloha e nā Luna Ho'omalua o ke Kōmike HHFDC,

My name is Shane Pale, and I'm submitting testimony in strong support of funding for the Waipouli Courtyards affordable housing project on Kaua'i.

This is a once-in-a-generation opportunity to address the housing crisis facing Native Hawaiians and provide a real option for families to stay in Hawai'i. With Native Hawaiians leaving the islands at historic rates because they simply can't afford to live here, this project offers an urgent, concrete solution to help people remain connected to 'āina, culture, and community.

We must also be clear-eyed about the reality: the current owner wants to sell this property to DHHL. But if this funding doesn't come through, he has every right to sell at market value to a private investor—or worse, redevelop the Courtyards into a resort, something he has the zoning to do today. If that happens, it's not just a lost opportunity—it's a devastating blow to the Kaua'i housing market, and another step toward pricing out Kanaka Maoli 'ohana.

Approving this funding is about more than just units of housing. It's about returning this 'āina to Native Hawaiian stewardship, about expanding pathways to affordable homeownership, and about providing hope and stability for families who have been waiting for decades.

I urge the HHFDC Board to support this loan and help bring this critical project over the finish line. This is our chance to do what's pono—not just for today, but for the generations to come.

Mahalo nui loa,

*Shane Pale*

Shane Pale  
808.457.2350 | browntownlahui@gmail.com  
6119 Kawekiu Place, Honolulu Hawaii 96821

**Testimony in Support of Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025**

Aloha e nā Luna Ho'omalū o ka HHFDC,

My name is **Kea Sullivan**, and I am a 28-year-old mother and wife living on **Kaua'i**. While I don't meet the blood quantum requirement for a Hawaiian homestead myself, I fully support the **Waipouli Affordable Housing Project** for the benefit of my family, friends, and many others in our community who are eligible for homesteads but can't afford housing on our island.

The cost of living and skyrocketing home prices on Kaua'i have made it nearly impossible for many Native Hawaiian families, especially young families like mine, to afford a home here. I know people my age who are eligible for homesteads but are stuck waiting—unable to secure a mortgage or find housing that fits their needs. **This project gives them a real option, an opportunity to finally have a home on Kaua'i.**

I deeply empathize with the struggle of those still waiting, and I understand the importance of finding alternative solutions like this. It doesn't replace traditional homesteads, but it offers hope to young families who want to stay on the island. For many, it's the difference between staying in Hawai'i or being forced to leave in search of something more affordable.

I urge the **HHFDC Board to approve the permanent loan request for this project**. The Waipouli project represents more than housing—it represents an opportunity for families to stay on Kaua'i, connected to 'ohana, culture, and community.

Mahalo nui loa for your time and consideration.

Me ka ha'aha'a,  
**Kea Sullivan**  
Resident of Kaua'i

Testimony in Support of Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025

Aloha e nā Luna Ho'omalu o ka HHFDC,

My name is Louisa Keawe, and I am a Native Hawaiian currently on the Department of Hawaiian Home Lands waitlist. I am writing to express my strong support for the Waipouli Affordable Housing Project on Kaua'i and the permanent loan request before you to help make this project a reality.

As someone who has been waiting for the opportunity to secure a homestead, I understand firsthand the challenges many Native Hawaiians face in finding affordable housing in Hawai'i. The rising cost of living continues to push our people out of our homeland. This project offers a critical solution, especially for the Kaua'i community, where affordable housing is becoming harder to find.

I believe this initiative will be especially meaningful for our kūpuna and families who have waited patiently for housing opportunities. By offering long-term rental options with a pathway to homeownership, the project addresses both immediate housing needs and provides a future of stability for Native Hawaiian families.

Supporting this project is not just about building homes; it's about making sure Native Hawaiians can remain connected to our 'āina and culture. I wholeheartedly believe the Waipouli Affordable Housing Project will make a lasting positive impact on our lāhui, and I urge the HHFDC Board to approve the permanent loan request so this opportunity does not slip away.

Mahalo nui loa for your time and consideration. I look forward to the day when I, along with other Native Hawaiians, can find our home through projects like this.

Me ka ha'aha'a,

Louisa Keawe  
Hawaiian Homes Land Waitlist Applicant

Testimony in Support of the Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025

Aloha mai kākou,

My name is Healani Sonoda-Pale, and I'm writing in strong support of the Waipouli rent-to-own project. This is more than just a housing project—it's a lifeline for Native Hawaiian families who have been waiting too long for a place to call home.

My grandmother was on the Hawaiian Homes waitlist until the day she passed. She spent her whole life raising eight children in public housing in Honolulu, never getting the land that was promised to her. Her story isn't unique—it's the story of so many of our kūpuna who never got their chance.

I've spent years advocating at the State Capitol, calling out lawmakers for not funding DHHL and for overlooking Native Hawaiians waiting on the list. Meanwhile, projects for everyone else moved forward while our people stayed waiting. That's why this project is so important.

The Waipouli project offers real hope and a real pathway to homeownership for families who might never afford a home otherwise. With this rent-to-own model, families can rent while building toward ownership—breaking the cycle of renting and giving them something to pass down.

This is about more than housing—it's about restoring stability, dignity, and opportunity for Native Hawaiian families on Kaua'i. It's about keeping our people on the 'āina.

I respectfully ask the HHFDC Board to approve this loan so DHHL can move forward. Let's not let another generation wait without action.

Mahalo nui loa,  
Healani Sonoda-Pale

# TANYA PALE

PO Box 1595, Kaunakakai HI 96748

May 8, 2025

RE: AGENDA Item E

Testimony in Support of the Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025

Aloha mai kākou,

My name is Tanya Pale, and I'm a Native Hawaiian from Moloka'i. I'm writing today to show my full support for the Waipouli Courtyards project on Kaua'i.

As someone from a small island community, I know how hard it is for our people to hold on and stay home. I've watched too many families leave because they just can't afford to live here anymore. The cost of housing is driving Native Hawaiians away from our own homelands — and we all feel that loss.

This project is a lifeline. It gives families on Kaua'i who have been waiting for a chance to stay home, near their 'ohana, their culture, and their 'āina. And it's not just about building housing — it's about keeping our people connected to the places that raised us.

I also trust that the relocation of current tenants will be handled fairly and in accordance with federal law, so that everyone is treated with respect and care during this transition.

We need this project to happen. We need more options like this to give our people a fighting chance to stay here, raise their keiki, and take care of the land the way our kūpuna taught us.

Mahalo nui for hearing my voice today and for doing what's right for our lāhui.

Me ka ha'aha'a,

*Tanya P. Pale*

Tanya Pale  
bellyup808@gmail.com

Testimony in Support of the Waipouli Affordable Housing Project  
HHFDC Board Meeting – May 8, 2025

Aloha e nā Luna Ho'omalu o ke Kōmike HHFDC,

My name is Kapali Keahi, and I'm a Native Hawaiian on the homestead waitlist for Maui. I'm writing today to share my strong support for the Waipouli rent-to-own project on Kaua'i and urge you to approve the funding needed to make it a reality.

It's 2025, and too many of our Native Hawaiian families are being pushed out of Hawai'i because we simply can't afford to live here anymore. This project gives families like mine a fighting chance to stay in Hawai'i, stay connected to our 'āina, and stay close to our culture. Without Hawaiians in Hawai'i, there is no Hawaiian culture.

It saddens me to see opposition from some who already have homes and leases. I understand their concerns, but this project isn't about taking anything away. It's about giving those still waiting—those of us still hoping—another pathway to finally have a home.

The rent-to-own option at Waipouli doesn't replace homestead lots. It adds a new opportunity. It's a step toward keeping our people here, keeping our families together, and keeping our lāhui strong.

I humbly ask the HHFDC Board to approve the loan and help move this project forward. Please help make this chance possible for Native Hawaiians who have been waiting, wishing, and praying for a place to call home.

Mahalo nui loa,  
Kapali Keahi  
Hawaiian Homes Land Waitlist Applicant – Maui



**From:** [Raquel Runnels](#)  
**To:** [Pablo, Esa J](#)  
**Subject:** [EXTERNAL] Testimony (O'ahu Resident Supporting Kaua'i Project)  
**Date:** Wednesday, May 7, 2025 10:06:15 AM

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To Whom it May Concern,

My name is Raquel Runnels, a Kānaka Maoli residing on O'ahu. While I live on a different island, I strongly support the Nālu Waipouli Affordable Housing Project because Hawai'i's housing crisis affects us all. The displacement of local families, overcrowding, and loss of essential workers on Kaua'i has ripple effects across our entire state.

Kaua'i, like O'ahu, is witnessing families—from keiki to kūpuna—being torn from their roots as housing becomes unaffordable. Even those working multiple jobs are overwhelmed by the cost of living. Projects like Nālu Waipouli are critical to ensuring multigenerational families can remain in the communities they love, on the 'āina they call home.

I speak from personal experience. As a child, my single mother and I were houseless, living in a car or her mechanic's shop. By my 20s, I worked 3–4 jobs daily to support my disabled mother and two teenage siblings. Despite my efforts, our landlord's relentless rent hikes left us fearing eviction. I often went hungry, eating scraps from my workplace trash just to survive.

This struggle is not unique to my family. While working at a call center, I spoke to a Maui firefighter—a community hero—who begged for resources. After bills, he and his wife had to choose between feeding their children or paying their mortgage. In desperation, they considered divorce so his wife could qualify for food stamps. These are the impossible choices families face when housing pushes them to the brink.

Affordable housing isn't just a Kaua'i issue; it's a Hawai'i wide crisis, and we must support solutions wherever they arise in every community to prevent more heartbreaking sacrifices.

I urge swift approval of this project and continued investment in affordable housing across all islands. When one community addresses this crisis, we all benefit. Mahalo for your leadership in creating a more equitable Hawai'i.

‘O au iho nō me ka ‘oia‘i‘o,  
Na Raquel S. Runnels  
[raq.runnels@gmail.com](mailto:raq.runnels@gmail.com)  
270-315-6864

Sent from my iPhone

**Pablo, Esa J**

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**From:** Nanea Lo <naneaclo@gmail.com>  
**Sent:** Wednesday, May 7, 2025 1:48 PM  
**To:** Pablo, Esa J  
**Subject:** [EXTERNAL] Testimony in Strong Support of Agenda Item E – Nalu Waipouli Affordable Housing Project

Aloha e Board Members,

My name is Nanea Lo, and I'm a young kanaka maoli currently living in Honolulu. I am writing in **strong support of Agenda Item E**, which includes:

1. The certification of Nalu Waipouli, LLC (or a successor entity approved by the Executive Director) as an eligible developer under HAR §15-307-24; and
2. Approval of a Dwelling Unit Revolving Fund Permanent Loan for the proposed Nalu Waipouli Affordable Housing Project in Kapa'a, Kaua'i (TMK: (4) 4-3-001:014).

This isn't just a housing project—it's about restoring a future for our people. Native Hawaiians make up the largest share of Hawai'i's unhoused population and are being pushed out of our homelands at devastating rates. We urgently need projects like Waipouli that make it possible for our families to stay connected to our 'āina, culture, and community.

The Courtyards at Waipouli sits on 'āina once held by King Lunalilo and presents a once-in-a-generation opportunity to return this land to Native Hawaiian stewardship through DHHL. This loan will help secure affordable homes, protect current tenants with federal relocation assistance, and prevent the land from being lost to speculative development or short-term rentals.

Please approve this loan and certification. For our generation, this is about survival and dignity. We need housing that lets us stay home.

me ke aloha 'āina,

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**Nanea Lo** (*she/they/'o ia*) / Micro-influencer  
[Executive Commission](#) | [Sierra Club of Hawai'i](#)  
[Board Member](#) | [Hawai'i Worker's Center](#)  
[Granter](#) | [Hawai'i People's Fund](#)  
(808)444-1229  
[LinkedIn](#)

**"Some people say that Hawai'i will be a better place when Hawaiians no longer stand in the way of progress. But even these people must know that at this point, this will no longer be Hawai'i."** - Jonathan Kay Kamakawiwo'ole Osorio. The Value of Hawai'i

**May 8, 2025**

**Board Members of the HHDFC,**

**I am Joseph McKenzie, kupuna from 'Ewa Beach. I've lived long time to see many changes in our islands, and too many changes have pushed our own people out. This project matters. It's about making sure our children and mo'opuna and their keiki will have a place here. Please approve this loan and help DHHL move forward for the sake of our lāhui.**

**Mahalo piha,  
Joseph McKenzie  
kamakaulu@gmail.com**

**KUAHIWI MONIZ | [j.kuahiwi.m@gmail.com](mailto:j.kuahiwi.m@gmail.com)**

May 8, 2025

Aloha HHFDC Board,

My name is Kuahiwi Moniz, a Native Hawaiian living in San Diego. Being away from home has only deepened my longing to return to Hawai'i one day. The Waipouli Courtyards project gives me hope that someday I might have a chance to come home. Please support this loan and help create pathways for Native Hawaiians to return, reconnect, and rebuild on our ancestral lands.

Mahalo nui loa,

*Kuahiwi Moniz*

May 8, 2025

Aloha Members of the HHFDC Board,

My name is Kalani Kalima, and I am a proud Native Hawaiian homesteader from Waimānalo. Having a home on Hawaiian land has been a blessing that has changed my life and the life of my 'ohana. It's not just about having a roof over our heads — it's about connection to 'āina, to our kūpuna, and to the cultural practices that make us who we are as Hawaiians.

Right now, too many of our people are being forced to leave Hawai'i because they simply cannot afford to stay. Every family that leaves is another thread pulled from the fabric of our lāhui. If we lose our people, we lose our culture — and without Hawaiians, there is no Hawai'i.

The Waipouli project is a critical step toward turning this tide. It's a real opportunity to help other Hawaiian families remain anchored in their homeland, to carry forward our traditions, and to ensure the next generation can thrive on the land of our ancestors.

I urge you to support the funding for Waipouli.

Me ke aloha,

*Kalani Kalima*

Email: [kalanikalima96795@gmail.com](mailto:kalanikalima96795@gmail.com)

# Kealohilani Mckenzie

*May 8, 2025*

*Aloha HHFDC Board,*

*My name is Kristin Kealohilani McKenzie, and I live with my 'ohana in Ewa Beach. As a Native Hawaiian, I'm urging you to support the Waipouli project because we need solutions—real solutions—to help our people stay here in Hawai'i. We can't afford to keep losing our families and culture to the housing crisis. This project is one way to keep Hawaiians in Hawai'i.*

*Mahalo,*

*Kealohilani McKenzie*

*808-658-6560*

May 8, 2025

To: HHFDC,

From: Michele Young

My name is Michele Young, and I live with my 'ohana in Kahalu'u. As a Native Hawaiian mother, I know the heartbreak of watching family members leave Hawai'i because they just can't make it here. The Waipouli project is a light at the end of the tunnel for so many on the waitlist. It offers not just housing—but the possibility of stability, security, and belonging. Please move this project forward.

With gratitude,

Michele Young

Tel. (808) 388-3885

May 8, 2025

Aloha HHFDC Board,

My name is Joanne Samisoni, and I am a Native Hawaiian from O'ahu. I'm writing in strong support of the Waipouli Courtyards project. As someone watching the housing crisis grow worse every year, I know how critical it is that we create affordable options for our people. This project is a step toward keeping Native Hawaiians home, on Hawaiian soil. Please support the funding so we can begin to heal some of the damage done by decades of displacement and lost opportunities.

Mahalo,

Joanne Samisoni

tel. 808.630.6736



## Mehana'okala Pupuhi

8 Mei 2025

Aloha HHFDC Board,

My name is Mehana'okala Pupuhi, and I am a Native Hawaiian from Moloka'i who has been on the Hawaiian Homes waitlist for over a decade. It's been a long and difficult journey, watching year after year go by without the opportunity for a home of my own. Like so many others on the list, I struggle to afford housing, and the dream of having a stable home sometimes feels out of reach.

The Waipouli Courtyards project gives people like me hope. It's not just another housing development but it's a chance to finally come off the waitlist, to have a place to call home, and to be close to 'ohana and 'āina. We need projects like this to make housing affordable for Native Hawaiians, so that we are no longer priced out of our own homeland.

I kindly ask you to approve the loan for Waipouli and help bring relief and opportunity to families like mine. It would be a blessing for Native Hawaiians to be able to secure homeownership in Hawai'i.

Mahalo nui,

*Mehana'okala Pupuhi*

ph: 808-213-4969

May 8, 2025

To the HHFDC Board Members,

I am Mele Toli, a Native Hawaiian mother from 'Ewa Beach. I'm raising my keiki in a time when housing has become a daily worry for so many families. The Waipouli project gives real hope to families like mine—hope that we can stay connected to our homeland. Please approve this loan so DHHL can continue its mission to bring Hawaiian families home.

Mahalo nui,

Mele Toli

samisonim@gmail.com

May 8, 2025

To the HHFDC Board,

My name is Marc-Wayne Smith, and I live on Moloka'i with my family. I've been on the DHHL waitlist for many years, holding on to hope that one day I'll finally have the chance to secure a home for my 'ohana. For Native Hawaiians like me, the struggle is real — we face so many challenges just trying to survive and thrive here in Hawai'i. The high cost of living, lack of affordable housing, and long wait times have pushed so many of our people to the edge, forcing many to leave Hawai'i altogether.

The Waipouli Courtyards project gives me and others on the waitlist a little bit of hope on a chance to keep our families together, to live on our 'aina, and to remain part of the community we love. This project is not just about housing as it's about giving Native Hawaiians the opportunity to stay, to grow, and to reclaim the future for the next generation.

I respectfully urge you to fund this project and help make a real difference for Native Hawaiians who have been waiting, struggling, and hoping for the day we can call a place our own.

Mahalo nui,

Marc-Wayne Smith

Contact: KaLiliko4@gmail.com

# Emma Oto-Pale, MSW

*tel.* 808.807.9690 | *email.* emmauop@gmail.com

May 8, 2025

Aloha HHFDC Board,

My name is Emma Oto-Pale, and I am a Native Hawaiian living in Las Vegas, where I work as a social worker. I'm writing in strong support of the Waipouli Courtyards project and the funding that will help make it a reality for Native Hawaiian families.

As part of the Native Hawaiian diaspora, I've met and interacted with many other Hawaiians here in Las Vegas who were forced to leave Hawai'i because the cost of living was simply too high. Through these interactions, I've come to understand the deep emotional and cultural harm that comes with being separated from one's homeland — the sense of loss, disconnection from 'ohana, 'āina, and culture, and the longing to one day return home.

Projects like Waipouli are critical because they offer Native Hawaiian families an opportunity to stay or return home — to live in the place where our roots, identity, and history are strongest. This project isn't just about housing; it's about healing, reconnection, and strengthening the lāhui.

Please approve the funding for the Waipouli Courtyards project. It represents a real chance to keep Native Hawaiian families in Hawai'i and to offer hope to those of us who dream of one day returning.

Me ka ha'aha'a,  
Emma Oto-Pale, MSW

May 8, 2025

Aloha HHFDC Board Members,

My name is Malia Pupuhi-Kamai, and I am a proud Native Hawaiian mother and grandmother who lives in Honoka'a on Hawai'i island. As a family, we have deep roots in Hawai'i, but like many others, we struggle to see a future here for our children and grandchildren. All of them are DHHL beneficiaries, but with the cost of living so high and affordable housing so scarce, we worry every day that they will be forced to leave our homeland just to survive.

The Waipouli Courtyards project offers a real and meaningful option forward. It's about more than just homes — it's about giving our keiki and mo'opuna the opportunity to live, thrive, and carry on our traditions here in Hawai'i, where they belong. Please approve the funding for this project so that families like mine have a fighting chance to stay together, stay connected to our 'āina, and build a future for the next generation.

Mahalo piha,  
Malia Pupuhi-Kamai  
ph: 808-796-0122