



## FACT CHECK

OHA has observed a flood of misinformation promulgated about Hakuone designed to confuse and mislead our community. This is especially disappointing when it comes from people who have been fully briefed and given an early look at OHA's plans. Let us, once again, set the record straight.

### ➔ FACT:

OHA has said loud and clear that it wants to build residential on just three (3) inland – not shoreline – parcels along Ala Moana Boulevard. The proposed legislation encompasses all parcels only to meet legal requirements.

### ➔ FACT:

Many elected officials, including Gov. Josh Green, have declared housing to be the state's top priority. Let's act like it is. It pains us greatly – and should embarrass the state – to see how Hawaiians are among the most affected by houselessness. The more residential units OHA is allowed to build, the more affordable and workforce housing can be built. Like all landowners, OHA will be required to set aside a percentage of its residential units for lower-income households, however OHA intends to go above and beyond this requirement. Higher density and greater height allowances will maximize this important community benefit and meet a desperate need, especially among our Hawaiian people.

### ➔ FACT:

The opposition falsely portrays OHA as wanting to gouge taxpayers to fund repairs. What we are asking is for the state to address decades of neglect and damage because of undisclosed deferred maintenance. OHA believes the state is responsible for funding at least a portion of the critical repairs that it failed to perform over many years. And the public agrees. Recent polling among O'ahu voters shows that 66% believe the state is responsible for making these repairs.

### ➔ FACT:

The actual value of the land conveyed to OHA in 2012 is far less than \$200 million. A recent appraisal has found it to be worth less than \$100 million, even a decade later. Had OHA received a \$200 million cash payment instead, even conservative investing would have yielded a present-day value of \$400 million. OHA is simply asking for what the law provides; OHA was shortchanged and needs to be made whole.

### ➔ FACT:

Even the \$200 million value assigned to the land by the 2012 Medusky Appraisal was based on its residential development potential and an assumed height limit of 400 feet.

### ➔ FACT:

Access to the ocean at Hakuone is central to OHA's vision. In fact, when OHA presented its plan to Friends of Kewalos, they marveled at the 11 planned public access points – far more than is presently provided. Native Hawaiian cultural practices are a cornerstone of why Hawai'i has a public shoreline access law today, so it is deeply offensive to be lectured about protecting the shoreline or the 'āina.

### ➔ FACT:

OHA owns nine parcels in Kaka'ako Makai, representing only 14% of all land in the area. Of its total 30 acres, OHA has committed 10 acres to parks and open space. As a result, Hakuone will actually increase the amount of open and park space in Kaka'ako. The opposition presents its arguments as if our 14% of Kaka'ako Makai is **all** of Kaka'ako Makai.

**➔ FACT:**

OHA has developed a comprehensive master plan that reflects what the community needs. It features a planned Native Hawaiian Cultural Center and many amenities that the community welcomes like kūpuna and keiki daycare, a grocery store and farmers' market, healing centers, opportunities for businesses, and more. The suggestions from the opposition are made as if they are unaware of all that is already in OHA's plan. To our great dismay, one senator has allowed her opinions – based on misleading information – to be published on a website for public viewing. Her views are incendiary. She accuses OHA of “asking legislators to pass a bill without first doing serious study of the impacts and costs of their building...”

**➔ FACT:**

OHA is indeed inheriting badly abused land from the state. But OHA will do what is right - and what is required by law of all developers - conduct environmental impact studies and address their findings prior to any construction. OHA is committed to the cleanup of its parcels at Kaka'ako Makai, finally and fully transforming them into safe and productive land, into a place where Hawaiians can once again feel welcome. It is laughable that the opposition wants to educate Hawaiians on environmental stewardship. It's in our DNA.

**➔ FACT:**

The Hakuone master plan includes a broad, welcoming shoreline promenade for everyone to enjoy, as well as nearly a dozen public access points for fishing, surfing, and cultural practices. OHA has already committed its waterfront parcels to be a part of the city's planned “Lei of Parks” stretching from Waikīkī all the way to Pearl Harbor.

**➔ FACT:**

OHA aggressively “cleaned house” in 2022. New leadership, stricter policies and controls mean that OHA will carry out its entire mission with accountability, transparency, and integrity. We know we will be judged by our actions. We expect our beneficiaries and the rest of Hawai'i to hold us accountable as we strive to fulfill our sacred mission. Getting these restrictions on residential development lifted will clear the way for us to better address the needs of our beneficiaries who have waited long enough.

**➔ FACT:**

Native Hawaiians are not a monolithic community, which means we often hold differing opinions. We especially caution the opposition against engaging in casual cultural appropriation, invoking Native Hawaiian words and values to justify their position. OHA is one of the largest Native Hawaiian entities, created by the Hawai'i State Constitution to serve Hawai'i's Indigenous population.

**➔ FACT:**

Our culture demands the utmost respect and care for our 'āina. Doing right by Native Hawaiians and all of Hawai'i is our kuleana. We take our stewardship of Hakuone seriously, and we understand what it represents for future generations – like the young people who have testified about their hopes to one day be able to live in Kaka'ako. ■

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Hakuone, visit:****[www.Hakuone.com](http://www.Hakuone.com)**