

House District \_\_\_\_\_

Senate District \_\_\_\_\_

**THE TWENTY- FOURTH LEGISLATURE  
HAWAII STATE LEGISLATURE  
APPLICATION FOR GRANTS & SUBSIDIES  
CHAPTER 42F, HAWAII REVISED STATUTES**

Log No: 159-C

For Legislature's Use Only

Type of Grant or Subsidy Request:

GRANT REQUEST -- OPERATING

GRANT REQUEST -- CAPITAL

SUBSIDY REQUEST

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Subsidy" means an award of state funds by the legislature, by an appropriation to a recipient specified in the appropriation, to reduce the costs incurred by the organization or individual in providing a service available to some or all members of the public.

"Recipient" means any organization or person receiving a grant or subsidy.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN): \_\_\_\_\_

**1. APPLICANT INFORMATION:**

Legal Name of Requesting Organization or Individual:

Db: **La'a Kea Foundation**

Street Address: **38 Ulumau Place, Paia, HI 96779**

Mailing Address: **PO Box 790994, Paia, HI 96779**

**2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:**

Name **DONNA TING**

Title **President**

Phone # **808-244-7441**

Fax # **808-242-7030**

e-mail **donna@laakea.org**

**3. TYPE OF BUSINESS ENTITY:**

- NON PROFIT CORPORATION
- FOR PROFIT CORPORATION
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL

4. FEDERAL TAX ID \_\_\_\_\_

5. STATE TAX ID #: \_\_\_\_\_

6. SSN (IF AN INDIVIDUAL): \_\_\_\_\_

**7. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:**

**To build the Sunrise Farm Community of Maui, where adults with Special Needs will Thrive.**

(Maximum 300 Characters)

**8. FISCAL YEARS AND AMOUNT OF STATE FUNDS REQUESTED:**

FY 2008-2009 \$ 5,712,000

**9. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:**

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 448,000 (2007 GIA)

FEDERAL \$ \_\_\_\_\_

COUNTY \$ \_\_\_\_\_

PRIVATE/OTHER \$ 53,000

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

\_\_\_\_\_

Donna P. Ting, President  
NAME & TITLE

1-30-08  
DATE SIGNED

## Application for Grants and Subsidies

### I. Background and Summary

#### 1. Applicant's Background

The La'a Kea Foundation (La' Kea) is a 501(c)(3) organization founded in June 2000 with one goal in mind: to establish a residential farm community for developmentally disabled adults—the first of its kind in the State of Hawai'i. The community will be called *Sunrise Farm Community of Maui*.

At La'a Kea, we envision a self-sustaining community that special needs adults will *choose* to be a part of. The community will work to discover, support and enhance the potential and real contribution of developmentally disabled adults. Inspired by the many life-sharing villages worldwide—specifically the Camphill Foundation ([www.camphill.org](http://www.camphill.org)), the community will be guided by La'a Kea's mission: that every person, regardless of their ability or disability, needs friendship, a consistent and supportive social environment, meaningful work and opportunities for creative expression.

La'a Kea's mission is actively endorsed by colleague organizations serving the disabled, as well as the Skill Village neighborhood and the town of Paia, home to the future Sunrise Farm.

#### 2. Goals and Objectives

The La'a Kea Foundation will build an intentional community for adults with special needs, and a solution for their families. *Sunrise Farm Community of Maui*, and will start with the construction of the following on 12-acres of farmland already donated by Maui County: two 8-bedroom homes, a 4-bedroom home, a farm barn, a farmer's market structure, crafts workshop, community storage facilities, a care taker police substation, and a multipurpose meeting house.

These buildings will enable Sunrise Farm Community to welcome special-needs adults and their residential caregivers—providing space for up to 16 residential clients and necessary care-providers, as well as 20 day program participants in Phase I, beginning in 2010. The plan for Sunrise Farm Community is modeled on the highly successful Camphill Communities ([www.camphill.org](http://www.camphill.org)), which now total more than 100 villages worldwide.

#### 3. Purpose and Need

More than 400 adults in Maui County are developmentally disabled and in need of residential care. Yet current programs in Maui County have the capacity to serve less than five percent of this population. There is no long-term housing available for the majority of special needs adults, nor the opportunity to engage in meaningful work or community living. With residential options virtually unavailable on Maui, and vocational prospects scarce, the many adults with special needs are forced to move to the mainland to find long-term residential care. These individuals

would be far better served in their own community, in a self-determined setting that provides productive life and work experiences.

According to the Hawaii Developmental Disabilities Assistance and Bill of Rights Act 2000, people with developmental disabilities have, among others, a right to:

- a residential program appropriate to the individual;
- live in least restrictive, individually appropriate residential alternative;
- live as close as possible to the person's home community in Hawaii.

Until now, these rights have remained outside of their reach.

Sunrise Farm Community of Maui can—and will—make these rights a reality for people with disabilities. In creating this long-awaited community, we will give adults with special needs a place they can finally call home. The La'a Kea Foundation requests the State of Hawai'i to continue to join us in this mission.

The La'a Kea Foundation must secure **\$7,392,665.00** in its capital campaign for Phase I: Building a Community, 2007-2010. These funds will allow Sunrise Farm Community of Maui to provide residence, community living and services for a minimum of 16 developmentally disabled adults in 2010, and vocational opportunities and services for as many as 36.

Last year, La'a Kea received the generous grant of \$448,000 from the Hawai'i State Legislature, and we are using monies donated from the board to make progress while we await the release of these funds. There is an immediate need for \$632,500.00 additional funding in 2008, to pay for the planning, design, and preliminary construction expenses. This proposal outlines our request for the following funds:

- **\$632,500.00 in 2008** to pay for the initial planning, design and construction, followed by
- **\$5,079,500.00 in 2009–2010** to construct the community and expand its program infrastructure.

To show our commitment to this cause, the La'a Kea Foundation pledges to match the State's funding at more than 20 percent—raising up to \$1,232,665.00 over the next two years.

#### **4. Target Population**

The target population is adults (aged 18 or older) with mental retardation, autism and/or developmental disability.<sup>1</sup> Benefits to the community will abound, not only for the residents and day program participants, but also the wider Maui County. These benefits include:

- Housing and long-term care for some of the lowest-income citizens in the United States<sup>2</sup>;

<sup>1</sup> The term "developmental disability" means a severe, chronic disability of an individual that is attributable to a mental or physical impairment, or a combination of both.

<sup>2</sup> According to *Priced Out 2006: The Housing Crisis for People with Disabilities*, people with disabilities have the "worst-case housing needs," as they are "among the lowest-income citizens in the United States."

- An opportunity for adults with mental retardation, autism and developmental disability to have a community where they can live, work and socialize among peers, and be close to their families;
- Greater economic development Maui County, as there will be many jobs created, as well as volunteer and student learning opportunities;
- Meaningful business and social exchange with the larger community;
- A thriving, self-sustainable community that relies on itself, rather than long-term government funding.

## **5. Geographic Coverage**

Sunrise Farm Community of Maui will give priority to clients on Maui County, although it will consider residents from other geographic locations in Hawai'i as the community expands its infrastructure and program.

## **II. Service Summary and Outcomes**

### **1. Scope of the Work, Tasks, Responsibilities**

This capital project will enable Sunrise Farm Community to meet the residential and vocational needs of developmentally disabled adults, in a way that would not otherwise be possible. There are no similar projects within the Hawaiian Islands.

Goals, objectives and tasks are as follows:

#### Goal:

- Meet the long-term residential and vocational needs for up to 16 adults with developmental disabilities in Maui County, and the day program needs for an additional 20 adults (in Phase I).

#### Objectives:

- Conduct and secure the physical planning, design, budgets and permits for the build-out of the community (Sunrise Farm Community Design Team);
- Plan and build structures on 12 acres of land already acquired by Maui County, located on Baldwin Avenue in Paia (Sunrise Farm Community Design Team);
- With oversight from the board and consultants, design the program infrastructure to serve residents and day program participants of Sunrise Farm Community of Maui (Executive Director and Board of Directors);

- Implement systems of operation and launch program (Executive Director, staff).

### Methods

Methods for reaching the above objectives follow (order may change based on needs):

- Complete environmental assessment by Summer 2008;
- Solicit bids from architect, landscape architect, structural engineer, civil engineer, mechanical engineer, electrical engineer, soils testing, traffic engineer, survey, planning consultant and archaeological consultant; conduct due diligence firms;
- Hire engineers, architects, developers and consultants;
- Review current information on the existing zoning, entitlements, and site plan for the community. Create gap and actions analysis for the required approvals, design and subsequent Phase I construction;
- Obtain required approvals, design and Phase I construction documents;
- Draft engineering and architecture plans for construction;
- Install a water system and meter, including valves, parts, fittings, and four fire hydrants;
- Install drainage, main drain lines, culverts, drain inlets;
- Install sewer; tie in to county line;
- Construct buildings, which includes grading, building pads, finished grading;
- Install walkways, driveways, roads and parking lot;
- Install electric system;
- Conduct erosion control, dust control, and landscaping;
- Hire on-site and support staff, including a caretaker/watch person;
- Create job descriptions and supervisory policies;
- Establish office and program infrastructure, including personnel policies and procedures, operational procedures, and Clients' Bill of Rights;
- Acquire equipment and technology to run efficiently;
- Conduct yearly evaluations of operations, clients, staff and governing board to ensure quality, effectiveness and relevance of work.

## **2. Projected Annual Timeline for Accomplishing Outcomes**

The La'a Kea Foundation has brought together the appropriate expertise to guide the physical planning, the design, budgets, permits and the phased build-out for the farm community. An estimated timeline for Phase I follows:

Winter 2008:	Continued capacity building for Capital Campaign and implementation of campaign strategies; Hire consultant for Environmental Assessment of property
Spring 2008:	Recruit and select engineers, architects, consultants Conduct Environmental Assessment Continue capital campaign through 2008
Summer 2008:	Continue recruiting and selecting engineers, architects, consultants Design and review plans Secure building permit

Fall 2009:	Meet capital campaign goal Begin onsite work, including water Secure liability insurance
Winter 2010:	Begin construction—on and offsite Secure builder risk insurance, appraisal
Spring 2010:	Continue construction of priority structures Open doors/launch program
Fall 2010:	Continue construction of secondary structures
Winter 2011:	Finish construction of Phase I structures

### 3. Quality Assurance and Evaluation Plans

The La'a Kea Foundation will evaluate its initial success on its ability to build a residential setting for up to 16 adults with developmental disabilities, and design a day program infrastructure to serve at least another 20 adults according to schedule, planned for 2010. To meet this benchmark, the La'a Kea Foundation must:

- Meet its capital campaign goal of **\$7,392,665.00** by Fall 2009;
- Begin and end construction according to timeline, scheduled for 2010 .

Executive Director Andrea Hall Rodgers and the Campaign Chairperson Andrew Pells will be responsible for assessing and reporting the results of the campaign to the board.

Once the community is built and operations are underway in 2010, the La'a Kea Foundation will hire an outside evaluator to assess the community and its program. The evaluator will meet with the board of directors, staff and residents/day program participants, to determine areas of success, weakness, opportunities and threats (according to the SWOT method). Other methods of qualitative and quantitative data collection and analysis may be used (such as the Logic Model), at the suggestion of the evaluation consultant and by agreement of the board.

The La'a Kea Foundation Board will evaluate itself at least once annually by member surveys. This will be accomplished during the Annual Retreat, or at some other appropriate time during the year. The results of the self-assessment will be shared with the entire board. Specific plans will be developed to build on the positive areas and work on the areas that need improvement. This organizational habit of evaluation will maintain the integrity of the work and keep the board on track in best serving the needs of developmentally disabled adults on Maui.

### 4. Measures of Effectiveness

The long-term measure of effectiveness is providing the residential and vocational needs for up to 36 adults with developmental disabilities in Maui County by 2010–2011.

The measures of effectiveness for fiscal year 2008–2009 include the following:

- The La'a Kea Foundation will have conducted the physical planning, including obtaining the design, budgets, timelines and building permits for the construction of Sunrise Farm Community;
- The Design Team, led by Betsill Brothers International, will have specific, detailed and sound plans for the structures to be built, in accordance with rules set forth by the ADA;
- The Design Team will have secured and completed the environmental assessment; obtained the required permits and approvals; hired and supervised all subcontractors; and have begun site architecture for Phase I construction;
- The La'a Kea board and consultants will have designed the program infrastructure to serve residents and day program participants of the pending Sunrise Farm Community.

**III. Financial**

**A. Budget**

**1. Budget Description**

The total campaign goal for Phase I is **\$7,392,665.00**. This amount is required for the following:

**Expenses/Vertical Construction**

• One Eight-bedroom Home	\$921,500.00
• One Eight-bedroom Home	\$807,500.00
• One Four-bedroom Home	\$237,500.00
• One Farm Barn	\$78,000.00
• Community Storage Facilities	\$936,000.00
• Farmer's Market Structure	\$470,000.00
• Care Taker Police Substation	\$608,000.00
• Multipurpose Meeting House	\$616,000.00
• <u>Crafts Workshop Building</u>	<u>\$162,500.00</u>

*Subtotal for construction: \$4,837,000.00*

**Expenses/Architect/Engineering**

• Architectural Expenses	\$ 100,000.00
• Structural Engineer	\$ 30,000.00
• Civil Engineer	\$ 50,000.00
• Mechanical Engineer	\$ 20,000.00
• Electrical Engineer	\$ 30,000.00
• Soils Testing	\$ 25,000.00
• Traffic Engineer	\$ 30,000.00
• Survey	\$ 15,000.00

- Planning Consultant \$ 50,000.00
- Archaeological \$ 15,000.00

*Subtotal for Expenses/Architect/Engineering* \$ 365,000.00

**Expenses/Onsite and Offsite**

- Offsite Expenses \$ 125,000.00
- Site Work \$1,650,000.00
- MECO (Maui Electric) \$ 10,000.00
- Water \$ 80,000.00
- Sewer \$ 5,000.00
- Phone/Cable \$ 5,000.00

*Subtotal for Expenses/Onsite and Offsite* \$1,875,000.00

**Expenses/Fees and Other**

- Building permit \$10,000.00
- Builder Risk Insurance \$ 48,370.00
- General Liability Insurance \$ 72,555.00
- Appraisal \$ 5,000.00
- Legal \$ 50,000.00
- Contingency \$ 129,740.00

*Subtotal for Expenses/Fees and Other* \$ 315,665.00

**TOTAL: \$7,392,665.00**

The La'a Kea Foundation requests a total of \$6,160,000.00 from the State of Hawai'i. It will match the state's funding at 20 percent, raising the additional \$1,232,665.00 to meet its campaign goal. Please see the attached budgets.

**2. Quarterly Funding Requirements**

Anticipated quarterly funding requirements for the fiscal year 2008-2009 are as follows:

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$115,000.00	\$172,500.00	\$216,700.00	\$128,300.00	\$632,500.00

**IV. Experience and Capability**

**A. Necessary Skills and Experience**



## **Board of Directors**

The La'a Kea Foundation maintains a board of committed, concerned parents and professionals. Expertise on La'a Kea's board includes a landscape architect, banker, realtor, senior sales executive, marketing consultant, the CFO of a major construction company, executive assistant for a Council member, special education and Waldorf-method educators, a professional fundraiser and an events planner. Three board members are parents of special needs adults or children. Advisors and committee members include an attorney specializing in developmentally disabled clients, an architect, former CEO, accountant, strategic planning consultant, fund developer, cultural consultant, and specialist on the Camphill Village model.

The La'a Kea Foundation board is responsible for the mission and direction of Sunrise Farm Community. It acts as stewards of the organization's financial resources, overseeing its finances and records according to Federal, State and local laws. The board acts according to its Articles of Incorporation and bylaws, setting policies and practices for the organization, and managing its general operations.

With the guidance from Linda Morgan Consulting, the board held a long-range planning meeting in March 2006, which led in 2007 to the drafting of a Strategic Plan for 2007-2010. This strategic plan creates a framework by which the board will develop an operating plan and budget for each year. As part of this process, the organization cultivated a clear, cohesive, and educated board so that members are well-prepared to implement and manage the plan on an ongoing basis.

The board developed both internal and external documents to articulate and market our mission and goals, and strengthen its governance and operations. These include a Capital Campaign Case Statement, an Organizational Business Plan, a Strategic Plan for 2007 - 2010, a Press and Educational Kit, a Board Member Handbook, an Annual Operating Budget, and a Pro Forma Operating Budget for Sunrise Farm Community. At the present time, the board is developing and implementing a marketing strategy to communicate the organization's brand and identity, to maximize awareness and resources, and to attract donors, volunteers and staff.

## **Capital Campaign**

In 2006, the La'a Kea Foundation secured a \$5,000.00 organizational capacity building planning grant from the Hawai'i Community Foundation (HCF), which it used to develop the strategic plan. In the following year, La'a Kea was awarded a \$40,000 organization capacity building implementation grant, also from HCF, which it used to build capacity for its capital campaign.

Through this capacity building process, the La'a Kea Foundation was able to: 1) Gain an understanding of campaign feasibility by conducting a study, including its own organizational strengths and weaknesses; 2) Develop the board's capacity in acquiring and allocating resources; and 3) Determine fundraising strategies for a successful campaign. As part of the deliverable accomplishments from the 2007 grant, the board successfully:

- Conducted a campaign feasibility study, consisting of interviews with community leaders and stakeholders;
- Developed a campaign plan and structure;

- Identified a campaign target and timeline;
- Developed a case statement and marketing materials;
- Completed two trainings conducted by Patti Look on foundations and strategies of successful capital campaigns;
- Identified and held a series of informational meetings to cultivate supporters;
- Identified and created a matrix of prospects for major gifts and grants;
- Identified and recruited leaders for the capital campaign;
- Met with representatives of several of Hawaii's significant corporations and foundations.

In addition to the above capital campaign and governance activities, La'a Kea also celebrated a number of successes in terms of preparing the property for construction. Among them, we:

- Drafted a tighter timeline for design and permitting;
- Secured a stamped survey of the property;
- Refined proposed project budgets for Phase I;
- Researched feasibility of water meter; and
- Secured various proposals from farmers with an interest in farming on the land.

### **Community Support**

The State of Hawai'i, the County of Maui, service providers and citizens of Maui support and endorse La'a Kea's mission. Here are some of the ways this support has been demonstrated:

- Acknowledging the critical need to create a community for adults with disabilities—and the capability of the La'a Kea Foundation to build it, the County of Maui donated more than 12 acres of land in Paia on the North Shore of Maui as the future site of Sunrise Farm Community. As this piece of land is valued at \$3,000,000.00, this may well be the largest land donation on lease to a nonprofit in Maui County.
- La'a Kea board members have made a number of presentations on Oahu, Maui and the Big Island to build relationships and request support. More recently, the board has met with representatives of several of Hawaii's significant corporations and foundations, as well as with members of the legislature. We have been endorsed by a number of our colleague organizations and other serving the disabled in Maui, including Ka Lima O Maui, Easter Seals, Autism Bridges, the State Planning Council on Developmental Disabilities, as well as the Department of Housing and Human Concerns, the State of Hawaii Department of Health, and many more.
- From July 2004 to July 2005, we requested—and received—active support from the Skill Village neighborhood and the town of Paia. Residents at 41 homes signed a statement of support, and 22 residents, along with the nearby Doris Todd School and Paipala Church, wrote letters of endorsement.
- On May 28, 2006, La'a Kea held a volunteer Community Work Day and land dedication at the future site of Sunrise Farm Community. The Maui News featured this event in its May 30, 2006 edition, generating positive press for a community that has yet to be built.

## Design Planning

In November, 2006 the La'a Kea Foundation formed a team of experts to oversee the initial phase of design planning. These experts have backgrounds in master planning, sustainable architecture, building for disabilities, alternative education, permaculture farming and Hawai'ian culture. Team members included:

- Faith Okuma, a LEED certified master planner and landscape architect;
- Dean Johnston and John Cassel of Johnston Cassel Design Studio, an architectural design firm focused on sustainable design;
- George Braddock of Braddock Construction and Creative Housing Solutions LLC, an expert in designing and building for people with disabilities;
- Kathryn Weit, an advocate for people with developmental disabilities/mental retardation;
- Francine M.P. Palama, an Architectural Doctorate Student at the University of Hawai'i and specialist of Hawaiian culture and history;
- Steven Meader, Assistant Professor, University of Hawai'i at Manoa School of Architecture, who is a specialist in design, renewable energy and energy efficiency sustainable design consulting;
- Rick Rutiz, Director of Ma Ka Hana Ka 'Ike ("In Working, One Learns"), Hana School Building Program—an innovator of alternative education, and
- John Pollack, a master permaculturist and specialist in sustainability.

To measure its proposed impact, this team hosted a three-day concentrated brainstorming *charrette* in November 2006. The event was open to all members of the Maui community, particularly adults with disabilities, their families and caregivers, and the organizations that serve them. The charrette generated a broad base of design ideas, and provided a forum for diverse perspectives and support. It culminated with the opening of the Sunrise Farm Community Design Team Office in Pai'a.

In 2007, the La'a Kea board drafted and approved a 2007–2010 Strategic Plan. This led to securing the services of Betsill Brothers International to obtain the necessary approvals to proceed with Phase I construction. As part of the arrangement, Betsill Brothers will:

- Review current information on the existing zoning, entitlements, and site plan for the community. Create gap and actions analysis for the required approvals, design and subsequent Phase I construction;
- Recommend prioritized actions for obtaining required approvals, design and Phase I construction documents;
- Analyze the current available project management funds and identify probable gaps in ability to fund the site plan approval and Phase I construction;
- Recommend final budgets and timeline for site plan approval and Phase I construction for board approval;

- Manage the selection and hiring of the consultant team needed to obtain master site plan approval and preparing construction documents for Phase I;
- Report at each Board meeting the status of the approval and construction process, and any needed actions to maintain the project processes and approved timelines.

## **B. Facilities**

The first home complexes will be built in 2010. **Two 8-bedroom homes and one 4-bedroom home** will be constructed, providing residence for up to 16 adults with disabilities and their caregivers. The two larger group homes will be duplex buildings (4,845 square feet and 4,250 square feet, respectively), with a central group kitchen, dining, living areas and a lanai. The smaller group home will be a structure (1,250 square feet interior) with a kitchen, dining, living area and covered lanai.

In these homes, trained supervisors (“house parents”), direct care providers (“coworkers”), and special needs residents will live as an “ohana,” or family: cooking, working and socializing together in a comfortable living space.

Other buildings for Phase I include:

- **Multipurpose meeting house**—a single room meeting house for residents and day program participants, featuring high ceilings and wrap-around lanais, and a detached restroom structure (2,400 square feet interior, plus 2,400 square feet lanai and 400 square feet restroom);
- **Farmer’s market structure**—this structure will be designed and built incrementally. In Phase I, builders will construct a modest shade awning to define and facilitate the opening of the farmer’s market. In subsequent phases, the awning structure will be developed into a full roof structure offering an enclosed market building with retracting walls. At one end, the farmer’s market will adjoin the rental office; the other end will feature a future Garden Café. This complex is intended as a commercial nexus for Sunrise Farm Community activities, with employment opportunities for residents, as well as interaction with residents and visitors (4,700 square feet at full build-out);
- **Community storage facilities**—intended for rental mini-storage for residents, these structures will be a single story, slab on grade and are to be framed with steel studs (3 buildings for a total of 7,200 square feet);
- **Barn**—construction and square footage to be determined;
- **Caretaker police substation**—construction and square footage to be determined;
- **Crafts workshop building**—construction and square footage to be determined.

The meeting house, barn and craft workshop building will provide workshop, craft and social spaces to serve residents and day program participants, as well as act as temporary administrative offices. The farmer’s market structure will be designed and built to help sustain the community, as well as provide opportunities for meaningful interaction with the public.

Erik Leuteneker, Chief Financial Officer of Betsill Brothers Construction, has joined the the La'a Kea Foundation Board of Directors to assure that all buildings are built according to all Maui County building codes. A team of consultants who specialize in building for adults with disabilities will design and construct the facilities. The community will be evaluated for its adherence to requirements set forth by the American Disabilities Act.

The Sunrise Farm Community of Maui will be built according to appropriate safety standards and with aesthetic considerations, contributing to the quality of life for both residents and the larger Maui community. No houses will rise above the level of mature trees. The village will not affect the natural resources, limit the range of beneficial uses of the environment, or affect air, water quality, or ambient noise levels. The property sits on a county road, and utilities are easily accessible. There will be vehicles at the village for transportation and safety. However, because it will be a residential farm community with few licensed drivers, it will cause little impact on current traffic patterns.

As stated above, in 2007, the La'a Kea board entered into contract with Betsill Brothers International to obtain the necessary approvals to move forward with construction of Phase I. With Betsill Brothers, the board can now identify and manage the forthcoming permit and construction issues, including the environmental assessment. Once these permit and construction issues are resolved, La'a Kea Foundation will be ready to begin construction.

Within seven years (*Phases II and III*), Sunrise Farm Community will build homes for up to 50 adults with special needs, along with necessary care providers and their families, and up to 75 day program participants. Each home complex will house five to eight developmentally disabled adults in residence, and will be licensed as either Domiciliary Housing or an Adult Residential Care Home. The community will feature several farm and workshop buildings, a greenhouse, an orchard, a public walking trail and a Garden Café adjoining the farmer's market.

## **V. Personnel: Project Organization and Staffing**

### **A. Proposed Staffing, Staff Qualifications, Supervision and Training**

At the current time, Sunrise Farm Community of Maui is a board-run organization with one interim executive director. Near the completion of Phase I, we will recruit, hire and train the following staff:

- Executive Director (permanent)
- Office Manager
- Facilities Manager
- Trained Supervisors
- Necessary Caregivers

The board will hire, supervise and evaluate the executive director. The rest of the staff will be hired and supervised by the executive director with guidance from the board. The executive director and board will work together to conceptualize and develop daily life on the farm, with a commitment to creating a community that links to the greater Maui County.

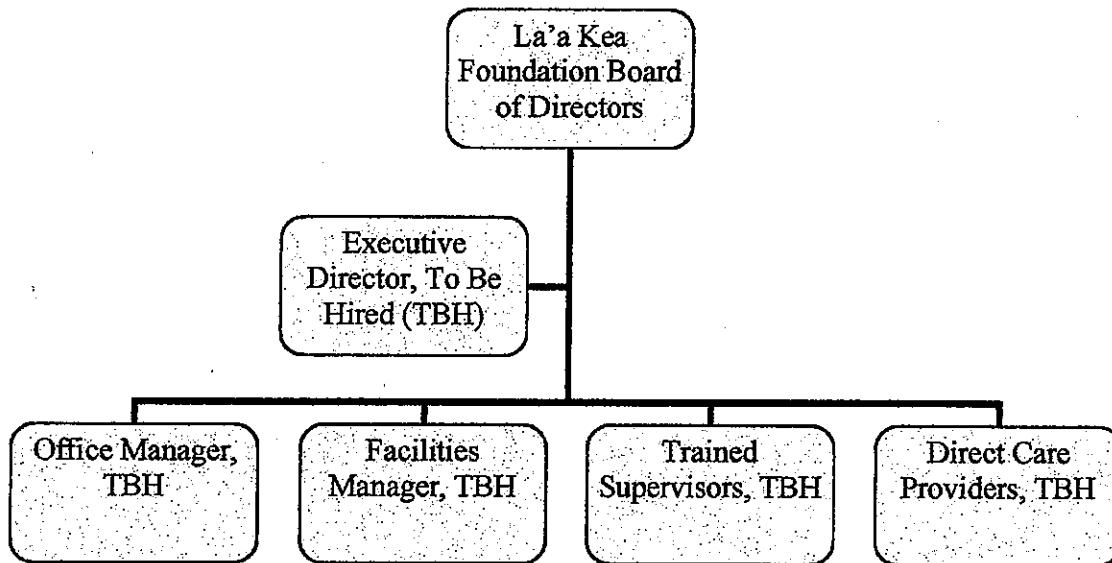
Staff will be offered competitive salaries and benefits package. All caregivers will be licensed practitioners, and will be offered competitive salaries and benefits packages, along with the rest of the staff. Their salaries will be provided by the Home and Community Based Services (HBCS) Developmental Disabilities and Mental Retardation Medicaid Waiver Program. Staff will work directly with the Department of Health to ensure and maintain quality standards, and will be evaluated according to same.

As the community grows, Sunrise Farm Community will seek to expand its personnel to house parents, core residential staff, day program staff and educators, as well as nurses, administrative and facilities managers. This will provide Maui County residents with opportunities for employment in a meaningful work setting.

By 2011, the community aims to offer student-learning opportunities and continuing education credit for adult volunteers. As part of its culture of respect and care, we will aspire to match the staff and volunteers to their expertise and interests—allowing the *entire* community to enjoy work that is meaningful to them.

**B. Organization Chart**

The proposed Organizational Chart for Sunrise Farm Community of Maui is as follows:



Currently, Andrea Hall Rodgers serves as the Acting Executive Director of Sunrise Farm Community of Maui, and Secretary of the La'a Kea Foundation Board. Michael Nathan, CPA, works as a consulting accountant for La'a Kea Foundation.

The current board operates with a committee structure, which includes the following six committees:

- Budget and Finance
- Development/Fundraising
- Governance
- Marketing
- Design/Construction
- Program/Operations

For a list of current board members and advisors, please see below.

### The Current La'a Kea Foundation Team

**Officers**

President: Donna Ting, Realtor  
Vice President: Andy Pells, Marketing Consultant, Founder of Hotels.com  
Secretary: Andrea Hall Rodgers, Sales Executive, Marriott International  
Treasurer: Erik Leuteneker, CFO, Betsill Brothers Construction

**Directors**

Rajita Cappadocia, Realtor  
Cindy Clark, Professional Fundraiser  
Virginia Fish, Therapeutic/Waldorf Educator  
Brian Kakihara, Vice President, First Hawaiian Bank  
Amanda Martin, Executive Assistant to Councilmember Gladys C. Baisa  
Faith Okuma, LEED Certified Master Planner and Landscape Architect  
Jamie Woodburn, Retired Executive Director of Kalima O Maui

**Advisors**

John Cassell, Architect  
David Earles, Capacity Plus  
Elaine Gast, Grant Writer/Communications consultant  
Dean Johnston, Architect  
Patti Look, Fund Development Group  
Pua Mahoe, Hawaiiana Consultant  
Linda Morgan, Strategic Planning Consultant  
Michael Nathan, Public Accountant  
Richard Peterson, Attorney/Law Professor for Special Education  
Claus Sproll, Camphill Support

**VI. Other**

**A. Litigation**

The La'a Kea Foundation is not party to any past or pending litigation.

**B. Licensure or Accreditation**

Once Sunrise Farm Community of Maui is built, it will contract with the State of Hawaii Department of Health to become a provider of mental retardation and developmental disabilities (MR/DD) home and community based Medicaid waiver services (also known as the Title XIX waiver program). Sunrise Farm Community matches Medicaid's eligibility requirements in that it provides support and services to MR/DD individuals that enable them to live as independently as possible in the least restrictive environment.



**BUDGET REQUEST BY SOURCE OF FUNDS**  
(Period: July 1, 2008 to June 30, 2009)

Applicant: La'a Kea Foundation

<b>BUDGET CATEGORIES</b>	<b>Total State Funds Requested (a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>
<b>A. PERSONNEL COST</b>				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
<b>TOTAL PERSONNEL COST</b>				
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>				
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	<b>6,160,000</b>	<b>1,232,665</b>		
<b>TOTAL (A+B+C+D+E)</b>	<b>6,160,000</b>	<b>1,232,665</b>		
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	6,160,000	Michael Nathan, MBA	808-357-1199	
(b)	1,232,665	Name (Please type or print)	Phone	
(c)			1/29/2008	
(d)		Signature of Authorized Official	Date	
<b>TOTAL REVENUE</b>	<b>7,392,665</b>	<b>Andrea Hall Rodgers, Executive Director</b> Name and Title (Please type or print)		



# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: Lala Kea Foundation

Period: July 1, 2008 to June 30, 2009

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
N/A			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>			\$ -	
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
N/A			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>			\$ -	
JUSTIFICATION/COMMENTS: Funds requested are for a capital project and will not be used to purchase equipment or motor vehicles.				

**Funding Amount Requested—  
Capital Project Details**  
Applicant: La'a Kea Foundation

Period: July 1, 2008 to June 30, 2009

**FUNDING AMOUNT REQUESTED**

TOTAL PROJECT COST	ANY OTHER SOURCE OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED		FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2005-2006	FY: 2006-2007	FY: 2007-2008	FY: 2008-2009	FY: 2009-2010	FY: 2010-2011
PLANS						
LAND ACQUISITION						
DESIGN				320500	127000	
CONSTRUCTION				312000	4952500	
EQUIPMENT						
<b>TOTAL:</b>				<b>632500</b>	<b>5,079,500</b>	

**Justification/ Comments:**

The La'a Kea Foundation requests a total of \$6,160,000 from the State for this capital project, less the \$448,000 already awarded from the 2007 Grant in Aid. We will match state funds at 20 percent, raising an additional \$1,232,665 to meet the total campaign goal of \$7,392,665. There is an immediate need for \$632,500 in this fiscal year to secure permits, design plans and begin site architecture.

**DECLARATION STATEMENT  
APPLICANTS FOR GRANTS AND SUBSIDIES  
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant acknowledges that said applicant meets and will comply with all of the following standards for the award of grants and subsidies pursuant to section 42F-103, Hawaii Revised Statutes:

- (1) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant or subsidy is awarded;
- (2) Comply with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
- (3) Agree not to use state funds for entertainment or lobbying activities; and
- (4) Allow the state agency to which funds for the grant or subsidy were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and assuring the proper expenditure of the grant or subsidy.

In addition, a grant or subsidy may be made to an organization only if the organization:

- (1) Is incorporated under the laws of the State; and
- (2) Has bylaws or policies that describe the manner in which the activities or services for which a grant or subsidy is awarded shall be conducted or provided.

Further, a grant or subsidy may be awarded to a non-profit organization only if the organization:

- (1) Has been determined and designated to be a non-profit organization by the Internal Revenue Service; and
- (2) Has a governing board whose members have no material conflict of interest and serve without compensation.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

La'a Kea Foundation

\_\_\_\_\_  
(Typed Name of Individual or Organization)

January 30, 2008

  
(Signature)

\_\_\_\_\_  
(Date)

Andrea Hall Rodgers

Executive Director

\_\_\_\_\_  
(Typed Name)

\_\_\_\_\_  
(Title)

# **Application for Grants & Subsidies:**

## **Building a Community for Developmentally Disabled Adults on Maui**

*Submitted to the Twenty-Fourth Legislature, Hawai'i State Legislature  
By the La'a Kea Foundation, January 31, 2008*