

House District 9

Senate District 5

THE TWENTY-EIGHTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST - OPERATING

GRANT REQUEST - CAPITAL

"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.

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

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:  
Hui Kauhale, Inc.

Dba:

Street Address: American Savings Bank Tower,  
Suite 2880  
Mailing Address: 1001 Bishop Street  
Honolulu, HI 96813

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name MARIAN GUSHIKEN

Title President

Phone # (808) 523-8826

Fax # (808) 523-8827

E-mail Marian.Gushiken@EAHHousing.org

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- OTHER
- SOLE PROPRIETORSHIP/INDIVIDUAL

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

*Kahului Town Terrace Preservation Project Critical and necessary restoration for complex rehabilitation on 4 buildings and common areas.*

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

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

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2016: \$1,023,686

8. 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 \$ \_\_\_\_\_  
 FEDERAL \$ \_\_\_\_\_  
 COUNTY \$ \_\_\_\_\_  
 PRIVATE/OTHER \$ 223,000

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE

[Redacted Signature]

MARIAN GUSHIKEN, PRESIDENT  
NAME & TITLE

1/30/15  
DATE SIGNED



RECEIVED

1/30/2015  
10. [Signature]

## Application for Grants

*If any item is not applicable to the request, the applicant should enter "not applicable".*

### I. Background and Summary

**This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:**

**1. A brief description of the applicant's background;**

Established in 1968, EAH Housing was founded in the belief that attractive affordable housing is the cornerstone to sustainable, livable communities, and today it continues to "create community by developing, managing and promoting quality affordable housing."

In 1996 EAH Housing formed Hui Kauhale, Inc., (HKI) a Hawaii non-profit corporation to advocate for and develop low income rental apartments in Hawaii. At the same time, nonprofit affiliates were created to acquire and preserve the affordability of both Kukui Tower, 380 units in downtown Honolulu and Kalani Garden Apartments, 119 units in Mililani. This was the first step for HKI/EAH in their vision to serve one of the most difficult housing markets in our country today.

From humble origins as a community-based nonprofit organization, EAH Housing has become one of the most respected nonprofit housing development and management organizations in the western United States. Over the last four decades EAH Housing has Developed 92 properties. Currently EAH Housing has a Management Portfolio of 110 properties and is active in 50 municipalities and 15 counties in California and Hawaii. HKI/EAH Housing has developed 8 affordable housing properties and have 4 new projects in Ewa Beach, Lihue, Princeville and Honolulu.

EAH Housing has a staff of more than 450 professionals that combine award-winning design, innovative on-site services and a commitment to providing quality affordable housing to our 20,000 residents.

Since then HKI/EAH Housing has continued to develop and preserve affordable housing. Today HKI/EAH Housing Real Estate Management portfolio includes 17 affordable housing properties, totaling nearly 2,000 units throughout Hawaii.

HKI/EAH Housing works together with local organizations to provide, Farmer's Markets, Afterschool Programs/Homework assistance, Employment Referrals, Financial Literacy Classes, Health Fairs, Free Tax preparation assistance and Kukui Gardens has a satellite office for Kalihi Palama Health Center.

**2. The goals and objectives related to the request;**

As the general partner of the limited partnership owner entity, Hui Kahuale Inc. is proposing the Kahului Town Terrace Preservation Project, a critical and necessary restoration for complex rehabilitation on 4 buildings and common areas.

Built in 1992 Kahului Town Terrace (KTT) is home to 72 low income families including men, women, children and seniors. This community provides 194 hardworking residents a secure place to call home. This affordable apartment serves households at 30%-60% of the area mean income. The community consists of four two-story buildings surrounding a central courtyard with a children's play area. Located in the heart of Kahului, it is near two shopping centers and 5 miles from the airport.

To ensure this invaluable community asset continues to serve hundreds of kama'aina every day, critical rehab must be done to repair the concrete spalling, balconies, waterproofing, leading edge repairs and installation of new railings. In addition, the rehab scope will also include replacement of windows, exterior paint and patching walkways on four buildings. The overall project now stands at \$1,246,686. In an effort to rectify the problem last year an estimated \$148,000 was spent, maximizing what can be used from the property's reserves, and another \$75,000 is targeted for repairs in 2015.

This leaves \$1,023,686 still needed for all other repairs.

**3. The public purpose and need to be served;**

The purpose of the Kahului Town Terrace Preservation Project renovation is to ensure that it will remain a quality, affordable place to live for the low and very-low income families and seniors and guarantee its sustainability into the future

**4. Describe the target population to be served; and**

By 2016 the HKI/EAH Housing Real Estate Management portfolio will serve close to 5,000 low and very-low income families, seniors and those with special needs every day.

HKI/EAH Housing has nearly 2,000 quality, affordable units to those at 80% or below the AMI.

**5. Describe the geographic coverage.**

In 2014 Hui Kahuale Inc./EAH Housing provided quality, affordable housing to 4,205 residents at 17 properties located throughout 14 municipalities serving Honolulu, Maui and Kauai counties.

From Chinatown to Ewa Beach, Lihue to Mililani or Kahului to Kekaha, HKI/EAH continues to honor and reflect the cultural diversity and sense of place in each community.

	2012	2013	2014
Residents Served Hawaii	3,154	3,493	4,205

## II. Service Summary and Outcomes

**The Service Summary shall include a detailed discussion of the applicant’s approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:**

### 1. Describe the scope of work, tasks and responsibilities;

#### Kahului Town Terrace Preservation Project

The design of Kahului Town Terrace (KTT) encourages an added sense of community by providing an outside corridor entrance to each home as opposed to inside hallway access reflected in many other multifamily designs. However, this design style is more vulnerable to weather and aging.

In 2012 KTT found decomposing concrete spalling and increased signs for the need to enhance weatherproofing throughout the property. Immediate spot repairs and routine site checks were implemented to contain the wear and protect the facility from any worsening damage. However, it soon became apparent that the concrete spalling, deteriorating metal railings and walkways were substantially more involved and jeopardized the long term sustainability of this affordable housing community.

The KTT Preservation Project will be coordinated in three phases. A team of HKI/EAH professionals, contractors and vendors will work side by side, meeting regularly to ensure a smooth implementation and limited resident inconvenience.

#### Phase I

July 2015 – October 2015

#### ❖ Resident meetings and communications / work and timelines

- All staff meeting outlining the scope and timeline for all repairs and the reasons for each rehab effort
- Individual communications by resident unit as rehab is target to specific areas
- Mid-point all resident meeting to discuss status of accomplished projects and remaining work

- Closing celebration and thank you to residents upon completion
- Monthly newsletter updates and personal meetings upon request
  
- ❖ **Update assessment and testing for concrete spalling and weather proofing**
  - Review interim work and patching
  - Walk each project to provide up to date information for timeline and plan
- ❖ **Review all bids and timeline**
  - Create new timeline and vendor start dates for each element
- ❖ **Remove and dispose existing steel railings, repair spalling and install new aluminum railings**
  - Inform residents and begin demolition and installation
- ❖ **Remove existing steel posts, water proof and repair concrete spalling walkways**
  - Address concrete corridor issues in 4 buildings
  - Walkway water proofing
  - Leading edge concrete spalling
  - Repair garage ceiling
  - Remove deteriorating posts and address all post pocket repairs

## **Phase II**

**October 2015 – March 2016**

- ❖ **Schedule window removal / replacement for Building 1&2**
  - Using energy efficient windows / Remove and replace (5 windows per unit)
- ❖ **Schedule window removal / replacement for Building 3&4, and common areas**
  - Using energy efficient windows / Remove and replace (5 windows per unit)
- ❖ **Resident updates and meetings (preparing for final painting project)**

## **Phase III**

**March 2016 – June 2016**

- ❖ **Waterproof all new patches and spalling repairs**
  - Final site review for remaining water proofing issues not addressed in window and railing installation
  - Fix and repair any issue
- ❖ **Prep for painting - review patches, repairs**
- ❖ **Paint 4 building facility**





**2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;**

The much needed work slated for the Kahului Town Terrace Preservation Project will be implemented over a twelve month timeframe. The timeline includes resident communications and involvement, physical prep and implementation.

Activity Timeline	Year 15/16			
	Q1	Q2	Q3	Q4
Resident meetings and communications / work and timelines	x			
Update assessment and testing for spalling and weather proofing	x			
Review all bids and timeline	x			
Remove and dispose existing steel railings, repair spalling and install new aluminum railings		x		
Remove existing steel posts, water proof and repair concrete spalling walkways		x		
Schedule window removal / replacement for Building 1&2		x		
Schedule window removal / replacement for Building 3&4, and common areas			x	
Resident updates and meetings (preparing for final painting project)			x	
Waterproof all new patches and spalling repairs			x	x
Prep for painting, review patches, repairs / finalize all waterproofing			x	
Paint facility			x	x

**3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and**

The Kahului Town Terrace Preservation Project will be managed daily by an on-site property manager and monitored by a property supervisor on a weekly basis. Every two weeks KTT management and development staff, with HKI president Marian Gushiken will review progress and vendor deadlines as out lined in the contracts. Built into the overall project timeline are benchmarks and objectives where construction, resident communications and property management goals are documented and tracked.

All construction/rehab work, invoices and inspections are reviewed with approval given or denied. All local, state and federal regulations will be followed and documented.

4. **List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.**

The Kahului Preservation Project will be evaluated on 3 counts:

1. Success of the repair and rehab
2. Meeting budget and timeline
3. Documenting any change in timeline and providing new written goals to senior staff and funder
4. Maintaining open communication with residents
5. Providing a stress free and calm environment with residents throughout the process

The project manager will monitor progress and remain in constant communication with the HKI/EAH team.

Start date is slated for July 2015 through June 2016.

### **III. Financial**

#### **Budget**

1. **The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.**

See attachment 1.

2. **The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2016.**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$300,000	\$290,000	\$260,000	\$173,686	\$1,023,686



- 3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2016.**

HKI will use property reserves to complete necessary repairs.

- 4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.**

HKI has not directly received state or federal tax credits in the last 3 years but is a co-partner or general partner on the projects listed below that have received tax credits.

Property	Year	Federal tax credits	State tax credits
Kukui Tower	Pending 2015	\$963,198	\$471,599
Villages of Moa' e Kū – Phase 3	2014	\$785,363	\$392,681
Ola Ka 'Ilima - Artspace	2014	\$1,425,000	\$712,500
Rice Camp Senior Housing	2013	\$943,941	\$471,970
Kalani Gardens	2013	\$696,708	\$348,354
Kolopua	2013	\$975,000	\$487,500
<b>Total</b>		<b>\$5,789,210</b>	<b>\$2,884,604</b>

- 5. The applicant shall provide a listing of all government contracts and grants it has been and will be receiving for program funding.**

GIA is the sole source of government funding requested in support of the Kahului Town Terrace Preservation Project.

- 6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2014.**

HKI Net Assets as of December 31, 2014 - \$332.00

#### **IV. Experience and Capability**

##### **A. Necessary Skills and Experience**

**The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and**

**appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.**

For 18 years, Hui Kauhale, Inc. (HKI) - EAH Housing (EAH) has continued its mission to acquire, manage and develop affordable housing in Hawaii. HKI/EAH currently manages 1,994 units on the islands of Oahu, Maui and Kauai and is developing new affordable rental communities in Ewa Beach, Lihue, Princeville and Honolulu.

The HKI/EAH Housing team has a proven track record, of preserving and rehabilitating properties. HKI President Marian Gushiken (who is also responsible for the EAH new development portfolio) will work with the Kahului Town Terrace property supervisor and property manager to coordinate the implementation of the preservation project. Day to day management will be delegated to licensed contractors and vendors chosen to complete the project.

HKI/EAH has ongoing professional training programs at every staffing level. We also believe that a key factor for maintaining a high level of quality control is to encourage staff to share their best practices and experiences, which in turn better prepares each project and our communities for inspection by external parties. This has been evidenced by multiple awards, recognitions and commendations.

Over the last four decades EAH has become one of the most respected nonprofit housing development and management organizations in the western United States. The National Affordable Housing Management Association in their 2014 magazine ranked EAH Housing as one of the top 100 property managers of affordable rental housing in the nation. Some other recent awards include:

- 2011 AHF Magazine Reader's Choice Best Preservation Kukui Gardens Makai
- 2014 NAIOP Kukulu Hale Awards Winner for Imi Ikena Apartment
- Certificate of Recognition from the State of Hawaii
- Top 50 of Affordable Housing Owners by Affordable Housing Finance Magazine
- LEED for Homes Gold Certification by the U.S. Green Building Council
- John J. Gunther Award from the Secretary of HUD
- Novogradac Developments of Distinction by Novogradac Magazine
- Gold Nugget Award of Merit from Builder Magazine
- Multi-family Housing Partner of the Year from HUD

**HKI/EAH Housing Real Estate Management Portfolio - Hawaii**

Current Name (DBA)	Total Units	Year Built	Managed Since	City	County	Population Served
Chinatown Manor	91	1993	2005	Honolulu	Honolulu	Multi-Family
Hibiscus Hill Apartment	80	1986	2014	Waipahu	Honolulu	Multi-Family
Imi Ikena Apartments	27	2013	2011	Wailuku	Maui	Multi-Family
Kahuku Elderly Hauoli Hale	64	2013	2011	Kahuku	Honolulu	Senior
Kahului Town Terrace	72	1992	2008	Kahului	Maui	Multi-Family
Kalani Garden Apartments	119	1972	1996	Mililani	Honolulu	Multi-Family
Kekaha Plantation Elderly	36	1982	2006	Kekaha	Kauai	Senior
Kolopua	44	2015**	2014	Princeville	Kauai	Multi-Family
Kukui Gardens	389	1970	2007	Honolulu	Honolulu	Multi-Family
Kukui Tower	380	1976	1996	Honolulu	Honolulu	Multi-Family
Kulana Nani Apartments	160	1972	2001	Kaneohe	Honolulu	Multi-Family
Kunia Village	82	1950?	2014	Kunia	Honolulu	Multi-Family
Nanalkeola Senior Apt	40		2008	Waianae	Honolulu	Senior
Pa'anau Village	60	2010	2010	Koloa	Kauai	Multi-Family
Rice Camp Senior Housing	60		2014	Lihue	Kauai	Senior
Villages of Moa' e Kū - Ph1	64	2012	2011	Ewa Beach	Honolulu	Multi-Family
Villages of Moa' e Kū - Ph2	76	2014	2013	Ewa Beach	Honolulu	Multi-Family
West Loch Elderly Village	150	1993	2005	Ewa Beach	Honolulu	Senior
<b>Total</b>	<b>1,994</b>					

**B. Facilities**

**The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.**



Kahului Town Terrace affordable apartments was acquired by HKI/EAH Housing in May 2008. HKI/EAH stepped forward to ensure this special property would remain affordable for future generations of Maui residents. It is an apartment community for families and seniors whose incomes do not exceed 60% of the Area Medium Income for Maui County.

There are 72 one, two and three-bedroom units in four two-story buildings surrounding a central courtyard. Each apartment is equipped with carpeting, blinds, ranges, refrigerators and washers and dryers. There is both covered and uncovered parking for the residents. A children’s play area is located in the central courtyard.

The property is conveniently located near schools, shopping, and nearby are both the Maui Shopping Center and the Queen Kaahumanu Shopping Center.

Built in 1992, Kahului Town Terrace (“KTT”) is comprised of 4 buildings known as Buildings A, B, C and D. Three of the structures, Buildings A, B and C, have identical floor plans with 16 units in a three story concrete block over podium parking structure. Building D consists of two story concrete block and contains 24 units.

Type of Construction: Buildings A, B and C: Three story concrete block over podium with unit entry from parking lot, exterior stairwell, or exterior single-loaded corridor over concrete parking podium. Building D: Two story concrete block, with unit entry from parking lot, exterior stairwell, or exterior single loaded corridor.

Residential area: 56,704 square feet.

Total building area: 65,660 square feet (includes garage).

Lot Size: 105,415 sq.ft. or +/- 2.4 acres

Residential Density: 31 du/acres

Unit Type	AMI	# Units	Square Feet/Unit
<b>1BR</b>	30%	2	670
	60%	36	670
<b>2BR/1BA</b>	30%	1	848
	60%	5	848
<b>2BR/2BA (mgr.)</b>	60%	22	896
	Unrestricted	1	896
<b>3BR</b>	30%	1	1070
	60%	4	1070

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

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

**The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.**

See attachment 2.

**B. Organization Chart**

**The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.**

See attachment 3.

**C. Compensation**

**The applicant shall provide the annual salaries paid by the applicant to the three highest paid officers, directors, or employees of the organization by position.**

HKI has no paid officers, directors or employees.

**VI. Other**

**A. Litigation**

**The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.**

HKI has no pending litigation.

**B. Licensure or Accreditation**

**The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.**

Every consultant, contractor and sub-contractor will be properly licensed and insured according to all applicable State and Federal regulations to carry out the repairs being performed.

**C. Federal and County Grants**

**The applicant shall separately specify the amount of federal and county grants awarded since July 1, 2014.**

HKI has not been awarded federal or county grants since July, 1 2014.

**D. Private Educational Institutions**

**The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.**

No funds will be used to support or benefit a sectarian or non-sectarian private education institution.

**E. Future Sustainability Plan**

**The applicant shall provide a plan for sustaining after fiscal year 2015-16 the activity funded by the grant if the grant of this application is:**

- (1) Received by the applicant for fiscal year 2015-16, but**
- (2) Not received by the applicant thereafter.**

Since 1996 HKI/EAH Housing has developed and preserved affordable housing throughout Hawaii. Our proven track record of success and financial stability has led to many partnerships. Today the HKI/EAH Housing Real Estate Management portfolio includes 17 affordable housing properties, totaling nearly 2,000 units throughout Hawaii.

**F. Certificate of Good Standing (If the Applicant is an Organization)**

**If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2014.**

See attachment 4.

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) 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 is awarded;
  - b) Complies 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;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant 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 ensuring the proper expenditure of the grant.
  
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
  
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

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

Hui Kauhale, Inc. (HKI)

(Typed Name of Individual or Organization)

(Signature)

(Date)

Marian Gushiken

President

(Typed Name)

(Title)

## **Attachment 1**





## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2015 to June 30, 2016

Applicant: \_\_\_\_\_

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

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2015 to June 30, 2016



Applicant: Hui Kauhale, Inc. (HKI)

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2013-2014	FY: 2014-2015	FY:2015-2016	FY:2015-2016	FY:2016-2017	FY:2017-2018
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION		\$148,000	\$1,023,686	\$75,000	0	0
EQUIPMENT						
<b>TOTAL:</b>		<b>\$148,000</b>	<b>\$1,023,686</b>	<b>\$75,000</b>		
<b>JUSTIFICATION/COMMENTS:</b> Constuction costs include: \$435,875 remove and repair railings; \$470,195 concrete spalling repair and waterproofing; \$190,000 375 windows; \$130,938 exterior painting.						

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2015 to June 30, 2016

Applicant: Hui Kauhale, Inc. (HKI)

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries	14,900			
2. Payroll Taxes & Assessments	1,500			
3. Fringe Benefits	3,278			
<b>TOTAL PERSONNEL COST</b>	<b>19,678</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>	1,227,008			
<b>TOTAL (A+B+C+D+E)</b>	<b>1,246,686</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	1,023,686	 Name (Please type or print)		808-270-5079 Phone
(b) Total Federal Funds Requested		 Signature of Authorized Official		1/28/15 Date
(c) Total County Funds Requested		Director of Communications Name and Title (Please type or print)		
(d) Total Private/Other Funds Requested	223,000			
<b>TOTAL BUDGET</b>	<b>1,246,686</b>			

## **Attachment 2**



## **Marian Gushiken**

**President, Hui Kauhale, Inc. (HKI)**  
**and**  
**Director of Real Estate Development**  
**Hawaii, EAH Housing**

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Marian joined EAH Housing in October 2007 as the Director of Real Estate Development – Hawaii. In this capacity, she oversees all acquisition and rehab activities for Hui Kauhale, Inc. (HKI)/EAH in the State of Hawaii.

Prior to joining EAH, Marian worked for over nine years at Eden Housing in Hayward, California, first as a Project Manager, and then the Associate Director of Real Estate Development. As the Associate Director she oversaw the development of over 1,200 units of rental housing, with primary project management responsibility for over 400 units developed. She also provided management support to project developers, and participated in staff development, corporate strategy, and development of corporate goals.

Marian worked for the City of Hayward for seven years as their Housing Development Specialist working on affordable housing programs and policies, before her tenure with Eden Housing. In this capacity, she provided technical assistance to nonprofits, and was responsible for development of policy related documents and reports to ensure compliance with federal and state requirements. She created and managed the city's first loan assistance program targeting first-time homebuyers, and created and managed the city's Homeownership Coordinator position.

Marian also worked for three years at the Mid-Peninsula Housing Coalition, another regional nonprofit housing provider, based on the Peninsula in the San Francisco Bay Area. Here she was responsible for initial project feasibility and worked on a variety of new construction projects utilizing various federal, state and local subsidy programs.

Marian holds a Bachelor's degree in Social Policy and Urban Affairs from the University of the Pacific, and a Master of City Planning from the University of California at Berkeley.

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## **Kevin Carney**

### **Regional Vice President**

### **Hawaii**

### **EAH Housing**

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Kevin Carney is a longtime Oahu resident with over 30 years of Hawaii real estate development and management experience. He began his career in 1978 with Hawaii Management Corporation, managing office buildings and shopping centers. In 1980 he moved on to Kaiser Development Company, the Master Developer of Hawaii Kai on Oahu, as Director of Community Relations and Services. At Kaiser he learned the basics of commercial real estate development while managing a variety of properties including recreational centers, marinas, gas stations, shopping centers and office buildings. He was the Project Manager, Leasing Agent and Property Manager for the Hawaii Kai Towne Center. Mr. Carney held various positions with Kaiser and its successors, Bedford Properties and Kemper Real Estate, for 15 years. He left in 1995 as Principal Broker and Senior Property Manager after assisting with the sale of Kemper's commercial real estate portfolio to Kamehameha Schools.

Mr. Carney joined EAH Housing and opened their Hawaii office in 1997, and is responsible for overseeing all Hawaii operations for EAH, including acquisitions, development and property management. He was involved with the acquisition and rehabilitation of Kukui Gardens (389 units), Kukui Tower (380 units), Kalani Garden Apartments (119 units) and Kahului Town Terrace (72 units). He is currently overseeing the development of 192 new affordable rental units in Ewa Villages. Mr. Carney is currently responsible for the management of 1,560 apartments on the islands of Kauai, Maui and Oahu.

**Education:** Master of Business Administration, Bachelor of General Studies, Major Business, Minors: Management & Psychology, Chaminade University of Honolulu

**Industry Designations:** Hawaii Real Estate Broker, National Affordable Housing Professional – Executive, Certified Manager of Housing, Certified Leasing Specialist, Site-Based Budgeting Specialist

**Professional Affiliations:** President of Housing Hawaii, Director of Affordable Housing Management Association of Northern California, Nevada and Hawaii, Member of Urban Land Institute, Member of Lambda Alpha International

**Civic Affiliations:** Member - Rotary Club of Metropolitan Honolulu; Housing Committee – Faith Action for Community Equity (FACE); Naval Reserve Association, Navy League, American Legion



## **Kim Ervin**

### **Regional Manager**

### **Hawaii**

### **EAH Housing**

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Kim Ervin first joined EAH Housing in June 2000 as a Compliance Specialist in California. She monitored compliance for approximately 40 properties, including HUD, Tax Credit and Mixed-use sites. Ms. Ervin was promoted to Property Supervisor in 2002.

Ms. Ervin's real estate career began in 1981 as a Property Manager, moving her way up to a Property Supervisor position. She was promoted to District Manager, with notable success in troubleshooting in various markets throughout the U.S., working in 13 different states. She has a proven ability to challenge new markets, the successful rebuilding and restructuring of properties while enhancing property image. This resulted in increased or maintained occupancy, and improved NOI.

Ms. Ervin left EAH in 2006 to move to Florida in order to take care of family, but returned to EAH as a Property Supervisor in November 2012. Subsequently, she was promoted to Regional Manager.

Now the Regional Manager of the Hawaii portfolio. She is currently responsible for overseeing the daily operations of the property management team on the islands of Kauai, Maui and Oahu. She encourages and motivates through training, and by an interactive supervision of staff. Her work philosophy is simple: Don't do what is easy; do what is right. Work hard, have fun doing it and find balance between work and home.

Ms. Ervin has achieved the following real estate industry designations: Certified Occupancy Specialist (COS) from the National Center of Housing Management, and National Compliance Professional Executive (NCP-e) from the Housing Credit College of Elizabeth Moreland Consulting, Inc.

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## **Vykky Gamble**

### **Property Supervisor, Hawaii**

### **EAH Housing**

Vykky Gamble joined EAH Housing in October, 2012, as a Property Supervisor. Ms. Gamble came to EAH with a strong background of over 13 years of experience in Property Management. She is an accomplished leader, repeatedly recognized for outstanding performance and exceeding goals.

Before joining EAH Housing, Ms. Gamble was employed as a Regional Property Manager for MidPen Housing. She was responsible for the operation of 11 to 16 rental properties and commercial spaces that totaled between 543-725 units in San Mateo and Santa Clara Counties. Ms. Gamble oversaw the overall financial and operational management, supervision, and administration of six to eight Community Managers.

Ms. Gamble's current portfolio includes two properties on Maui and two properties on Oahu. She is directly responsible for all residential property management operations and financial performance of the portfolio to achieve the business objectives of the company, clients, and investors including maximizing revenue and increasing cash flow.

As a Property Supervisor Ms. Gamble is knowledgeable in compliance requirements of various housing program such as HUD, TCAC, SPECTRUM, HOME, CDBG, and BOND.

**Education:**

**BA – San Francisco State University**

**Industry Designations:**

**Certify Occupancy Specialist, NCHM  
Certified Green Building Professional, Build It Green  
LIHTC, Quadel Consulting**

## **Attachment 3**



**Board of Directors**

Marian Gushiken, President  
Alvin Bonnett, Vice President  
Martha Malloe, Secretary



**EAH Housing Board of Directors**

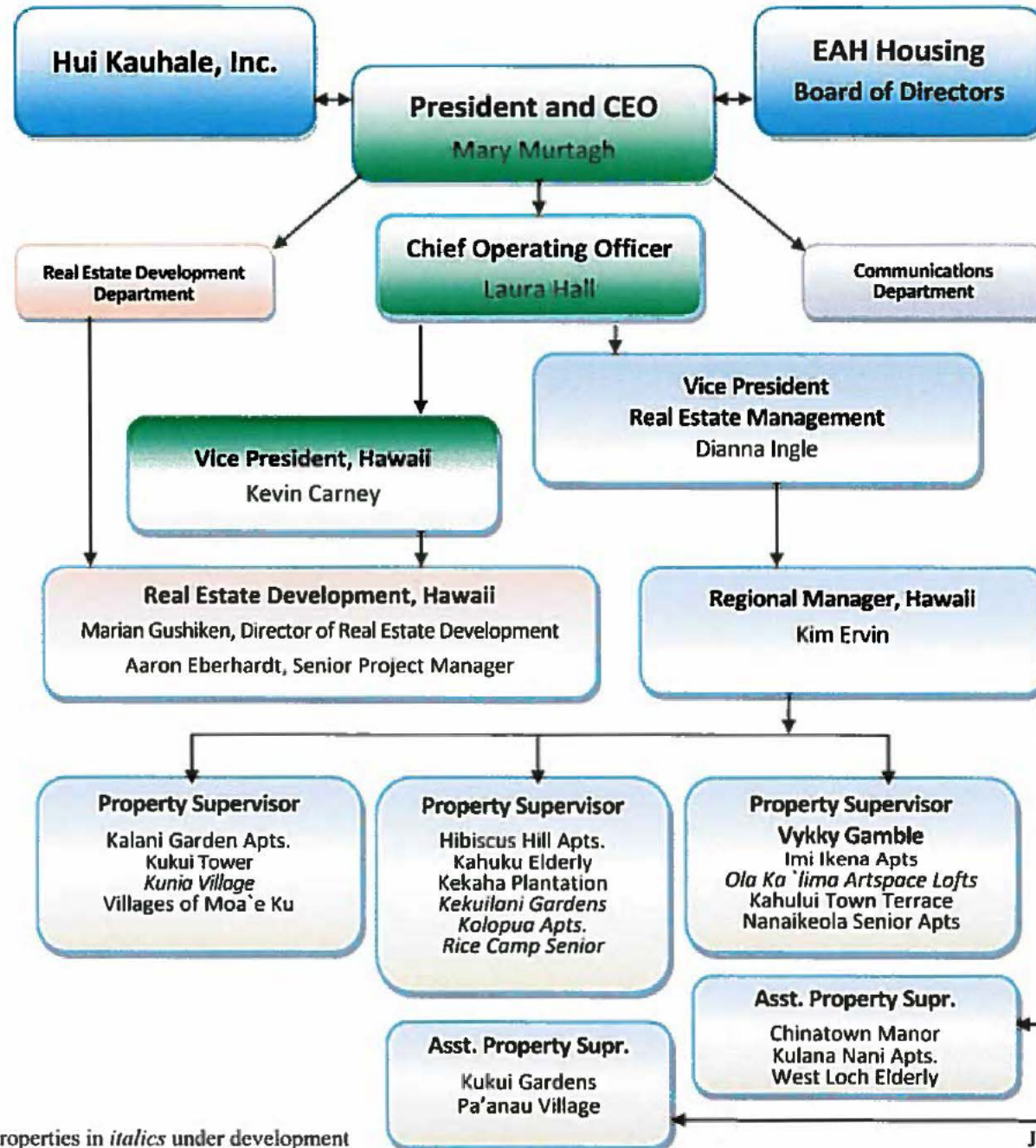
Judy Binsacca, Chair  
Paul Foster, Vice Chair  
Doug Elliott, Secretary/Treasurer  
Pat Cashman, Director  
William S. Thompson, Director  
Joseph F. Walsh, Director  
Lucien P. Wong, Director

**Hawaii Advisory Council**

Chrystn K.A. Eads  
Alston Hunt Floyd & Ing  
Wallace Ching  
TOMCHI Group, LLC  
James Kometani  
James Kometani, Inc.  
Carole M. Lau  
Bank of Hawaii  
Larry Rodriguez (retired)  
Central Pacific Bank  
Lucien P. Wong  
Lucien Wong & Assoc. LLC

# Organizational Chart

Hui Kauhale, Inc. / EAH Housing

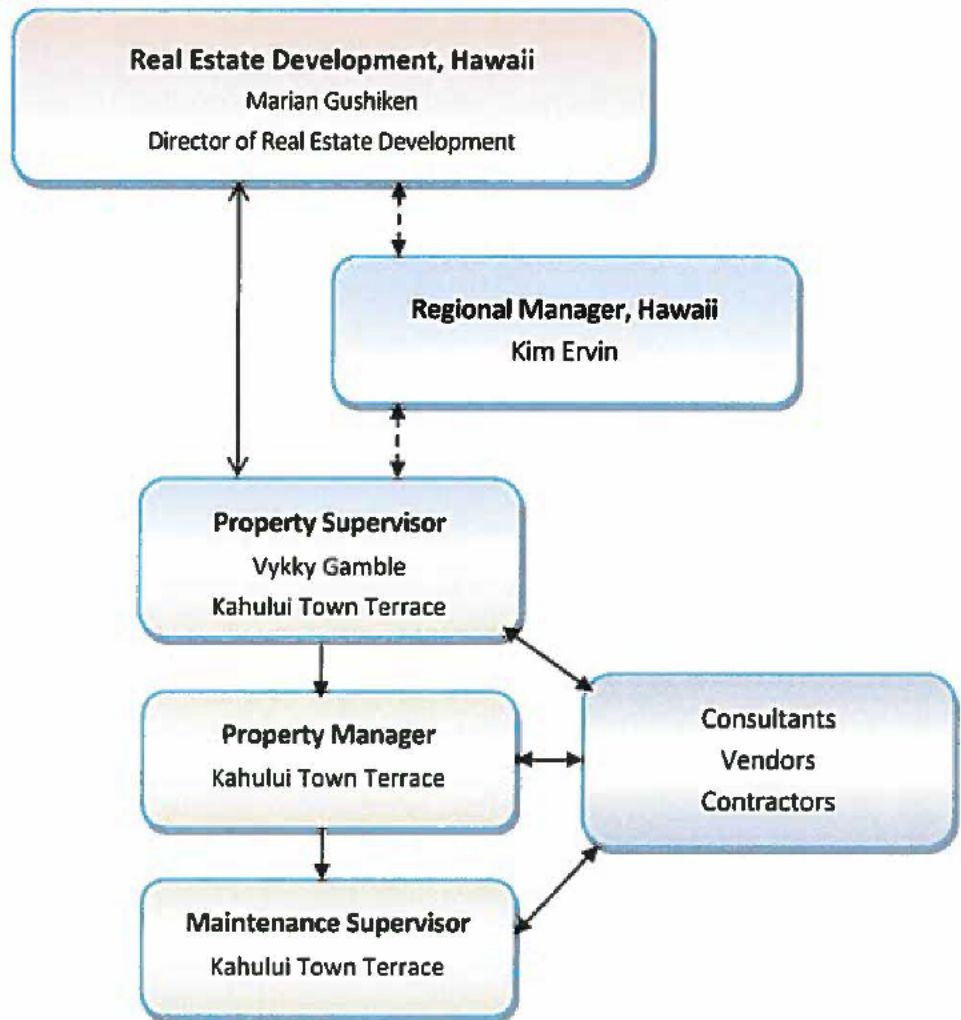


Properties in *italics* under development

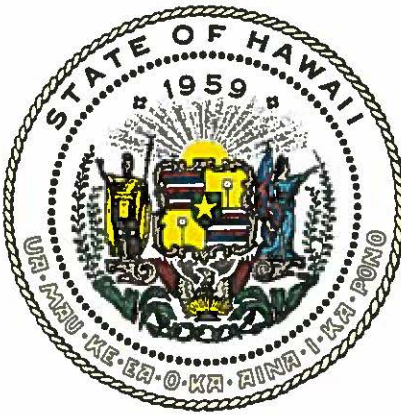
January 2015

# Kahului Town Terrace Preservation Project

*a critical and necessary restoration for complex rehabilitation on 4 buildings and common areas.*



## **Attachment 4**



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

HUI KAUHALE, INC.

was incorporated under the laws of Hawaii on 01/24/1996 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 26, 2015

Interim Director of Commerce and Consumer Affairs



**Exempt Organizations Select Check**

[Exempt Organizations Select Check Home](#)

Organizations Eligible to Receive Tax-Deductible Charitable Contributions (Pub. 78 data) - Search Results

The following list includes tax-exempt organizations that are eligible to receive tax-deductible charitable contributions. Click on the "Deductibility Status" column for an explanation of limitations on the deductibility of contributions made to different types of tax-exempt organizations.

Results are sorted by EIN. To sort results by another category, click on the icon next to the column heading for that category. Clicking on that icon a second time will reverse the sort order. Click on a column heading for an explanation of information in that column.

1-1 of 1 results

Results Per Page 25

OK

« Prev | 1-1 | Next »

<a href="#">EIN</a> ▲	<a href="#">Legal Name (Doing Business As)</a> ▲	<a href="#">City</a> ▲	<a href="#">State</a> ▲	<a href="#">Country</a> ▲	<a href="#">Deductibility Status</a> ▲
██████████	Hui Kauhale Inc.	Honolulu	HI	United States	PC

« Prev | 1-1 | Next »

[Return to Search](#)