

## Application Submittal Checklist

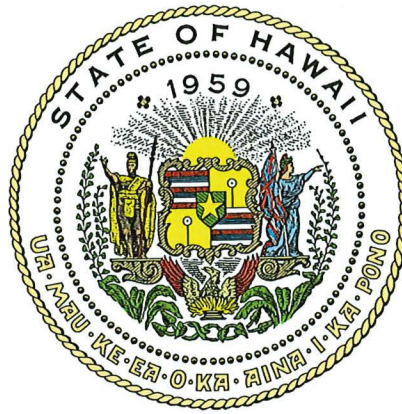
*The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.*

- ☒ 1) Hawaii Compliance Express Certificate (If the Applicant is an Organization)
- ☒ 2) Declaration Statement
- ☒ 3) Verify that grant shall be used for a public purpose
- ☒ 4) Background and Summary
- ☒ 5) Service Summary and Outcomes
- ☒ 6) Budget
  - a) Budget request by source of funds ([Link](#))
  - b) Personnel salaries and wages ([Link](#))
  - c) Equipment and motor vehicles ([Link](#))
  - d) Capital project details ([Link](#))
  - e) Government contracts, grants, and grants in aid ([Link](#))
- ☒ 7) Experience and Capability
- ☒ 8) Personnel: Project Organization and Staffing

  
AUTHORIZED SIGNATURE

Jonathan Berliner  
PRINT NAME AND TITLE

Executive Director  
DATE 1/17/2025



## 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

#### GREGORY HOUSE PROGRAMS

was incorporated under the laws of Hawaii on 07/13/1988 ;  
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 17, 2025

Director of Commerce and Consumer Affairs



**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISD 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; and
- 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.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

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.

**Gregory House Programs**

(Typed Name of Individual or Organization)

(Signature)

**Jonathon D. Berliner**

(Typed Name)

(Date)

**Executive Director**

(Title)



**VERIFICATION OF PUBLIC PURPOSE  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F-102, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant verifies the following:

- (1) The name of the requesting organization or individual;
  - a. Gregory House Programs
- (2) The public purpose for the grant;
  - a. The purpose of GHP's proposed project is to ensure readily accessible supportive housing for people who are homeless, medically fragile and multi-diagnosed with mental illness and/or substance abuse through its Community Residential Program located at 1096-1098 Young Street, also known as Joey's Place.
- (3) The services to be supported by the grant;
  - a. Archaeological survey and capital improvements including extensive plumbing to the facility to ensure the continued safe operation of the agency's Community Residential Program.
- (4) The target group
  - a. Community Residential Program serves 14 individuals at any one time and approximately 30 in a year. On any given day, there is a waitlist of up to ten people. The premise of the program is to improve health outcomes and quality of life for the medically fragile and dual diagnosed resident population. Importantly, it is also the public at large that benefits from this program, which is proven to reduce costly new cases of HIV infection. Individuals come in with high HIV viral loads, we link them to primary medical care, so ultimately they are virally undetectable and therefore the HIV is not transmissible, this is a huge public health outcome.
- (5) The cost of the grant and the budget.
  - a. We are requesting \$300,000 as supported by the budget documents included in this proposal. These additional funds are required for us to successfully complete additional plumbing work and an archaeological survey of this site.

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

Gregory House Programs

(Typed Name of Individual or Organization)

(Signature)

(Date)

Jonathon Berliner

(Typed Name)

Executive Director

(Title)



**THE THIRTIETH LEGISLATURE**  
**APPLICATION FOR GRANTS**  
**CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant Request:

☐

Operating

☒

Capital

Legal Name of Requesting Organization or Individual: Db:

Gregory House Programs

Amount of State Funds Requested: \$ 300,000.00

Brief Description of Request (Please attach word document to back of page if extra space is needed):

Request for additional funding for essential capital improvements and reporting requirements (plumbing and archaeological survey) to our transitional housing facility (Joey's Place), which provides shelter for homeless people living with HIV/AIDS (PLWH) on O'ahu, Hawaii. Gregory House Programs and the Hawaii Department of Health have partnered for over 30 years to provide statewide housing services for PLWH, and GHP continues to be the only provider of housing specifically for PLWH on O'ahu.

Amount of Other Funds Available:

State: \$ 300,000.00

Federal: \$ \_\_\_\_\_

County: \$ \_\_\_\_\_

Private/Other: \$ \_\_\_\_\_

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 2,400,000.00

Unrestricted Assets:

\$ \_\_\_\_\_

New Service (Presently Does Not Exist): ☐ Existing Service (Presently in Operation): ☒

Type of Business Entity:

☒

501(C)(3) Non Profit Corporation

☐

Other Non Profit

☐

Other

Mailing Address:

200 North Vineyard Boulevard, Suite A310

City:

Honolulu

State:

HI

Zip:

96817

Contact Person for Matters Involving this Application

Name:  
Jonathon Berliner

Title:  
Executive Director

Email:  
jonb@gregoryhouse.org

Phone:  
(808) 592-9048

Authorized Signature

Jonathon D. Berliner, Executive Director

Name and Title

Date Signed

## Application for Grants

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

### **I. Certification – Please attach immediately after cover page**

#### **1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)**

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2024.

#### **2. Declaration Statement**

The applicant shall submit a declaration statement affirming its compliance with [Section 42F-103, Hawaii Revised Statutes](#).

#### **3. Public Purpose**

The applicant shall specify whether the grant will be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

### **II. 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;**

Gregory House Programs (GHP) was founded in Honolulu in 1988 as an IRS recognized 501(c)-3 nonprofit agency (Tax ID 99-0265111) with a mission to provide affordable housing assistance and support services to persons living with HIV/AIDS. From a single 11 bed transitional housing facility, we evolved into becoming a statewide HIV/AIDS housing program and, continue to serve and advocate for clients across O`ahu and the Neighbor Islands. We are the only HIV/AIDS Housing organization in Hawai'i.

Today, GHP addresses the crisis of homelessness that impacts everyone living in Hawai'i by providing emergency and transitional housing to our most vulnerable population and providing a wholistic Continuum of Care (CoC) that focuses on an individuals' specific needs. Our continuum of programs includes: emergency shelter; transitional housing; intensive case management; leadership and local implementation for key federal initiatives (including HRSA Ryan White CARE Act and HUD HOPWA); a food bank and twice weekly hot lunch; housing navigation, rapid re-housing and permanent affordable housing.

While, we remain focused on the needs of medically fragile and dually and triply diagnosed



(with mental health and substance abuse) homeless and at-risk of homelessness individuals, we are continually adapting programs based on needs in the community. For more than 30 years, the agency has been a key partner with the Hawaii Department of Health – Harm Reduction Services Branch to provide statewide housing services for persons with HIV/AIDS.

The agency is recognized among the leadership of Partners in Care (PIC), with a staff member holding the roll as Chair of the Planning and Housing Committee. PIC is comprised of homeless service providers, government stakeholders, public housing agencies, affordable housing developers, law enforcement and others. It is the lead planning, coordinating, and advocacy alliance that develops recommendations for programs and services to fill needs within O'ahu's Continuum of Care (CoC) for homeless persons.

In 2023, we began providing services to anyone in need, regardless of HIV status, through a CoC (federally funded) initiative known as Ānuenue Pathway to Housing, with a focus on serving among the most marginalized persons.

In the past year, GHP served approximately 400 individuals, some of the poorest and neediest members of our community, with more than 10,000 distinct assistance units to support their housing and food security. For those with housing, our case managers work tirelessly to help them to keep it. For those without, we're implementing a robust program of housing navigation and placement, paired with intensive case management.

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

GHP acquired the property where the Joey's Place operates, located at 1096-1098 Young Street in Honolulu, in 2018, with two federal grants, one through the Hawaii Community Development Corporation and the other through the City and County of Honolulu. The property is comprised of three structures. The cottage was built in 1923, a separate three-unit structure was added in 1949, and a six-unit building was constructed in 1954. These buildings require substantial improvements for the safety of the program participants we serve, staff, and visiting care providers. In 2023 this property was renamed "Joey's Place" in honor of Joe Pineda, a long time supporter of Gregory House Programs.

Joey's Place, is located at 1096-1098 Young Street, serves 14 individuals living with HIV/AIDS at any time. Over 30 individuals realized increased housing stability and essential care linkages last year. There is always a waitlist to access the program. Capital improvements are intended to ensure a safe living environment. Gregory House Programs usually spends \$30,000 to \$60,000 a year in unanticipated repairs of plumbing, electrical, structural needs, etc., that these major capital improvements will mitigate. The savings by doing this major renovation will allow the resources to go back into programs. The CDC (U.S. Centers for Disease Control and Prevention), estimates that each new case of HIV infection that can be prevented, represents an average lifetime cost savings of more than \$300,000.

We will use these funds to cover the costs for unforeseen and necessary plumbing repairs needed at Joey's Place. Due to the extensive nature of the plumbing work needed, a required archaeological survey must be completed to ensure we are in compliance to move forward with phase I. GHP did not anticipate the magnitude of necessary plumbing work needed to Joey's Place, hence why these funds were not in our original request.

With this funding and the recently announced congressional earmark through Senator Schatz,



we intend to implement major renovations and improvements to the 1096-1098 Young Street property to address infrastructure systems, including replacing all electrical; plumbing and drainage; structural integrity; fire, safety, and very importantly implement renewable energy initiatives that include a comprehensive photovoltaic system for the entire property, and to incorporate restructuring two ground floor apartments to being completely ADA-compliant apartments.

- a. Objective 1: Work/contract with an archaeological survey consultant/professional to follow the requirements per the recent notification from the State Historic Preservation Division (SHPD) of the Hawaii Department of Land and Natural Resources requiring an archeological survey of the property per the following: SHPD states that records indicate that no archaeological inventory survey (AIS) has been conducted within the subject parcel and their geographical information system (GIS) documents a human burial (Site 50-80-14-08854) in the adjacent parcel, and the USDA soil survey (Foote et al. 1972) identifies the soils in the project area as Makiki clay (MkA), 0-2%, which are known to contain historically significant deposits, including subsurface cultural layers and human remains/burials. SHPD notes the proposed project does not remove any distinctive materials or alter historic features, spaces, and spatial relationships that characterize the historic properties. Therefore, the proposed project will not affect the design, materials, workmanship, location, setting, association, and feeling of these historic buildings. With Objective 1, GHP will continue to work with a qualified archaeologist to adequately identify and document any archaeological, historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological, historic properties, and to identify and ensure appropriate mitigation is implemented, if needed. Gregory House Programs and its archaeological firm will consult with SHPD regarding a proper testing strategy before the initiation of the AIS. This will involve an external architectural assessment of the physical plant, with professionals to assist in prioritization and developing a bid solicitation process to select a general contractor. Assessment will include all urgent and future needs, including but not limited to adaptive re-use that supports integration with external providers for better and increased provision of primary health care services to better support the collaborations currently in place with primary medical care providers.
  - a. Follow the required steps for any mitigation due to the SHPD-required archaeological inventory survey.
- b. Objective 2: Select and work with the general contractor through a sealed bid process, adding a major plumbing replacement discovered after receiving the letter from SHPD requiring more work. After selecting a general contractor and plumbing contractor, begin and implement the improvement phase.
  - a. Secure cost proposals for the plumbing aspect of the project. With the SHPD-required archaeological inventory survey, the plumber who has provided repair service for the property has determined the need to excavate areas beneath the three structures to replace and mitigate old piping that is now causing significant leaks under one structure and probably under the other two of the three structures.
- c. Objective 3: By the third quarter, continue to work closely with the architect, general contractor, and plumbing contractor as major work is fully implemented.



d. Objective 4: Work towards winding down the major renovation phase.

3. The public purpose and need to be served;

The purpose of GHP's proposed project is to ensure safe, efficient, and readily accessible supportive housing for people who are medically fragile and multi-diagnosed with mental illness and/or substance abuse through the Community Residential Program. Joye's Place, operating since 2005 and located at Young Street since 2017, is a singular program not available anywhere else in Hawaii. It provides housing that's home for up to 14 people living with HIV/AIDS (PLWH) at any given time. Approximately 30 people with the highest levels of medical fragility, or mental health challenges, or substance abuse issues are linked to care and building housing stability through the support this program provides.

Throughout the last ten years, the state has experienced a severe housing shortage resulting in unheard of numbers of unsheltered homeless individuals and families. According to HUD, in 2024, the median income in Honolulu County was \$120,100. This is more than fifteen times the average annual income (\$7,560) of GHP program participants who are the area's poorest and neediest members – often not welcome by the traditional housing solution. The average GHP program participant earns more than four times less than the U.S. Department of Housing and Urban Development's FY 2022 income limits for "very low income." According to the City & County of Honolulu Five-Year Consolidated Plan & Action Plan, 58% of Honolulu's households experience a housing cost burden (expending more than 30% of income on housing). In comparison, 94% of GHP program participants experience housing cost burdens. The Hawaii Fair Market Rent (FMR) for an average two-bedroom apartment is \$1,950 and without exceeding 30% of income on housing expenses the "state housing wage" would need to be adjusted to \$38.12 per hour for the Honolulu Metropolitan Statistical Area (MSA). This would be the equivalent of 3.6 full time jobs at Hawai'i's minimum wage of \$14/hr (3.2 FTE to afford a 1 bedroom).

With statistics like these, there is no wonder that Hawai'i has the third highest homelessness rate in the nation (45.6/10,000) as reported in the 2022 Annual Homeless Assessment Report to Congress. Obtaining and maintaining housing is a challenge for everyone; however, this is particularly true for those with disabling diseases and mental illness or substance abuse indicators. It is well known that stable housing is a key indicator for positive health outcomes, especially for PLWH, as "studies indicate being homeless or marginally-housed is common among PLWH and associated with poorer levels of HAART (highly active anti-retroviral therapy) access and sub-optimal treatment outcomes." However, it isn't as simple as providing someone with shelter, and per the U.S. Department of Housing and Urban Development, "housing should be used as a structural intervention to improve health outcomes for PLWH ..."

Securing and maintaining housing in Hawai'i's socio-economic climate is difficult for most consumers, but imagine the challenge for those who are chronically homeless and are medically fragile. As would be expected, homeless consumers have increased hospitalization rates and typically require longer inpatient stays. For these, homelessness diminishes the effectiveness of their inpatient treatment once discharged and returned to homelessness. Ultimately this creates a cycle that worsens health outcomes and housing status; and places unnecessary financial burden on healthcare systems (through longer than needed stays or



recurring admissions).

It isn't difficult to find evidence that mental illness and substance misuse play a profound role in homelessness. Additionally, it has been well demonstrated that stable shelter is a key indicator for positive medical and behavioral health outcomes. Yet in Hawai'i 22% of 'counted' homeless report a serious mental illness. Similarly, 18% report substance abuse disorders. Mental illness and substance misuse alone are significant barriers to stable housing but the inclusion of poorly maintained HIV/AIDS status amount to critical need. There is very little data specific to homeless or at-risk for homelessness PLWH experiencing mental health and substance misuse. However, based on historical experience more than 95% of CRP residents have active mental health and/or substance abuse complications at the time of enrolling. Of these, 75% were disengaged from primary, HIV specialty, and behavioral health care with unmanaged disease. This is a direct result of their combined mental health and/or substance misuse and housing status.

Gregory House Programs has more than thirty years of experience providing housing and related services, and more than a decade housing those with substance abuse and mental health barriers. On O'ahu, there is a critical housing shortage for PLWH, particularly those who also experience chronic homelessness in addition to mental illness and/or substance misuse. At GHP's CRP, no one is ever turned away or disqualified due to mental health status or current/active substance abuse.

In 2018, we acquired the 1096 & 1098 Young Street property thanks to federal funding via a grant from the Hawaii Community Development Corporation and a separate grant from the City and County of Honolulu. By doing so, Gregory House Programs eliminated nearly \$12,000/month monthly rent payments, previously incurred on the operating cost of the program. These cost savings have been applied to services for the program participants. In this program, services are offered on-site such as primary medical care, mental health—behavioral health, substance use rehabilitation, and reintegration needs, at this facility, and it is operated on a 24:7:365 basis.

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

The target population is homeless people living with HIV anywhere in Hawaii. According to the Department of Health, at the end of 2021, there were nearly 5,000 diagnosed cases of HIV infections among Hawaii residents. Of 334 newly diagnosed individuals between 2017-2021, seven were homeless at the time of diagnosis. Moreover, of 334 out-of-care individuals, approximately 10% were homeless or at high risk of homelessness.

People who are homeless have higher rates of illness and chronic diseases than the general population. The conditions of homelessness, including nutritional deficiencies, exposure to the elements and extreme weather, and other lifestyle factors, can exacerbate or cause chronic health problems. According to a study by HUD, more than two-thirds of those who were homeless suffered from a chronic illness and nearly a quarter indicated they needed to see a doctor in the last year but were unable to do so.

For homeless individuals living with HIV/AIDS, the conditions of homelessness are even direr. The impact of HIV/AIDS on a person's immune system makes homelessness a serious health risk. Homeless shelters, while they provide respite from the elements, are often a significant



threat to people with HIV/AIDS. Shelter conditions can expose people with HIV/AIDS to dangerous and even life-threatening infections such as hepatitis A, pneumonia, tuberculosis, and skin infections. One study shows that homeless people with HIV who sleep in a shelter are twice as likely to have tuberculosis as the general shelter population.

5. Describe the geographic coverage.

Joey's Place is located in the Lower Makiki neighborhood of Honolulu on the island of O`ahu. While most Program Participants are from the O`ahu community of unsheltered persons, we are proud to have served individuals from Honolulu, Maui, Hawaii, and Kauai. The program is available to anyone in the state of Hawaii who meets the qualification criteria and assessment for program participation. We have and will continue to serve participants not only from Oahu, but also the Neighbor Islands.

### **III. 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;

Through the support of FY 2025 Grant in Aid funds, GHP will proceed with a major plan of capital improvements to ensure the long-term viability of the Joey's Place, providing a safe program of supportive housing available for up to 14 individuals at any one time. Program participants are in the program anywhere from 90 days to 2 years and are then transitioned out to a rent subsidy program. The program emphasizes access for homeless individuals experiencing substance abuse or mental health-related barriers. The program is designed to be consistent with a low-barrier, housing-first approach.

For more than a decade, CRP has been meeting the complex and ever-changing needs of individuals who are homeless and who also experience chronic and disabling medical conditions, mental health, and substance abuse-related barriers. The CRP provides a low-barrier, housing-first approach knowing that successful long-term housing is highly dependent upon fulfilling an urgent need for immediate shelter regardless of mental health and substance abuse status.

Each CRP resident participates in structured activities with trained specialists that include Comprehensive case management, individual and professional group life skills, relapse prevention facilitated by a licensed therapist, CSAC professional, substance abuse counseling, and reintegration into society. Coordination services include referral to program for linking to permanent supportive Housing; linkages to primary & specialty medical care, access to pharmaceutical assistance, medication adherence programs, psychotherapeutic services; health & social assessments; enrollment assistance; advocacy; financial and eviction prevention counseling; and housing retention services. These services continue for program participants even after transitioning toward independent living to ensure continuity and successful maintenance of housing status.

Capital improvements proposed herein that support this critical and vital program described above are overseen by the executive director in consultation with external experts. This work involves a comprehensive renovation of the physical plant to include cost savings through lowering energy usage and adopting renewable energy strategies via the installation of a major photovoltaic system. The executive director has the best overall vantage to understand day-to-day operations for this facility, that is staffed 24:7:365, and forecasting future use requirements to better coordinate with colleague agencies. The anticipated outcome is to create the safest conditions for residents and staff, minimize any forced vacancies due to habitability, and optimize conditions to integrate more and better care services on-site.

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

Joey's Place is currently operational. Activities supported by FY 2025 Grant in Aid will be ongoing throughout the fiscal period, building on investments that have enabled the project to continue to date and support the long-term sustainability of the program.

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



Quality assurance, evaluation, and improvement is a core processes for GHP. The organizational culture creates an understanding that the housing status of clients is positively impacted by the efficacy, quality, and safety of services delivered. This is further reinforced by the organizations' belief that quality assurance and evaluation come from all facets of the agency including: 1) Program participants; 2) Service delivery; 3) Program oversight; 4) Administrative & fiscal management; and 5) Facilities. The scope of GHP's quality and evaluation activities center on indicators agency-wide and uses data from the following sources:

- a. Monthly, quarterly, and annual program, administrative, and fiscal reports.
  - b. Monthly, quarterly, and annual program, administrative, and fiscal meetings.
  - c. Compliance & Risk Management.
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 following list of measures of effectiveness will be the basis for progress reporting to the state through the expending agency;

- a. Identify and incorporate legal and fiduciary requirements into capital monitoring and reporting processes
- b. Identify relevant data for external and internal stakeholder information needs
- c. Plan and design systems to collect, store, and analyze project data and report results.
- d. Regularly monitor capital projects' financial and project activity information.
- e. Reporting on project status and activities.

## **IV. Financial**

### **Budget**

- 1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
  - a. Budget request by source of funds ([Link](#))
  - b. Personnel salaries and wages ([Link](#))
  - c. Equipment and motor vehicles ([Link](#))
  - d. Capital project details ([Link](#))
  - e. Government contracts, grants, and grants in aid ([Link](#))
- 2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2026.



Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$150,000.00	\$100,000.00	\$40,000.00	\$10,000	\$300,000.00

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2026.

Gregory House Programs will seek funding through the State GIA, City, and private foundations for additional Capital Improvement Program in FY 2026 for continued Phase II renovations.

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.

Not applicable, GHP have not received, nor does it anticipate applying for any state or federal tax credits.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2026 for program funding.

Please find attached budget form with the required information.

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2024.

Balance of GHP unrestricted current assets as of December 31, 2024: \$599,625.

## **V. Experience and Capability**

### **1. 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.

Gregory House Programs is the only agency in Hawai'i with the skill, expertise, and proven track record to provide specialized supportive housing services for homeless, chronically homeless, and at risk for homelessness PLWH. Since its incorporation in 1988, GHP has sculpted its organizational structure based on the rapidly changing housing needs of PLWH. As a result of constant adaptation and three decades of experience, GHP has acquired a history of demonstrated and verifiable success in serving its community. This same history includes significant success in collaborative efforts, grants management, and being good stewards of federal, state, city, and privately awarded grant money.

In addition to organizational skills, GHP has acquired a long list of verifiable experience of program implementation, project management, and program monitoring and oversight. Since incorporation, federal, state, county, and private grants have been GHP's core funding, and each has demonstrated quality & successful service as well as excellent administrative and fiscal stewardship. Recent verifiable experience includes programs supported by the programs mentioned above in the list of all federal, state, and county government contracts.

Gregory House Programs has more than thirty years of experience providing housing and related services, including housing those with complex medical needs, substance abuse and mental health barriers. GHP has experience providing rental assistance to PLWH on O'ahu, Maui, Kauai and Hawai'i, and has also assisted PLWH relocate from neighbor islands to Oahu to gain access to life-saving medical care. In the State of Hawai'i, there is a critical housing shortage for PLWH, particularly those who also experience mental illness and/or substance misuse. At GHP, no one is ever turned away or disqualified due to mental health status or current/active substance abuse.



## **2. 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.

Joey's Place, located at 1096-1098 Young Street, Honolulu 96814 is made up of three building structures (in the lower Makiki neighborhood of Honolulu), occupying approximately 7,090 square feet. The program serves as transitional housing for fourteen individuals and comprises a mix of one, two, and three-bedroom apartments and a three-bedroom cottage. On property, there is an outside area for shared washer/dryer units. The property was first developed in 1923, with some minor additions and upgrades over the years. One apartment in the complex is dedicated as the on-site office that houses case management and residential aids. This space includes a kitchen, a small general meeting area, and a private office for 1:1 case management. There currently is one private tenant at this property who is not part of the program and was inherited when the property was acquired. The rental income generates some minimal revenue to support the program.

The property is convenient to medical care facilities, pharmacies, grocery stores, public transportation, libraries, schools, and houses of worship. Participants are encouraged to learn and adopt good neighbor skills, share in some household chores to keep common areas tidy, and avail themselves of resources such as a shared pantry. Living in the community, in a safe environment, with a framework of guidelines such as no illegal substance use allowed on the property and no unapproved visitors helps to prepare individuals for re-integration into independent living.

Our headquarters office is at 200 North Vineyard Blvd in the Aloha United Way building. It is convenient to public transportation and ADA accessible. The Program Director and other staff are located here. There are private and group meeting spaces available as well as a computer station with Internet access for client use.

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

### **1. 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.

Gregory House Programs has assembled a highly effective, qualified, and competent team to operate its CRP and serve its clients. Executive Director Jon Berliner is the lead staff specific to this project of capital improvement.

He is a recognized national and local leader in housing services. He brings more than 30 years of executive experience in health and housing nonprofits and has been responsible for securing more than \$10 million of new federal funds for Hawaii through



extensive outreach, advocacy, and networking. He has demonstrated unique abilities to bring stakeholders together to reach shared community goals. This is evidenced by the acquisition of the CRP transitional housing property at 1096 & 1098 Young Street, and the 17-unit Nanea Street Affordable Housing apartment complex Gregory House Programs acquired in 2018.

The executive director reports to the all-volunteer Board of Directors, who maintain legal authority and policy oversight for the agency. He will work with consultants, contractors, and other partners as necessary to realize the goals of this project.

## **2. 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.

Organization Chart is attached.

## **3. Compensation**

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

Gregory House Programs is governed by a volunteer Board of Directors. The following staff is the three highest-paid employees of the organization, none of which will be funded through this Capital Improvement Grant.

1. Executive Director: \$116,689 per year
2. Director of Resource Development/Community Relations: \$75,000 per year
3. Fiscal Manager Grants Accountant: \$75,000 per year

## **VII. Other**

### **1. 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.

Gregory House Programs is not currently involved in any pending or active litigation.

### **2. 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.

Not applicable. Special licensure, accreditation, or other requirements are not necessary to operate the program or provide services.

### **3. 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.

The GHP request will not be used to support or benefit a sectarian or non-sectarian private educational institution.

### **4. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2026 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2026, but

This grant is for additional funding to move forward with unplanned but necessary plumbing improvements, as well as, an archeological survey needed to be completed before continuing with phase I capital improvements. Further phases of improvement can only be determined after a thorough evaluation of phase I.

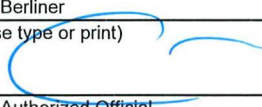
- (b) Not received by the applicant thereafter.



## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Gregory House Programs

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
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				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	300,000			
<b>TOTAL (A+B+C+D+E)</b>				
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	300,000	Jonathon D. Berliner      808-592-9048		
(b) Total Federal Funds Requested		Name (Please type or print)      Phone		
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested		Signature of Authorized Official      Date		
<b>TOTAL BUDGET</b>	<b>300,000</b>	Jonathon D. Berliner, Executive Director		
		Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: Gregory House Programs

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS: Not Applicable				



## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Applicant: Gregory House Programs

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS: Not Applicable				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS: Not Applicable				

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2025 to June 30, 2026

Applicant: Gregory House Programs

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:2023-2024	FY:2024-2025	FY:2025-2026	FY:2025-2026	FY:2026-2027	FY:2027-2028
PLANS			50000			
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			250000			
EQUIPMENT						
TOTAL:			300,000			
JUSTIFICATION/COMMENTS:						



## GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Gregory House Programs

Contracts Total: 8,390,304

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1					
2	Waikiki Health Ryan White Part C	06/01/2024-05/31/2025	Health Resources Services Administration of Health and Human Servi	U.S.	\$ 150,000.00
3	Ryan White Care Act Part B	04/01/2024-03/31/2025	Health Resources Services Administration of Health and Human Services thru Hawaii Department of Health	State of Hawaii	\$ 1,314,500.00
4	Housing Opportunities for Persons with HIV/AIDS (HOPWA) City and County of Honolulu	04/01/2024 - 03/31/2025	U.S. Department of Housing and Urban Development (HUD)	City and County of Honolulu	\$ 580,114.00
5	Housing Opportunities for Persons with HIV/AIDS (HOPWA) direct HUD Grant	11/01/2024-10/31/2027	U.S. Department of Housing and Urban Development (HUD)	U.S.	\$ 1,457,042.00
6	Housing Opportunities for Persons with HIV/AIDS (HOPWA) - Housing as an Intervention to End AIDS HUD Grant direct HUD grant	07/01/2022-06/30/2025	U.S. Department of Housing and Urban Development (HUD)	U.S.	\$ 612,105.00
7	FEMA Emergency Food & Shelter - Phase 39 Awarded by the City & County EFSP Local Board	05/01/2024-12/31/2024	Department of Homeland Security (awarded by City & County Honolulu EFSP Local Board managed by Aloha United)	U.S.	\$ 11,000.00
8	DHS - Homeless Programs Office - Homeless Shelters Program	07/01/2024-06/30-2025	Department of Human Services - Homeless Programs Office	State of Hawaii	\$ 114,000.00
9	Anuenue Pathway to Housing (Rapid ReHousing and Transitional Housing)	12/01/2024-11/30/2026	U.S. Department of Housing and Urban Development (HUD) Continuum of Care	U.S.	\$ 480,937.00
10	Hawaii Department of Health - Harm Reduction Services Branch	08/01/2024-07/31/2026	Department of Health	State of Hawaii	\$ 686,928.00
11	FY 2023 Community Project Funding	3/10/2024	U.S. Department of Housing and Urban Development (HUD)	U.S.	\$ 1,200,000.00
12	FY 2024 Community Project Funding	5/1/2024	U.S. Department of Housing and Urban Development (HUD)		\$ 900,000.00
13	Anuenue 'Elua	12/1/2024 - 11/30/2026	U.S. Department of Housing and Urban Development (HUD) Continuum of Care	U.S.	\$ 583,678.00
14	Grant In Aid (Hawaii State Legislature)	10/1/2024	Office of Community Services - Sate of Hawaii - Department of Labor and Industrial Relations	State of Hawaii	\$ 300,000.00
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Gregory House Programs Org Chart  
Updated: September 10, 2024

