

**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 a:

Homestead Community Development Corporation

Homestead Housing Authority

Amount of State Funds Requested: \$ 376,674

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

The Homestead Community Development Corporation, in partnership with the Keaukaha Pana'ewa Farmers Association, is requesting a grant to fund the design development phase plans, construction documents and initial site preparation for the Pana'ewa Hub; the first Hawaiian Homestead driven multi-purpose center in South Hilo on Hawai'i Island. The Pana'ewa Hub center will support year-round culturally based keiki to kūpuna community programming, including agricultural education, technology access and technology workforce development. Given that Pana'ewa is in a FEMA high risk zone, the Pana'ewa Hub will be augmented to activate and coordinate communications and resources to ensure that the needs of community members are met in preparation for, during, and post-recovery of a natural disaster or emergent crisis like COVID-19.

Amount of Other Funds Available:

State: \$ 130,680

Federal: \$ 5,500,000

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

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

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

\$ 720,000

Unrestricted Assets:

\$ 2,618,978

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:

3375 Koapaka St. D145

City:

Honolulu

State:

HI

Zip:

96819

Contact Person for Matters Involving this Application

Name:

Maile Luuwai

Title:

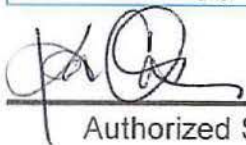
Project Administrator

Email:

maileluuwai@gmail.com

Phone:

808-280-0083



Authorized Signature

Kara Chow, Co-Executive Director

Name and Title


January 16, 2025

Date Signed

## 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

Kara Chow, Co-Executive Director

PRINT NAME AND TITLE

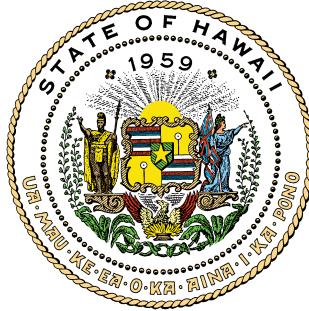
January 16, 2025

DATE

## Application for Grants

### I. Certification

#### 1. Hawaii Compliance Express Certificate



#### 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

HOMESTEAD COMMUNITY DEVELOPMENT CORPORATION

was incorporated under the laws of Hawaii on 06/05/2009 ;  
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 13, 2025

Director of Commerce and Consumer Affairs

To check the authenticity of this certificate, please visit: <http://hbe.ehawaii.gov/documents/authenticate.html>  
Authentication Code: 524002-COGS\_PDF-226440D2

## 2. Declaration Statement

### **DECLARATION STATEMENT OF APPLICANTS FOR GRANTS PURSUANT TO CHAPTER 42F, HAWAII REVISED 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.

**Homestead Community Development Corporation**

(Typed Name of Individual or Organization)



(Signature)

**January 16, 2025**

(Date)

**Kara Chow**

**Co-Executive Director**

(Typed Name)

(Title)

### **3. Public Purpose**

The Homestead Community Development Corporation (HCDC) is a 501(C)(3) Native Hawaiian community-based non-profit that provides fiscal sponsorship support to build homestead community facilities.

HCDC, in partnership with the Keaukaha Pana'ewa Farmers Association is requesting \$376,674 for the Pana'ewa Hub Phase II Development Phase which includes architectural and engineering plans and initial site preparation.

The Pana'ewa Hub community multi-purpose center that will serve the Pana'ewa Hawaiian Homestead and greater South Hilo community on Hawai'i Island. The grant will be used for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes.

## **II. Background and Summary**

### **1. HCDC and KPFA Background**

The Homestead Community Development Corporation (HCDC) was founded in 2009 as a 501c3 nonprofit to advance the developer and program goals of Homestead Beneficiary Associations. HCDC's mission is to "empower the sovereignty of Homestead Beneficiary Associations through affordable housing, economic development and capacity building on or near Hawaiian Home Lands". HCDC supports the development of community facilities as the designated nonprofit arm of an homestead association.

For this project, HCDC is partnering with the Keaukaha Pana'ewa Farmers Association (KPFA) on its community and regional priority construction project, the Pana'ewa Hub.

KPFA is a Hawaiian Homes Commission Act Beneficiary Association controlled by homestead beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior, 43 CFR §§47.10 and 48.6. KPFA is also recognized by the State of Hawai'i Department of Hawaiian Home Lands as the representative organization for agricultural homestead community in Pana'ewa, Hawai'i Island. The KPFA Board of Directors are formally elected to serve by the homestead beneficiaries.

KPFA manages the Pana'ewa Hub 10-acre site which includes a Farmer's Market and Kea'ahuli O Pana'ewa, a three-acre food security demonstration project. Through grants and partnerships, KPFA provides resources, agricultural workshops, community programs, and engagement activities to its community members and to the wider Hilo community interested in KPFA's programs and services.

From 2017-2024, KPFA's Pana'ewa Hub programs and services served 9,000+ participants. Of the participants served, 59% were Native Hawaiian. During this

period, 2,625 volunteers contributed over 8,389 volunteer hours to KPFA's programs and services.

During COVID, the Pana'ewa Hub served as a central location for food, resources, and PPE for homestead community members. KPFA distributed over 2,870 meals to our most needy community members and kūpuna. KPFA also distributed masks, PPE, and COVID-19 test kits to the community.

## **2. Project Goal**

The project goal is to complete Phase II Development for the Pana'ewa Hub. If funded, this project will advance the Pana'ewa Hub to the next "shovel-ready" construction phase.

Phase II Development includes:

- ☐ Architectural Plans
- ☐ Structural, Mechanical, Plumbing and Electrical Plans
- ☐ Construction Documents
- ☐ Landscape Design Plans
- ☐ Construction Cost Estimate
- ☐ Land Preparation for 3-Acre site
- ☐ Progress Reports
- ☐ Final Project Evaluation

The Pana'ewa Hub will be the first homestead driven community multi-purpose center built in South Hilo. The Pana'ewa Hub will support year-round meetings, events and culturally based keiki to kūpuna community programming, including agricultural workshops, technology access and technology workforce development. The Pana'ewa Hub will be augmented to activate and coordinate communications and resources to ensure that the needs of community members are met in preparation for, during, and post-recovery of a natural disaster or emergent crisis like COVID-19.

## **3. Project Public Purpose**

The proposed project will advance the community's long term strategic goal to build the Pana'ewa Hub; a community and regional priority construction project.

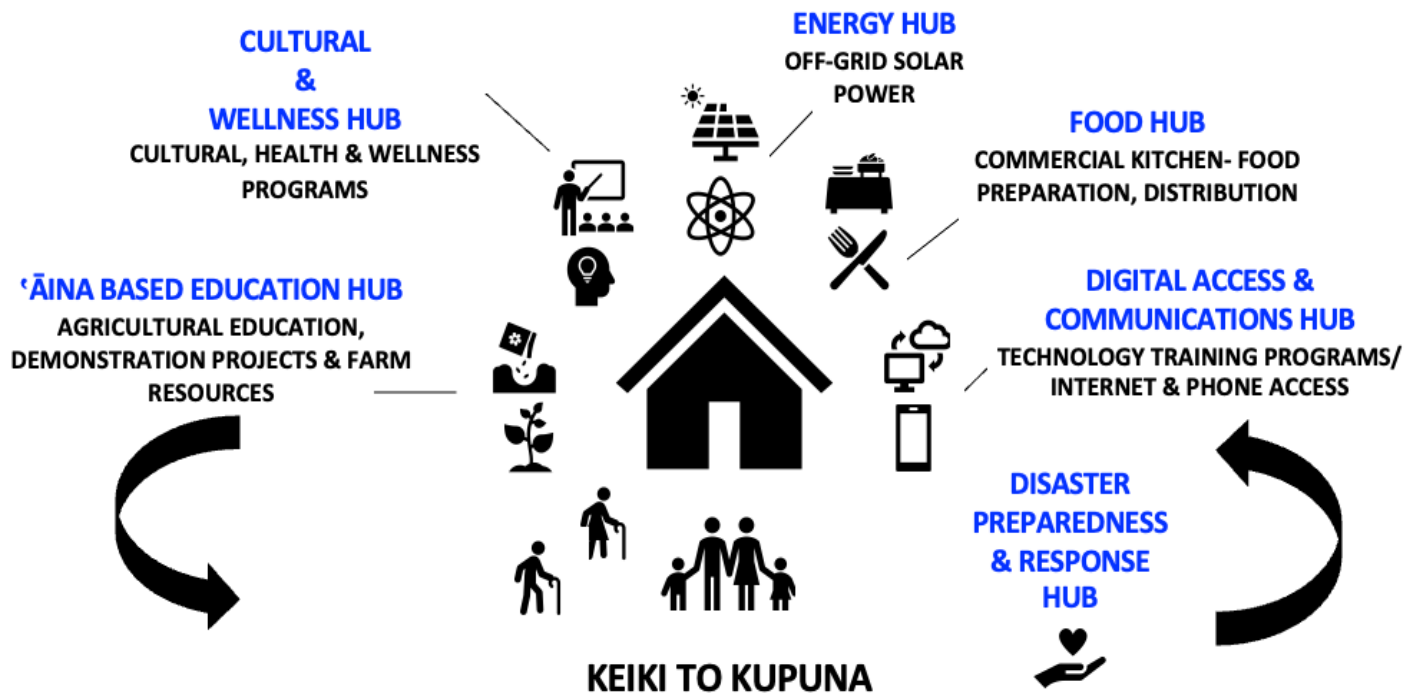
In KPFA's 2018-2019 community wide strategic planning workshops, the Pana'ewa Hub was identified by the community as its highest strategic priority.

Thereafter, KPFA retained G70 to work with the community to complete the Pana'ewa Hub Master Plan (2021), Environmental Assessment/FONSI (2023) and Historic Preservation Review (to be completed by April 2025). KPFA retained Hilo Direct Consultants and Engineering Partners, Inc. to complete the 10-acre site boundary and topographic survey and to update the Pana'ewa Hub concept plan (to be completed by April 2025). The Pana'ewa Hub Business Plan will be completed by March 2025.

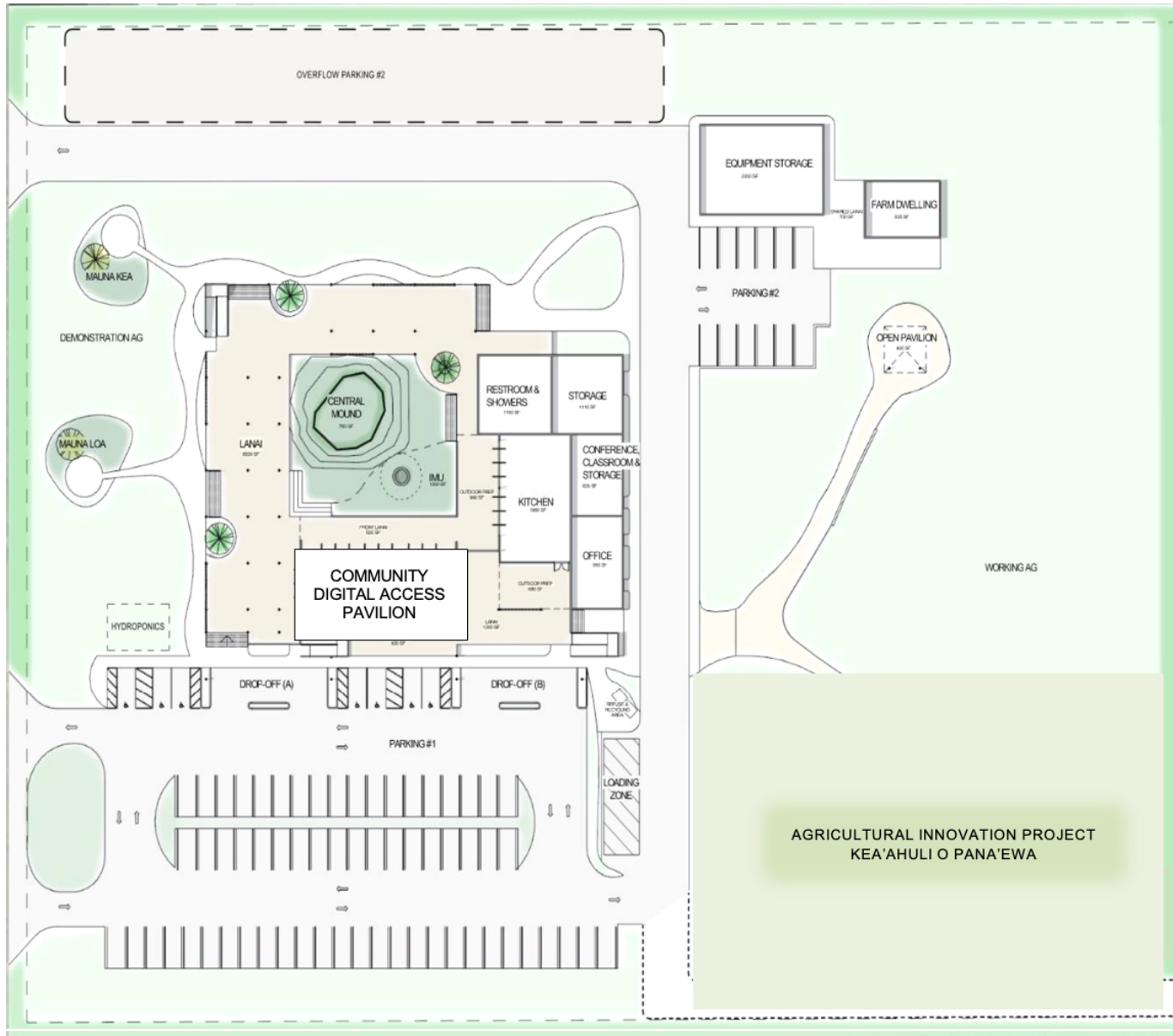


The Pana'ewa Hub multi-purpose center will be located at the existing hub site and adjacent to KPFA's Farmers Market and three-acre agricultural innovation project, Kea'ahuli O Pana'ewa. The Pana'ewa Hub center will include:

- A Multifunctional Hub for meetings, events and keiki to kūpuna programming that will also be accessible to the surrounding homestead communities and South Hilo communities.
- A Digital Access Hub that will support the community's internet access needs during disasters and provide digital workforce training programs
- A 'Āina Hub coexisting with agricultural growing areas to support agricultural education, innovation, and training in alignment with KPFA's Kea'ahuli O Pana'ewa project.
- A Resource and Communications Hub to ensure that the needs of community members are met in preparation for, during, and post-recovery of a natural disaster or emergent crisis like COVID-19.



Applicant: Homestead Community Development Corporation



**PANA'EWA HUB CONCEPTUAL PLAN**



## 1. Target Population

The primary target population for the Pana'ewa Hub is the surrounding residential and agricultural homestead communities. The secondary target population includes South Hilo communities that KPFA currently serves through its Farmers Market, agricultural and educational activities, workshops and events. This expanded South Hilo community currently comprises 41% of Pana'ewa Hub program participants.

## 2. Geographic Coverage

The Pana'ewa Hub is located in a prime commercial district in South Hilo. The Pana'ewa geographic service area includes the Pana'ewa homestead community and expands to include all of South Hilo.



### **III. Service Summary and Outcomes**

#### **1. Scope of Work**

The Phase II Development scope of work includes:

- ☐ Architectural Plans
- ☐ Structural, Mechanical, Plumbing and Electrical Plans
- ☐ Construction Documents
- ☐ Landscape Design Plans
- ☐ Construction Cost Estimate
- ☐ Land Preparation for 3-Acre site
- ☐ Progress Reports
- ☐ Final Project Evaluation

Both the Architectural Plans and Engineering Plans are aligned with KPFA's Conceptual Master Plan and preliminary engineering work that was completed in the previous development phase. All contractors identified in this application are currently working with KPFA to complete Phase I Development for the Pana'ewa Hub and have provide proposals for this project.

#### **A. Architectural Plans – Contractor-Hilo Direct Consultants (HDC)**

Architectural Plans will be based on the Architectural Concept Plan that was completed in a previous phase. The scope of work includes:

- 1) Design Phase
  - a. Integrate Schematic Design documents and Design Development Documents that are covered under Phase 1 Contract Work Agreement.
  - b. Integrate the remaining Design Development work into the Construction Documents.
  - c. Research and identify prefabricated building manufactures and suppliers to determine if such systems can reasonably be used and are economically feasible for this Project. Collaborate with our Engineering Consultant and KPFA's Engineering Consultants.
  - d. Obtain KPFA's review and approval of DESIGN PHASE documents that is approximately (25%) of final Construction Documentation.
  - e. Consult with KPFA to determine if the Project construction process will be a Design/Bid/Construction process or Design/Contractor Negotiated /Construction process.
- 2) Construction Document Phase
  - a. Attend meetings with KPFA and Construction Cost Consultant (or with Negotiated Contractor) to further develop and incorporate any revisions to the Project Scope and Project budget.
  - b. Research and identify regulatory constraints as they affect the architectural work; collaborate with KPFA's Engineering and Landscape Consultants.

- c. Develop Construction Documents of Architectural and Engineering drawings at a level that is approximately (80%) of final ) for review and comments.
  - d. Assist KPFA's Engineering/Landscape Consultants to prepare appropriate documents for County Plan Approval process.
  - e. Submit Construction Documents to KPFA for final review/approval.
  - f. Upon acceptance/approval by KPFA of Phase 2 Contract Work-Construction Documents Phase, and latest estimate of the Cost of Work the design and document portion of this Proposal (and Agreement) are generally complete.
  - g. Submit Construction Documents to the County Building Department for Permit processing /review/approval. If required, I incorporate design requirement of government authorities into the documents; resubmit for review/approval.
- 3) Construction Phase
- a. Architect shall assist the KPFA in obtaining bids or proposals, awarding contract and preparing contracts for construction. It is anticipated that *AIA Document A104™-2017, Standard Abbreviated Form of Agreement Between KPFA and Contractor will be used for this Project.*
  - b. Submit Construction Documents to the Construction Bidders for pricing. Evaluate the Contractor's Bid Proposals and provide recommendation to the KPFA.

**B. Engineering Plans – Contractor-Engineering Partners, Inc. (EPI)**

EPI will work in coordination with HDC. The scope of work for the Engineering Plans includes:

- 1) Structural
  - a. Consultation for selection of structural systems. Preliminary structural analysis of primary structural elements for preliminary sizing of foundation. Foundation design is based on manufacturer's structural calculations and project soils report. Prepare structural calculations and construction drawings for Permit review.
  - b. Deliverables:
    - 1. Structural Notes
    - 2. Special Inspection Requirements
    - 3. Typical Details
    - 4. Foundation Plan & Details
    - 5. Floor Framing Plan and Details
    - 6. Roof Framing Plan and Details
    - 7. Building Sections
    - 8. Special Details
- 2) Mechanical

Provide design for the installation for new air conditioning system in the office and conference room. Provide design for exhaust ventilation system to serve the restrooms, janitorial areas, and similar spaces.

3) Plumbing

Provide design for the installation of a domestic plumbing system to include sanitary waste and vent piping, hot and cold water distribution system. Provide design for new LPG piping system as required. Provide design for new grease interceptor system as required. Provide plumbing stubouts for kitchen.

4) Electrical

Provide Electrical portion of the Energy Code Compliance certification. Provide site related design for incoming electrical, telephone, and CATV utilities, as required. Utility submittals will be provided under future phase. Electrical power design for general power devices, connection to mechanical and plumbing equipment, and connection to other powered equipment specified by others. Lighting design, fixture specifications, controls, and circuiting for lighting and systems. Provide voice/data system horizontal and backbone cabling infrastructure and device locations. Prepare and submit HELCO Service Application. Electrical power design for general power devices, connection to mechanical and plumbing equipment, and connection to other powered equipment specified by others. Lighting design, fixture specifications, controls, and circuiting for lighting and systems. Provide voice/data system horizontal and backbone cabling infrastructure and device locations.

**C. Construction Cost Estimate -J. Uno & Associates, Inc. (JUA)**

HDC shall provide JUA with the preliminary and final Concept Plan Documents and Schematic Design Documents. JUA will develop cost constructions estimates based on the documents and provide the estimates to KPFA for review and approval.

**D. Landscape Design Plans – TBD**

KPFA is in preliminary discussions with a landscape architect to provide a functional and sustainable landscape design that reflects the community's native Hawaiian culture and agricultural focus. Includes exterior areas surrounding the Pana'ewa Hub complex and incorporates the hula mound and imu facilities. The architect's estimate is included in this grant application, but the architect has not provided a formal proposal to KPFA so the architects name is not included in the application.

**E. Land Clearing & Preparation – Contractor-Tree Works, Inc.**

Tree Works, Inc. has provided mulching and pathway clearing at the Pana'ewa Hub site in a previous phase. For this project, Tree Works will clear and grub the three (3) acre area designated for the Pana'ewa Hub.

**2. Annual Timeline**

**A. Phase I – Contract Initiation Sept.-Oct. 2025**

Since the GIA award and contracting process may take a few months, HCDC and grant partner KPFA anticipate the project will commence in September 2025. The timeline will be revised if the grant funds are released at a later date.

HCDC will contract a Project Administrator and will execute contracts with identified contractors . This phase includes meetings with the KPFA Board, KPFA community stakeholders and contractors.

**B. Phase II – Contract Implementation Nov 2025-May 2026**

The project goal is to complete the Phase II Development Phase activities by May 2026.

**C. Phase III – Project Closeout June 2026**

Final closeout of all project contracts will be include the final project progress report and evaluation report.

**3. Quality Assurance and Evaluation Plan**

The following Quality Assurance and Evaluation Plan outline will ensure that the HCDC, in partnership with KPFA, will monitor and evaluate project progress and results from initiation to successful completion.

**A. Project Management**

Project Director Maile Lu’uwai will have overall responsibility for the project. Ms. Lu’uwai has over 20 years of contracts and grants management experience and has successfully led all previous phases of the Pana’ewa Hub planning and development including community strategic planning, Master Plan completion, EA/FONSI, Historic Preservation to topographic and boundary surveys. Ms. Lu’uwai is currently a City and County of Honolulu Grants Administrator. Ms. Lu’uwai will communicate with the HCDC executive team and KPFA Board on project progress and will manage all contractors ensuring that work is completed in accordance with contract requirements.

**B. Project Tracking**

A project activity timeline will be developed to manage all components of the project and track project progress using the following template:

Project Activity	Activity Period (Months After Project Initiation)								
	0	1	2	3	4	6	7	8	9
Activity 1	(---)								
Activity 2	(-----)								
Activity 3	(-----)								
Activity 4	(-----)								
Activity 5	(-----)								
Activity 6	(-----)								
Activity 7	(-----)								
Activity 8	(-----)								

**C. Progress Reports & Final Evaluation**

Progress reports and a final evaluation of project success will be provided to the state funding agency, the HCDC executive team and KPFA Board. The

Final Project Evaluation will provide detailed documentation of project activities and results.

#### **4. Measures of Effectiveness**

Project success will be measured by completion and receipt of the following products and services: Architectural Plans Structural, Mechanical, Plumbing and Electrical Plans, Construction Documents, Construction Cost Estimate; and Landscape Design Plans.

### **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 - Included
  - b. Personnel salaries and wages -N/A
  - c. Equipment and motor vehicles -N/A
  - d. Capital project details - Included
  - e. Government contracts, grants, and grants in aid -Included
- 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
\$90,402	\$64,035	\$94,169	\$128,069	\$376,674

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

The listing of all other sources of funding is included.

- 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.**

Applicant has not received and will not be applying for 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.**

The listing of awards is included.



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

HCDC's balance of unrestricted current assets as of December 21, 2024 is \$2,618,978.

**V. Experience and Capability**

**1. Necessary Skills and Experience**

The Homestead Community Development Corporation (HCDC) was founded in 2009 as a 501c3 nonprofit to advance the developer and program goals of Homestead Beneficiary Associations. HCDC works with homestead associations to lead and/or provide fiscal sponsorship for homestead projects that serve homestead beneficiaries. This project is a prime example of HCDC's capacity and partnerships with Homestead Beneficiary Associations like the Keaukaha Pana'ewa Farmers Association (KPFA).

As provided in the listing for government contracts and grants, HCDC has secured and successfully managed over \$4,168,000 in grant awarded contracts over the last three years.

Examples of HCDC's experience and capacity include the following HCDC projects:

- a. Youth Center Facility - The first project of Anahola Hawaiian Homestead Association/HCDC was the development of a youth center facility in partnership with the Kauai Community College and HUD.  
Initial Development Cost: \$787,000  
Partners & Funders: Kauai Community College, HUD ANNHIAAC Program
- b. West Kauai Enterprise Center - Kauai Hawaiian Homestead Association /HCDC developed a 1200-square-foot facility in the Kekaha West Kauai homestead community on 3 acres of trust lands to provide community facility space.  
Initial Development Cost: \$650,000 New Construction  
Partners & Funders: Kauai Community College, HUD ANNHIAAC Program
- c. Anahola Marketplace - Located on 10 acres of trust lands cleared of its original use as a dumping ground for cars, Anahola Hawaiian Homestead Association /HCDC developed an open-air marketplace with a certified kitchen facility funded by HUD, and renovated shipping containers to serve over 15 local micro enterprise business owners.  
Initial Development Cost: \$850,000 New Construction  
Partners & Funders: Kauai Community College, HUD ANNHIAAC and State DHHL

**2. Facilities**

The Project is located on site that provides existing programs and services and is managed by KPFA.

## VI. Personnel: Project Organization and Staffing

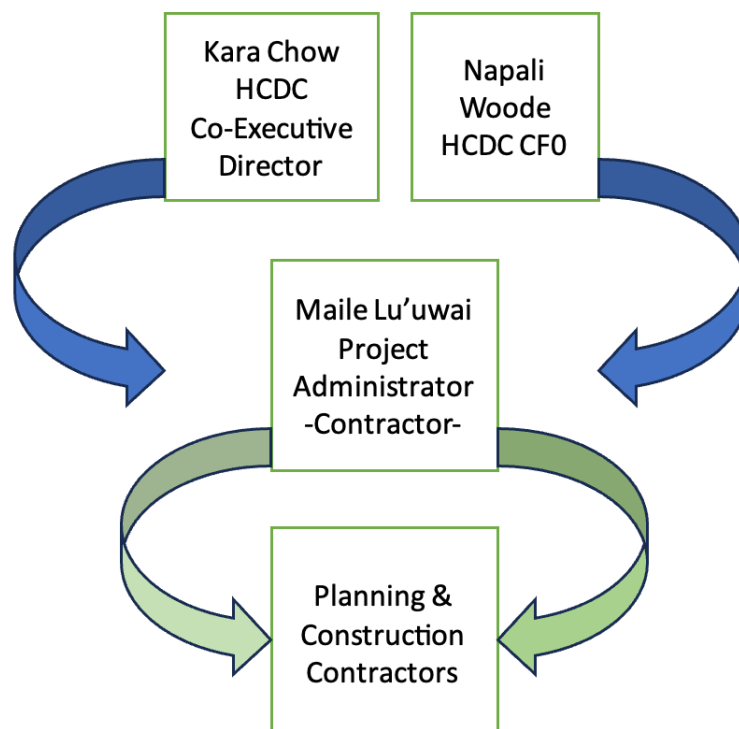
### 1. **Proposed Staffing, Staff Qualifications, Supervision and Training**

Project Administrator- Maile Lu'uwai. As stated previously, Maile Lu'uwai will be contracted to oversee this project. Ms. Lu'uwai has over 20 years of contracts and grants management experience and has successfully led all previous phases of the Pana'ewa Hub planning and development including community strategic planning, Master Plan completion, EA/FONSI, Historic Preservation to topographic and boundary surveys. Ms. Lu'uwai is currently a City and County of Honolulu Grants Administrator.

HCDC Co-Executive Director-Kara Chow. Kara Chow provides all HCDC executive management functions for corporate and regulatory compliance, contract management, financial functions and audits, insurance requirements, and Human Resource administration. Kara is an experienced executive, resulting in consistent year over year unqualified financial audits and successful fund development and fund management at HCDC. Ms. Chow will provide HCDC oversight of project progress for the project.

HCDC Chief Financial Officer-Napali Woode. Napali Wood provides fiscal management of HCDC's accounting system, production of financial statements, and coordination of corporate tax filings and annual audits. Mr. Wood will provide fiscal management oversight for the project.

### 2. **Organization Chart**



### 3. **Compensation**

The annual salary range paid by HCDC to its three highest paid employees are:

Annual Salary	Title
\$ 60,000 - \$90,000	CEO/ Co-Executive Director
\$ 60,000 - \$90,000	CEO/Co-Executive Director
\$ 50,000 - \$80,000	Deputy Director

## VII. **Other**

### 1. **Litigation**

HCDC has no pending litigation or outstanding judgments.

### 2. **Licensure or Accreditation**

Not applicable

### 3. **Private Educational Institutions**

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

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

**The plan for sustaining the activity funded by the grant after fiscal year 2026 if the grant of this application is:**

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

The Pana'ewa Hub Phase II Development activities funded by this grant will be fully completed by the end of the grant term, thus, funding for the activities identified herein beyond this grant is not required.

(b) **Not received by the applicant thereafter.**

See above

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Homestead Community Development Corporation

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				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
<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				
TOTAL OTHER CURRENT EXPENSES				
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	507,354	5,500,000		
<b>TOTAL (A+B+C+D+E)</b>	507,354			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	507,354	Maile Luuawai 808-280-0083		
(b) Total Federal Funds Requested	5,500,000	Name (Please type or print) Phone		
(c) Total County Funds Requested		1/16/25		
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
<b>TOTAL BUDGET</b>	6,007,354	Kara Chow Co-Executive Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2024 to June 30, 2025

Applicant: Homestead Community Development Corpora

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: 2022-2023	FY: 2023-2024	FY:2024-2025	FY:2024-2025	FY:2025-2026	FY:2026-2027
PLANS					476,324	
LAND ACQUISITION						
DESIGN	85,000					
CONSTRUCTION					31,030	5,500,000
EQUIPMENT						
<b>TOTAL:</b>	85,000				507,354	5,500,000
<b>Justification:</b> The project is being recommended for a DHHL FY 2025-2026 award for \$130,680 for Phase I Architectural and Engineering Plans. This worksheet includes the DHHL grant and this GIA request for Phase II Planning (\$376,674) and construction (\$31,030)=Total GIA Request \$376,674.						

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

Applicant: Homestead Community Development Corporation

Contracts Total: 4,168,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Workforce Development Programming	12/23 to 12/25	OHA	State of Hawaii	500,000
2	Workforce Development Programming	10/24 to 9/25	Honolulu County	County	150,000
3	Affordable Housing Rentals for Maui Fire	7/24 to 1/26	Maui County	County	3,000,000
4	Affordable Housing Technical Assistance	12/24 to 11/25	LISC	U.S.	40,000
5	Affordable Housing Rentals for Maui Fire	12/23 to 11/24	NeighborWorks	U.S.	150,000
6	Convening of Community Leaders	12/23 to 2/24	DHHL	State of Hawaii	33,000
7	Capacity Building	12/23 to 11/25	OHA	State of Hawaii	20,000
8	Micro Enterprise Programming	10/24 to 9/25	SBA	U.S.	75,000
9	Solarize Community Facilities	6/23 to 5/24	GIA	State of Hawaii	200,000
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**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

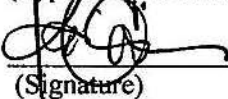
- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide 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, Hawai'i 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, Hawai'i 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, Hawai'i 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.

**Homestead Community Development Corporation**

(Typed Name of Individual or Organization)



(Signature)

**January 16, 2025**

(Date)

**Kara Chow**

**Co-Executive Director**

(Typed Name)

(Title)