

**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:

Kapolei Community Development Corporation

Amount of State Funds Requested: \$ 1,000,000

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

Amount of Other Funds Available:

State: \$ 200,000

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

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

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

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

\$ 10,972,000

Unrestricted Assets:

\$ 1,622,036

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:

91-1270 Kinoiki St

City:

Kapolei

State:

HI

Zip:

96707

Contact Person for Matters Involving this Application

Name:

Chantal Keliihoomalu

Title:

Executive Director

Email:

executivedirector@kapoleiheritage.org

Phone:

808-628-4626



Authorized Signature

Chantal Keliihoomalu, Executive Director

Name and Title

1/16/2025

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

Chantal Keliioomalulu, Executive Director

PRINT NAME AND TITLE

1/16/2025

DATE



STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

**Vendor Name:** **KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

**DBA/Trade Name:** **Kapolei Community Development Corporation (KCDC)**

**Issue Date:** **01/09/2025**

**Status:** **Compliant**

Hawaii Tax#: 22647127-01

New Hawaii Tax#:

FEIN/SSN#: XX-XXX0702

UI#: No record

DCCA FILE#: 222802

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**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.

**Kapolei Community Development Corporation**

(Typed Name of Individual or Organization)



(Signature)

1/16/2025

(Date)

**Chantal Kelihoomalau**

Executive Director

(Typed Name)

(Title)

## 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, 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 grant will be used for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes. It directly supports the public by: improving access to essential services; facilitating community development; ensuring inclusivity and equity; and strengthening local nonprofit organizations' capacity to serve. These outcomes align with the broader goal of enhancing the well-being, quality of life, and sustainability of Hawaii's communities.

### **II. Background and Summary:**

**ORGANIZATION:** The Kapolei Community Development Corporation (KCDC) was formed in 2008 to conduct community-based initiatives. KCDC's Strategic Plan laid out primary goals and objectives and set a course going forward. Intent on self-sufficiency, the Strategic Plan's primary themes were: organizational development; community development; and economic development.

**MISSION:** KCDC's mission is to foster family and cultural preservation founded in the tenets of community, culture, education, and partnerships.

KCDC actively participated in regional planning efforts that enabled homestead communities to take leadership roles in planning their community's future. Regional Plans served as community planning and communication documents to engage homesteads -- and the broader communities -- in achieving specific community goals. Within each region the Hawaiian Homes Commission adopted a statewide policy to provide land dispositions for community and revenue generating purposes.

To complement the regional planning effort, a community capacity building program -- *Kulia I ka Nu'u* -- was created to help communities establish core community infrastructure to take on future responsibilities. KCDC was the first beneficiary organization to achieve *Kulia I ka Nu'u* certification.

As a result of this work, the Hawaiian Homes Commission designated two East Kapolei parcels for KCDC:

PARCEL 1: Four acres, situated mauka of the DHHL office building, were subdivided into five TMK's (Tax Map Keys). They were divided into five pads, not five separate TMKs. Two of the subdivided TMK pads were designated for KCDC for community use in establishing a multi-purpose facility. This regional facility was named the Kapolei Heritage Center (KHC). In 2024, a third portion of Kipuka was added to KCDC's lease, giving KCDC  $\frac{3}{5}$  or 3.25 acres in order for KCDC to masterplan Kipuka.

PARCEL 2: Is a 4.992-acre parcel situated at the corner of Kualaka'i Parkway and Kapolei Parkway. The entire parcel -- known as Ho'omaka -- was designated for commercial revenue generating use. Conceptually, Ho'omaka was envisioned to support the Center's administration and operation.

Opened in 2016, Kapolei Heritage Center is the piko\* for Kapolei homesteads and the regional multi-purpose facility providing services and programs to every Kapolei beneficiary. KCDC/KHC serve the four homestead communities in the Kapolei/Ewa region, the Honouliuli Ahupua'a of Maluohai, Kaupea, Kanehili, and Kauluokahai.

*(\*Piko is Hawaiian for the 'navel where life begins.' The symbol brings new life and purity to the world. It also represents: peace; tranquility; and spiritually along with a strong sense of regrowth or new beginnings. "*

KHC is the:

- event venue for cultural programs and events run for homestead families and individuals, including: free olelo, ukulele, and hula classes; the Ike Kupuna Hula Study; Pili Aina Garden Box Study; Annual Imu; and Prince Kuhio Parade.
- hub for KCDC work, learn, and play activities that support beneficiaries;
- site for programs by beneficiary-serving nonprofit groups -- like *Keiki o ka 'Āina's Parent Participation Preschool (PPP)*; *Alu Like's Kupuna Program* -- and cultural artists.
- community certified commercial kitchen
- Outdoor venue area for family gatherings/celebrations such as baby luau's /graduations (using tents).

At the onset of the COVID-19 pandemic, and community shutdown, KHC was shuttered, and programs suspended. As the community shutdown continued, families faced food and housing instability. KCDC quickly pivoted to meet the immediate needs of our beneficiary communities providing: food; daily essentials; information; and access to testing and vaccinations.

In partnership with organizations -- like Kamehameha Schools, Kroc Center Hawaii, Alu Like, and others -- KCDC distributed approximately 38,000 meals. We also coordinated testing and vaccination clinics, and distributed 1,200 COVID-19 relief bags, 6,000 masks, and thousands of home test kits.

KCDC Board of Directors: Each Kapolei Homestead Association President has a seat on the eight member KCDC Board. They can fill the seat themselves or assign another board members as their "KCDC Board Designate." Each homestead also has one homestead resident on the

board.

1. Project's goals and objectives:

Currently, Kapolei Homesteads have combined of 1,046 homes. But once the in-progress homes are completed, these homesteads will have about 2,000 homes and be the second largest homestead complex on Oahu. At full build out, this will be the largest concentration of native Hawaiians on the planet -- a designation currently held by the Waianae/Nanakuli area.

Current Community Condition: The essential facilities' and cultural programs' these homesteads need -- e.g., community centers, workshops, performance spaces, etc.-- require considerable private/public financial backing to: create the infrastructure; organize programs; maintain operations; pay staff; etc.

Project Purpose: The Kapolei Homesteads are emerging communities within a relatively new city, with residents primarily originating from other areas. As these neighborhoods develop, the KCDC is endeavoring to create a strong sense of unity and cohesion among residents, particularly as the children of these families become the first generation to identify as "being from Kapolei."

To achieve this goal, KCDC proposes a comprehensive project to enhance community engagement through the KHC. This initiative encompasses the systematic architectural: layout planning; design; and structured timeline (aka: architectural plans) for the construction of the KHC's Phases II and III. These spaces will honor and narrate the legacy of Prince Kuhio, the architect of the Homestead Act of 1920.

Phase II will feature the development of a large covered gathering space -- known as Hālau, -- which has the capacity to accommodate 350 individuals.

Phase III will expand KHC's program offerings by introducing additional facilities. The project will include: office suites for KCDC and the four homestead associations; and dedicated areas for preschool, youth programs, and various cultural initiatives.

Through this project, KCDC will help cultivate a vibrant community identity and strengthen the bonds among Kapolei residents, ultimately contributing to the cultural richness of the area.

Project Goals And Objectives:

1. Promote Socialization: Develop spaces and programs that encourage community interaction and facilitate a sense of belonging among residents.
2. Facilitate Education: Create educational opportunities through workshops, classes, and other learning initiatives to support personal and community growth.
3. Support Community Wellness: Provide facilities and activities that enhance the physical and mental well-being of community members.
4. Encourage Sustainability Awareness: Implement programs and facilities that promote environmental consciousness and sustainable living practices.

5. Foster Arts and Culture: Support the arts by providing spaces and opportunities for cultural expression and creativity.
  6. Increase Property Values: Enhance the community infrastructure and amenities to improve the overall appeal and value of the neighborhood.
  7. Generate Local Jobs: Create employment opportunities through the development and operation of community projects and facilities.
  8. Meet Essential Community Needs: Ensure the community has access to necessary services and facilities to support daily living and quality of life.
  9. Facilitate Community Programs: Organize and support programs that address the diverse interests and needs of residents.
  10. Help Reduce Neighborhood Crime: Implement strategies and initiatives directed at increasing safety and reducing crime within the community.
  11. Encourage Civic Engagement: Promote active participation in community governance and decision-making processes to strengthen community
2. Public Purpose and Need Served:
1. Strengthen Community Bonds: The project is designed to create a strong sense of unity and cohesion within Kapolei Homesteads, helping residents to feel connected and supported.
  2. Enhance Education and Learning: By providing workshops and educational programs, the project offers personal and community growth opportunities.
  3. Promote Health and Well-being: Facilities and activities dedicated to improving the physical and mental health of community members will contribute to overall wellness.
  4. Raise Environmental Awareness: Implementing sustainable practices and programs will help educate the community on environmental responsibility and sustainable living.
  5. Support Cultural and Artistic Expression: By providing spaces for artistic and cultural activities, the project nurtures creativity and cultural heritage.
  6. Boost Property Values: Enhancing community infrastructure and amenities is intended to increase the neighborhood's appeal and property values.
  7. Create Local Employment Opportunities: The development and operation of community projects and facilities will generate jobs, benefiting local residents.
  8. Address Essential Community Needs: The project ensures residents have access to necessary services and facilities, improving daily life and quality of living.



9. Support Diverse Community Programs: By organizing programs that cater to various interests, the project meets the diverse needs of residents.
10. Enhance Community Safety: Strategies and initiatives focused on reducing crime and increasing safety will contribute to a safer living environment.
11. Encourage Active Civic Participation: The project promotes resident involvement in community governance, strengthening the overall community fabric.
3. Target Population: Statewide Native Hawaiian community, family, and friends.
4. Geographic Coverage: The island of Oahu primarily.

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

1. Scope of Work: The Kapolei Community Development Corporation (KCDC) project is a one-year initiative focused on funding and completing the initial phases of Master Planning, Schematic Design, and Design Development. Architectural and engineering costs for this project are estimated to range from \$1,000,000 to \$1,500,000. This effort will lay the foundation for future construction activities, ensuring the project is aligned with its long-term goals and vision.

Tasks: The project includes the following tasks, which will be executed and monitored in a phased approach:

1. Schematic Design: Develop conceptual plans outlining the project's vision.
2. KCDC Review and Approval of Schematic Design: Ensure alignment with project goals and obtain formal approval from the Board of Directors.
3. Design Development: Further refine the schematic designs into detailed design plans.
4. KCDC Review and Approval of Design Development: Conduct detailed review and secure Board approval.
5. Construction Documentation: Prepare technical documents required for construction.
6. KCDC Review and Approval of Construction Documentation: Review and approve final construction documents.
7. Packaging of Construction Documentation into a Permit Package: Compile documents required for permitting.
8. Submit for Permit: Submit permit package to the relevant building department. (Permit review timelines may range from 9 to 12 months or longer depending on department backlog.)

Board Responsibilities: The KCDC Board of Directors will oversee and actively participate in every stage of the project to ensure: successful implementation; adherence to timelines; and alignment with organizational goals. The Board's responsibilities will include:

1. Periodic Reviews:
  - Schedule regular meetings to receive updates from the project manager.
  - Review progress on completed tasks, address challenges, and monitor overall alignment with project milestones.
2. Documentation Inspection:

- Examine and approve schematic designs, design developments, and construction documentation.
- Ensure all deliverables meet the established quality standards and project goals.
- 3. Evaluation of Milestones:
  - Assess progress at key project milestones.
  - Provide timely feedback and adjust the project course as necessary to ensure adherence to the timeline and budget.
- 4. Site Visits:
  - Conduct on-site inspections to validate progress and ensure alignment between reported updates and actual work completed.
- 5. External Audit (if necessary):
  - Engage an external auditor to verify project outcomes, resource utilization, and compliance with regulatory requirements, as needed.
- 6. Post-Project Review:
  - Conduct a comprehensive review of the project's conclusion to identify successes and areas for improvement.
  - Leverage lessons learned to inform subsequent project phases or future initiatives.

By maintaining active involvement and rigorous oversight, the KCDC Board of Directors will ensure: transparency; accountability; and the successful execution of this critical project benefiting the Native Hawaiian community, families, and friends and supporting long-term development objectives.

## 2. Timeline:

July 2025: Begin Master Planning phase with site analysis and field verification, assessing the location's unique characteristics and constraints.

August 2025: Conduct a thorough review of local requirements and zoning regulations to ensure compliance with community standards.

September 2025: Develop preliminary program and design concepts based on the initial findings, setting the foundation for the overall project vision.

October 2025: Finalize initial concept study and create imagery and visual representations to communicate ideas effectively.

November 2025: Complete the final program and master plan documents, along with concept-level cost estimates to inform the budgeting process.

December 2025: Transition into Schematic Design phase by gathering client information and developing initial concept sketches.

January 2026: Continue Schematic Design phase with the development of detailed plans, sections, and elevations, while starting preliminary material selections.

February 2026: Focus on building modeling, reviewing design concepts, and making necessary revisions based on KCDC feedback.

March 2026: Finalize budget estimation and prepare documentation for the next stages of the design process.

April 2026: Initiate the Design Development phase, refining preliminary designs and selecting materials that align with the project goals.

May 2026: Complete detailed design development, including: technical specifications; 3D modeling; sustainability assessments; and ensuring compliance with building codes.

June 2026: Prepare final construction drawings, initiate the bidding process, and commence construction administration, which will set the stage for post-occupancy evaluation following project completion.

3. Quality Assurance & Evaluation Plans.

See “Board Responsibilities” in III above: “Service Summary And Outcomes.”

4. Measures Of Effectiveness:

Milestone Completion Rates:

- Percentage of project milestones (e.g., schematic design, design development, construction documentation) completed within the specified timeline.
- Measure: % of milestones completed on time.

Approval Timelines:

- Duration taken for Board of Directors' review and approval of schematic designs, design developments, and construction documents.
- Measure: Average days/weeks for review and approval.

Permit Submission Readiness:

- Completion of all construction documentation and submission of a permit package within the project year.
- Measure: Submission of permit package (Yes/No) within the project timeline.

Budget Adherence:

- Percentage of tasks completed within the projected architectural and engineering budget range (\$1,000,000–\$1,500,000).
- Measure: % of budget utilized.

Stakeholder Engagement:

- Number of Board meetings and periodic reviews conducted to ensure oversight and alignment.
- Measure: Number of meetings conducted vs. planned.

Progress Reporting:

- Regular progress updates and reports delivered to stakeholders, including completed tasks, challenges addressed, and resolutions implemented.
- Measure: % of reports submitted on schedule.

Documentation Accuracy and Compliance:

- Number of discrepancies or errors identified in schematic designs, design developments, or construction documentation.
- Measure: Number of discrepancies/errors (goal: minimize).

External Audit Results (if applicable):

- Outcomes of external audits evaluating resource utilization, compliance with regulations, and adherence to project goals.

- Measure: Audit result rating (e.g., compliant/non-compliant).

**Stakeholder Satisfaction:**

- Feedback from the Board of Directors and other stakeholders on the project's process and deliverables.
- Measure: Satisfaction score (e.g., 1–5 scale).

**Project Closeout Success:**

- Completion of the post-project review, documenting lessons learned and recommendations for future phases.
- Measure: Post-project review completed (Yes/No) within the project timeline.

## **IV. Financial**

### **Budget**

1. Submit a budget, using enclosed budget forms, to detail request costs.
  - 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. Provide anticipated quarterly funding requests for the fiscal year 2026.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$300,000	\$300,000	\$300,000	\$100,000	\$1,000,000

3. FY 26 Funding Sources Sought: Honolulu C&C GIA; State GIA; Office of Hawaiian Affairs; Dept of Hawaiian Homelands; Hawaii Tourism Authority; Administration for Native Americans; Small Business Administration; and USDA.
4. List all state and federal tax credits granted within the prior three years. List all state and federal tax credits applicant has applied for or anticipates applying for pertaining to any capital project.  
N/A
5. List all federal, state, and county government contracts, grants, and GIAs applicant has been granted in prior three years and will be receiving for FY 26 for program funding.

Department of Hawaiian Homelands

UH John A Burns School of Medicine (JABSOM) Dept of Native Hawaiian Health

UH John A Burns School of Medicine (JABSOM) Dept of Native Hawaiian Health

Washington State University / UH JABSOM DNHH

Dept of Hawaiian Homelands (DHHL)

Dept of Hawaiian Homelands (DHHL)

6. Unrestricted Current Assets (December 31, 2024): \$1,622,036

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Kapolei 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)
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				
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20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	1,000,000			200,000
<b>TOTAL (A+B+C+D+E)</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	1,000,000	Chantal Keliioomaluu (808) 358-4215		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0	1/16/2025		
(d) Total Private/Other Funds Requested	200,000	Signature of Authorized Official Date		
<b>TOTAL BUDGET</b>	<b>1,200,000</b>	Chantal Keliioomaluu, Executive Director Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: \_\_Kapolei Community Development Corporation\_\_

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
N/A				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Applicant: \_\_Kapolei Community Development Corporation

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

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

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2025 to June 30, 2026

Applicant:   Kapolei Community Development Corporation  

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			\$200,000	\$200,000		
LAND ACQUISITION						
DESIGN			\$800,000			
CONSTRUCTION						
EQUIPMENT						
TOTAL:			\$1,000,000	200,000		
JUSTIFICATION/COMMENTS: This is to finish the planning and designs.						



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

Applicant: \_\_\_\_\_ Kapolei Community Development Corporation \_\_\_\_\_ Contracts Total: \$11,086,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Homestead Community Benefit Agreement (HCBA) is 4% of DeBartolo annual lease rent from DHHL is paid to KCDC; 4% is \$144,720 annually and will increase with scheduled lease step-ups. For the benefit of the four homestead communities in the Kapolei/Ewa	Dec 2014 for 65 years	Department of Hawaiian Homelands	State of Hawaii	\$9,406,800
2	AHA is a contract to provide research deliverables; participants review videos explaining aspects of research while participating in Pili Aina research project.	3/13/24 for 5 years	University of Hawaii (UH) John A Burns School of Medicine (JABSOM) Dept of Native Hawaiian Health (DNHH)/ RCUH	State of Hawaii	\$90,000
3	Pili Aina Garden Box study is a subaward grant to identify if in addition to a healthy eating lessons and healthy cooking lessons, if having a garden box, supplies, and supports for it will increase intake of fresh produce with the aim at reducing cardiovascular risk factors; as well as if having community cooking demonstrations will increase community cohesion and healthier eating habits.	07/01/23 for 5 yrs	University of Hawaii (UH) John A Burns School of Medicine (JABSOM) Dept of Native Hawaiian Health (DNHH)	State of Hawaii	\$640,000
4	Ike Kupuna Hula study; NEAR (Natives Engaged in Alzheimers Research) subaward grant is a research study looking at if the intervention of Hula can delay the onset of Alzheimers/Dementia's.	6/27/23 for 3 yrs potential for 4th year. KCDC started in year 2 of the study.	Partnered with Washington State University, UH JABSOM DNHH, and BYUH	Washington State University	\$114,000
5	RFP HHL 24-002; Expand existing cultural programs; free olelo, ukulele, and hula classes and a board and stone class.	July 2024 (6 year term with 3 yr budget)	Dept of Hawaiian Homelands (DHHL)	State of Hawaii	\$215,200
6	RFP HHL 24-003; Phase 2-3 Planning & Design Funding to build large Hall for luau/gathering and a third facility for additional program space, an office suite for KCDC and each of the four homestead associations, an honorarium for Prince Kuhio, possible youth program space, preschool.	July 2024 (6 year term with 1 yr budget)	Dept of Hawaiian Homelands (DHHL)	State of Hawaii	\$200,000
7	RFP HHL 24-004; strategic planning funding	July 2024 (6 year term with 1 yr budget)	Dept of Hawaiian Homelands (DHHL)	State of Hawaii	\$20,000
8	Economic Development Category (250K-400)Grant - Sunday Night Market Ho'omohala Waiwai Kaiaulu- Community Economic Development	Pending execution Jan/Feb 2025 for 1yr funding	Office of Hawaiian Affairs (OHA)	State of Hawaii	\$400,000
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## **V. Experience and Capability**

### **1. Necessary Skills and Experience:**

#### Most Recent Verifiable Construction Projects:

**2023:** KCDC partnered and coordinated with KZ Companies, LLC to develop the Ho’omaka Marketplace that opened in December 2023. The Marketplace will generate \$500,000 annually to support the operation and administration of the Kapolei Heritage Center and provides a steady source of revenue to leverage capital for the next development phases.

For the last six years, KCDC has managed revenues of \$144,000 annually as a result of a Homestead Community Benefits Agreement to support the Kapolei homestead region. The organization manages a budgeting process and provides resources to each of the four homestead communities.

Last year, KCDC transitioned from being an all-volunteer board to hiring an Executive Director and a part-time Community Health Worker.

In 2023 KCDC was awarded a federal grant to fund Pili Aina.

**2022:** KCDC was awarded a federal grant to participate in Ike Hula.

**2016:** The Kapolei Heritage Center opened. KHC is the piko\* for Kapolei homesteads and the regional multi-purpose facility providing services and programs to every Kapolei beneficiary.

*(\*Piko is Hawaiian for the ‘navel where life begins.’ The symbol brings new life and purity to the world. It also represents: peace; tranquility; and spiritually along with a strong sense of regrowth or new beginnings.”*

KHC is the:

- event venue for homestead families and individuals;
- hub for KCDC work, learn, and play activities that support beneficiaries;
- site for programs by beneficiary-serving nonprofit groups -- like *Keiki o ka ‘Āina’s Parent Participation Preschool (PPP)*; *Alu Like’s Kupuna Program* -- and cultural artists.

### **2. Facilities & Land:**

**PARCEL 1:** Four acres, situated mauka of the DHHL office building, were subdivided into five TMK's (Tax Map Keys). Two of the subdivided TMK's were designated for KCDC for community use in establishing a multi-purpose facility. This regional facility was named the Kapolei Heritage Center (KHC).

**PARCEL 2:** Is a 4.992-acre parcel situated at the corner of Kualaka'i Parkway and Kapolei Parkway. The entire parcel -- known as Ho'omaka Marketplace -- was designated for commercial revenue generating use. Conceptually, Ho'omaka was envisioned to support the Kapolei Heritage Center's administration and operation.

**Plan to Acquire Facilities:** This State GIA CIP proposal is designed to create the 350-person Hālau and a few other CIP improvements:

*“Phase II and Phase III of the Heritage Center are planned to include a Hālau, or large covered gathering space, and an administrative building which will provide more classrooms, and a gallery dedicated to celebrating Prince Jonah Kūhiō Kalanianaʻole.”*

*“Funding for Phases II and III are planned to come from revenue generated from a community commercial development that will also be located in Kapolei. KCDC has a license agreement for a five-acre parcel at the corner of Kualaka‘i Parkway and Kapolei Parkway. This site is adjacent to the Kānehili Community Association Park and located mauka of Ka Makana Ali‘i Shopping Center.” (Source: 2022 Kapolei Regional Plan).*



## VI. Personnel: Project Organization and Staffing

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

Chantal Keliioomalū, as the Executive Director, spearheads the Kapolei Community Development Corporation's commitment to encouraging sustainable development that respects and improves the distinctive culture and natural resources of the Kapolei area. Having more than a decade of experience in working with the Hawaiian community, she is well-suited to lead the four homesteads in the Honouliuli ahupua'a (Kapolei Region), including Malu'ohai, Kaupe'a,

Kanehili, and Ka'uluokaha'i.

Her extensive responsibilities include managing maintenance, rentals, program scheduling, and the expansion of the community center, The Kapolei Heritage Center (Phase1), which has two classrooms and a commercial kitchen. Furthermore, she must establish partnerships with organizations that offer programs and services to the community while building capacity to enhance how the corporation serves.

Ms. Keliihoomalu is also the Principal Investigator for two culturally appropriate health-related grants. Her projects are far-ranging and include capital campaigns, planning and development for Phase 2 and 3, the construction of a Hālau for large gatherings, and the creation of office space for each homestead association and additional program space. In addition, she has established a partner lessee for a 1200sqft eleemosynary space at the commercial project Ho'omaka marketplace, is creating a night/farmers' market for community economic development and gathering and is preparing and opening outdoor usage for larger community gatherings.

Another critical aspect of her role is establishing brand-identity and awareness of KCDC's programs and services with community members. To accomplish this, she must identify needs and develop programs and services that promote community cohesion and engagement, increase opportunities for community health workers (CHW) training, support, and positions to serve the community, and build capacity in technology for more efficient and cost-effective delivery of information, administration, and services.

Ultimately, her vision and mission are to establish a thriving kipuka for the beneficiaries of the four homesteads, encouraging them to gather, engage with their culture, develop a sense of place, connect with each other and their families, and facilitate healthy, safe, and resilient individuals and communities, all while improving wellbeing for now and the next seven generations.

Her role involves strategic planning, community engagement, program development, and operational management. The ideal candidate will have a deep understanding of Hawaiian culture, history, and the challenges facing local communities.

#### Key Responsibilities:

Strategic Leadership: Develop and implement strategic plans in line with the organization's mission and goals. Provide visionary leadership in community development, focusing on cultural preservation, economic development, and environmental sustainability.

Community Engagement and Advocacy: Build strong relationships with community leaders, government agencies, non-profit organizations, and local businesses. Represent the organization in public forums and engage in policy advocacy to promote community interests.

Program Development and Management: Design and oversee programs that support community development and cultural preservation. Ensure program effectiveness and adapt strategies to meet community needs.

Operational and Financial Management: Oversee the organization's financial health, including budgeting, fundraising, and financial reporting. Manage daily operations, ensuring efficient use of resources and compliance with legal and ethical standards.

Team Leadership and Development: Lead, motivate, and develop the organization's staff and volunteers. Foster a collaborative, inclusive, and culturally sensitive work environment.

Cultural Preservation and Education: Promote awareness and understanding of our Hawaiian culture and traditions. Implement educational programs and activities that engage both the local community and wider audiences.

Qualifications:

University of Hawaii, master's in social work, with a focus on Native Hawaiian Studies, bachelor's degree in social work with a focus on Native Hawaiian Studies. Five years in leadership roles in community development and non-profit management. Deep understanding of and respect for Hawaiian culture, history, and community dynamics.

**2. Organization Chart**

Show 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. Compensation:**

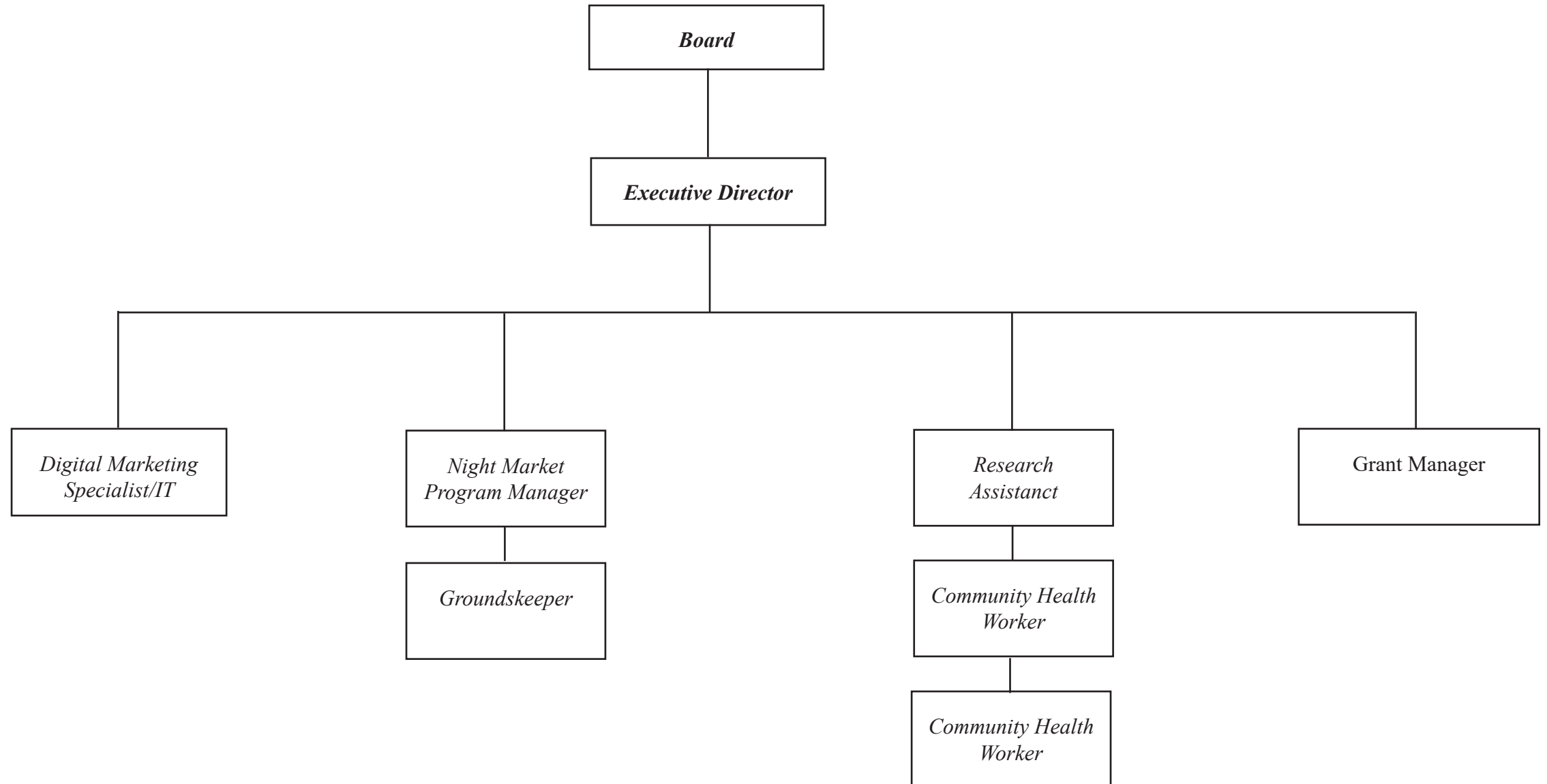
Provide annual salary range paid to three highest paid org officers, directors, or employees by position title, not employee name.

Executive Director	\$87,000
Research Assistant	\$45,000
Site Coordinator	\$45,760



KAPOLEI  
COMMUNITY  
DEVELOPMENT  
CORPORATION

P.O. Box 75658 Kapolei, HI 96707-0658



## **VII. Other**

1. Litigation: Not Applicable
2. Licensure or Accreditation: Not Applicable
3. Private Educational Institutions Not Applicable
4. Future Sustainability Plan:

Provide a plan for sustaining FY 26 activity funded by grant if the grant is:

- (a) Received for fiscal year 2026, but
- (b) Not received by the applicant thereafter.

KCDC is committed to ensuring the long-term sustainability of our programs and services. As we prepare for a future without recurring state grant funding, we are proactively implementing strategies to diversify our revenue streams and build a resilient financial foundation. This is our detailed sustainability plan, which outlines key initiatives to sustain and grow our organization's impact for the benefit of Hawaii's Native Hawaiian Homesteads' communities.

1. Diversifying Funding Sources:

### Grants and Foundations:

- Continue leveraging our dedicated grant writing team to identify and secure funding from local, mainland, and national foundations.
- Develop tailored proposals to target foundations aligned with our mission and programs.
- Build multi-year grant partnerships with funders who support capacity-building and programmatic growth.

### Corporate Sponsorships and Partnerships:

- Forge deeper relationships with local corporations and small businesses by demonstrating alignment between their community engagement goals and our mission.
- Offer sponsorship opportunities for programs, events, and initiatives, providing recognition and partnership visibility.
- Engage corporate employees through workplace giving campaigns and volunteer programs.

### Individual Giving:

- Launch targeted fundraising campaigns to attract individual donors, emphasizing our program's impact through compelling stories and testimonials.

- Develop a structured donor engagement plan, including regular communications, donor appreciation events, and impact reports to retain and cultivate supporters.
- Implement a recurring giving program to secure sustainable, predictable revenue.

2. Strengthening Internal Capacity:

Fundraising Skills Development:

- Invest in professional development opportunities for staff and board members to enhance fundraising, donor relations, and grant writing skills.
- Create a culture of philanthropy within the organization, ensuring every team member contributes to fundraising efforts.

Strategic Fundraising Plan:

- Work with the grant writing team to finalize and execute a multi-year strategic fundraising plan.
- Set measurable goals for grant applications, corporate sponsorships, and individual giving campaigns.

3. Expanding Community Engagement:

Public Awareness and Outreach:

- Increase visibility through storytelling campaigns, social media, and community events to highlight our work and impact.
- Build a robust digital presence, leveraging email campaigns and donor management systems to engage supporters.

Volunteer Engagement:

- Recruit and retain a strong volunteer base to support programs and fundraising initiatives, creating a sense of ownership and connection among community members.

Collaboration with Other Non-Profits:

- Partner with organizations that share complementary missions to pool resources and apply for collaborative funding opportunities.

4. Generating Earned Income:

Fee-Based Programs and Services:

- Explore offering certain program components as fee-based services to sustain operational costs.
- Develop scalable products or services, such as workshops, trainings, or digital resources, that align with our mission.



Social Enterprise Initiatives:

- Investigate opportunities for social enterprises that generate income while supporting our mission.
- Utilize Hawaii's local strengths, such as cultural tourism or artisanal products, to develop mission-driven revenue streams.

5. Measuring Impact and Building Trust:

Impact Measurement:

- Establish metrics to measure program success and communicate outcomes to funders, donors, and the broader community.
- Publish annual impact reports showcasing accomplishments and demonstrating financial accountability.

Transparency and Trust-Building:

- Maintain transparent financial practices and demonstrate efficient use of funds through regular updates to stakeholders.
- Strengthen relationships with donors and funders through open communication and a consistent emphasis on long-term impact.

6. Conclusion: Through a diversified funding base, strong partnerships, and a culture of philanthropy, KCDC is confident in OUR ability to sustain and scale its impact. While the GIA grant will provide critical support this year, this sustainability plan ensures that we will continue serving Hawaii's Native Hawaiian community for years to come, driven by a shared commitment to making a lasting difference.






# Kapolei Community Development Corporation\_1000000\_CIP

Final Audit Report

2025-01-17

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By:	Marie Villa (marivia7@gmail.com)
Status:	Signed
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