

## 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



Chelsie Evans Enos (Jan 23, 2026 13:50:10 HST)

Chelsie Evans Enos, CEO

01/23/2026

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

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:** HAWAIIAN COMMUNITY ASSETS, INC.\*

**DBA/Trade Name:** HAWAIIAN COMMUNITY ASSETS, INC.\*

**Issue Date:** 01/12/2026

**Status:** **Compliant**

Hawaii Tax#: [REDACTED]  
New Hawaii Tax#: [REDACTED]  
FEIN/SSN#: [REDACTED]  
UI#: XXXXXX1605  
DCCA FILE#: 117704

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, HAWAI'I 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, 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.

Chelsie Evans Enos

(Typed Name of Individual or Organization)

  
Chelsie Evans Enos (Jan 23, 2026 13:50:10 HST)

(Signature)

01/23/2026

(Date)

Chelsie Evans Enos

CEO

(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)**

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, 2025.

Please see attached Vendor Compliance Certificate for Hawaiian Community Assets, dated 1/12/2026.

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

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

Please see attached Declaration Statement.

#### **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](#).

Hawaiian Community Assets will utilize a grant from the State Grant In Aid program for the public purpose outlined below in Section II: Background and Summary, Question 3.

### **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;
2. The goals and objectives related to the request;
3. The public purpose and need to be served;
4. Describe the target population to be served; and
5. Describe the geographic coverage.

### 1. A brief description of the applicant's background

Founded in 2000, Hawaiian Community Assets (HCA) is a Native Hawaiian-led nonprofit organization dedicated to building the capacity of low- and moderate-income communities to achieve and sustain economic self-sufficiency, with a particular focus on Native Hawaiian families. HCA operates statewide and is widely recognized for its culturally grounded approach to financial education, housing stability, and asset-building.

In addition to being Hawai'i's largest HUD-certified housing counseling agency, HCA has developed innovative programs that move families beyond readiness and into actual housing opportunities, including affordable housing access, lease-to-own pathways, and community-based financial harm prevention initiatives. HCA's work is rooted in long-term stability, ensuring families not only understand how to manage finances, but also have real pathways into safe, affordable housing and protection from predatory practices.

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

Hawaiian Community Assets (HCA) is requesting a capital grant to support the acquisition of a mixed use property on Kaua'i that will be used to advance community economic development, housing stability, and financial empowerment. The proposed site will include condominium units as well as dedicated space for on-site services that support financial education, asset-building, and long-term economic resilience for Kaua'i residents.

This capital project is designed as a community-serving residential and service hub, integrating housing opportunities with culturally grounded economic and financial empowerment programming. Services provided at the site will include financial education, credit-building support, homebuyer preparation, and access to safe, affordable financial products. These services will be delivered in partnership with Kaua'i Federal Credit Union, leveraging the credit union's local presence and financial expertise alongside HCA's experience serving low- and moderate-income households and Native Hawaiian families.

Securing this mixed use site is a strategic investment in Kaua'i's long-term economic stability. By combining housing with on-site financial empowerment services, the project reduces barriers to access, strengthens household financial health, and supports pathways to asset ownership. Ownership of the property will also provide long-term stability for program delivery, reduce exposure to escalating real estate and leasing costs, and allow HCA to plan and sustain Kaua'i-based services more effectively. The primary objectives of this Kaua'i capital request are to:

- Acquire a residential property that supports both housing and community economic development uses
- Create integrated spaces for financial education, credit-building, and asset-building services

- Strengthen partnerships with local financial institutions to expand access to safe financial products
- Ensure long-term stability and continuity of community-serving programs on Kauaʻi

This capital investment will anchor a permanent, community-centered resource that supports both housing and economic empowerment for Kauaʻi families, advancing long-term financial security and resilience across the island.

### 3. The public purpose and need to be served

Hawaiʻi faces persistent economic challenges driven by a high cost of living, wage stagnation, and a severe shortage of affordable housing. According to the most recent ALICE (Asset Limited, Income Constrained, Employed) report released by Aloha United Way, nearly half of Hawaiʻi residents report that they are “just getting by” or “finding it difficult to get by,” and more than one in three households include someone who considered leaving the state in the past year due primarily to cost-of-living pressures. On Kauaʻi, these pressures are intensified by limited housing supply, high land costs, and fewer locally accessible financial services, disproportionately impacting Native Hawaiian families and other underserved communities.

The public purpose of this capital request is to acquire a mixed use property on Kauaʻi that integrates housing with on-site community economic development and financial empowerment services. The proposed site will include condominium units alongside dedicated space for financial education, credit-building, and asset-building services delivered by Hawaiian Community Assets (HCA) in partnership with Kauaʻi Federal Credit Union. This co-located model reduces barriers to access, strengthens household financial stability, and supports long-term pathways to housing security and economic resilience. By investing in permanent, community-serving infrastructure, this project ensures continuity of essential services, more efficient use of public resources, and sustained support for Kauaʻi families seeking to remain rooted on island and build long-term economic stability.

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

The primary populations served through this request are Kauaʻi residents who are low- and moderate-income, Native Hawaiian families, ALICE households (Asset Limited, Income Constrained, Employed), kūpuna vulnerable to financial exploitation, and families actively seeking affordable housing opportunities.

Programs supported by this request serve individuals and families who have completed or are completing financial readiness steps and are seeking stable housing options on Kauaʻi, as well as community members participating in neighborhood-based education and prevention initiatives. Services are culturally grounded, trauma-informed, and designed to reduce systemic barriers to housing access and long-term stability.

- Describe the geographic coverage.

Services supported by this request are focused on Kaua'i, where HCA maintains a staffed office and delivers in-person and community-based programming. Housing access initiatives, real estate navigation services, and financial harm prevention efforts are implemented across Kaua'i neighborhoods experiencing the highest housing instability and financial vulnerability, with coordination across HCA's broader statewide infrastructure as needed to support program quality and compliance.

### **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;
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;
3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and
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.

1. Describe the scope of work, tasks and responsibilities

During the grant period (July 1, 2026 – June 30, 2027), Hawaiian Community Assets (HCA) will advance the acquisition and initial development of a Kaua'i-based mixed use and community economic development property, designed to integrate housing with on-site financial empowerment and workforce-support services. As reflected in the concept phase materials, the project envisions approximately 10,000 square feet of housing (approximately 8–10 residential units ranging from ~496–750 square feet) co-located with community-serving spaces, including financial education, coworking, maker space, childcare, and shared kitchen and gathering areas, delivered in partnership with Kaua'i Federal Credit Union.

#### *Pre-Acquisition and Due Diligence*

- Finalize site selection and confirm alignment with the proposed mixed-use and service program, including housing configuration, accessibility, and proximity to community partners.

- Coordinate with real estate professionals, legal counsel, lenders, and development consultants.
- Conduct inspections, feasibility analysis, and review zoning, permitting, and code requirements related to residential conversion, fire separation, egress, and parking.
- Finalize the capital stack, layering GIA funds with organizational reserves, partner contributions, and/or financing.

#### *Acquisition and Project Initiation*

- Execute purchase agreement and complete escrow.
- Transfer insurance, utilities, and asset management responsibilities to HCA.
- Initiate formal coordination with design, engineering, and development partners to advance construction documentation and permitting.
- Working with nonprofit partners to determine space allocations and design build-outs that support their programmatic and operational needs.

#### *Ongoing Oversight*

- Executive leadership and the Board of Directors will provide fiscal and programmatic oversight throughout acquisition and pre-development.
  - Progress will be tracked against scope, schedule, and budget milestones to ensure responsible use of capital funds and readiness for construction.
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service

#### *Months 1–3 (July–September 2026)*

Finalize property acquisition, complete due diligence, confirm financing, and initiate design development and consultant coordination.

#### *Months 4–12 (October–June 2027)*

Working with nonprofit partners to determine space allocations and design build-outs that support their programmatic and operational needs.

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

Project progress will be monitored through regular executive check-ins, financial tracking by the Chief Financial Officer, and Board oversight. HCA will assess adherence to the approved capital budget, completion of acquisition and permitting milestones, and readiness for construction. Any deviations from scope, schedule, or budget will be addressed through corrective action plans approved by executive leadership and the Board.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency).

Effectiveness will be measured through achievement of the following outcomes:

- Successful acquisition of the Kaua'i mixed use property
- Preservation of uninterrupted client services during acquisition and pre-development
- Collaboration with nonprofit partners to determine space allocations and design build-outs that support their programmatic and operational needs
- Demonstrated progress toward long-term operational sustainability

#### **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 2027.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$5m				

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2027.

Hawaiian Community Assets (HCA) anticipates pursuing diversified funding support during Fiscal Year 2027 (October 1, 2026 – September 30, 2027) from a range of private, corporate, and public sources. This includes:

- Bank of Hawaii Foundation
- Atherton Family Foundation
- Rural LISC - GM Transportation Grant
- NeighborWorks America CLI Grant
- NeighborWorks Flexible Impact Grant
- OHA Ho'ākoakoa Lāhui Event Sponsorship
- Honolulu Grants in Aid (GIA)
- Community Development Block Grant (CDBG - Hawaii County)
- Community Development Block Grant (CDBG - Kauai County)
- Community Development Block Grant (CDBG - Honolulu County)
- Honolulu Board of Realtors Care Fund
- HCF Strength in Service
- HCF Cooke Foundation

- JPMorgan Chase Philanthropic Initiative
- Social Purpose Real Estate
- The Harry and Jeanette Weinberg Foundation
- NIWRC - Wellness and Resilience Retreat
- OHCD Sole Source
- Big Sea Wavemakers Grant

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.

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 2027 for program funding.

Within the organization's prior three fiscal years (10/1/2022 to 9/30/2025), Hawaiian Community Assets has received grants and/or contracts with the following agencies and is expecting these will be renewed in fiscal year 2027:

- County of Hawai'i (Sole Source contract)
- Department of Hawaiian Home Lands
- Office of Hawaiian Affairs

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

The balance of Hawaiian Community Assets unrestricted current assets as of December 31, 2025 is \$685,343.75.

## **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.

Hawaiian Community Assets (HCA) has extensive experience in property acquisition, asset management, and community-serving real estate development, positioning the organization to successfully acquire and steward the proposed residential property on Kaua'i for housing and community economic development purposes. HCA currently owns and operates facilities on Kaua'i (Līhu'e), Maui (Wailuku), and Hawai'i Island (Hilo), and has a proven track record of responsibly acquiring, financing, renovating, and maintaining real property to support long-term service delivery. This project builds on HCA's experience by expanding its asset base to include a residential site with condominium units and dedicated space for financial education and economic empowerment services.

HCA's capacity to execute this project is led by Chief Executive Officer Chelsie Evans Enos, who brings more than 20 years of nonprofit leadership and housing-focused experience, including oversight of multi-million-dollar budgets and complex housing and community development initiatives. Real estate acquisition and asset management are further supported by KW Commercial Hawai'i, through Principal Broker Michelle Del Rosario, who brings over 30 years of experience in commercial and residential real estate, feasibility analysis, financing, and property management. Together, HCA's leadership and professional real estate partners provide the technical expertise and governance capacity necessary to complete the Kaua'i acquisition, manage residential and service uses, and integrate the property into ongoing operations without disruption to services.

## **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.

Hawaiian Community Assets (HCA) currently owns and operates permanent facilities on Kaua'i, Maui, and Hawai'i Island, which serve as stable hubs for housing counseling, financial education, disaster recovery assistance, and community outreach. These owned facilities include private counseling spaces, group training rooms, administrative offices, and secure data infrastructure that meet HUD counseling standards and client confidentiality requirements. Ownership of these properties has enabled HCA to maintain uninterrupted service delivery, manage long-term occupancy costs, and adapt facilities over time to meet evolving community needs.

During the grant period (July 1, 2026 – June 30, 2027), HCA will advance the acquisition and initial development planning of a Kaua'i-based mixed-use community economic development property designed to integrate housing with on-site financial empowerment and workforce-support services. As reflected in the concept phase materials, the project envisions approximately 10,000 square feet of housing

(approximately 8–10 residential units ranging from ~496–750 square feet) co-located with community-serving spaces, including financial education, coworking, maker space, childcare, and shared kitchen and gathering areas, delivered in partnership with Kaua‘i Federal Credit Union.

Through this capital request, HCA will finalize site selection, complete due diligence, and execute property acquisition, while initiating coordination with design, engineering, and development partners to advance pre-construction planning and permitting readiness. A key component of this phase will include working with nonprofit partners to determine space allocations and design build-outs that support their programmatic and operational needs, ensuring the mixed-use site reflects community priorities and long-term service sustainability.

Following acquisition, the property will be assessed for any required renovations, safety upgrades, or code compliance considerations necessary to support mixed-use operations. Drawing on its established experience acquiring, renovating, and operating properties on Kaua‘i and other islands, HCA has systems in place for asset oversight, maintenance planning, and regulatory compliance. Executive leadership and the Board of Directors will provide fiscal and programmatic oversight throughout acquisition and pre-development, with progress tracked against scope, schedule, and budget milestones. This capital investment will strengthen Kaua‘i’s community-serving infrastructure, preserve uninterrupted client services, and lay the foundation for long-term operational sustainability of integrated housing and economic empowerment programs on island.

**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.

Hawaiian Community Assets (HCA) maintains a fully staffed executive and management structure to support ongoing service delivery on Kaua‘i and the successful completion of capital acquisition projects. The proposed staffing pattern ensures that financial oversight, asset management, strategic direction, and operational supervision are in place to execute the acquisition and transition of a Kaua‘i-based mixed-use property while maintaining uninterrupted client services.

**Executive Leadership and Project Oversight**

Overall project oversight will be provided by the Chief Executive Officer, Chelsie Evans Enos, who brings more than 20 years of nonprofit leadership experience,

including executive management of statewide organizations, oversight of multi-million-dollar budgets, and leadership of housing stability, asset-building, and community economic development initiatives serving Native Hawaiian and low- to moderate-income communities. Ms. Evans Enos has extensive experience working with lenders, government agencies, boards, and contractors, and has previously guided the acquisition and stabilization of owned facilities on Kaua'i and other islands. She will provide executive direction, coordinate with the Board of Directors, and ensure alignment between the Kaua'i mixed-use capital project and HCA's programmatic goals.

### **Financial Oversight and Fiscal Controls**

Financial management for the project will be overseen by Chief Financial Officer Zara Nicholson, CPA, who brings extensive experience managing finances for multi-million-dollar construction, development, and nonprofit operations. She will oversee all capital expenditures, ensure compliance with grant requirements, manage acquisition and renovation disbursements, and provide regular financial reporting to executive leadership and the Board.

### **Asset Management and Acquisition Support**

HCA's asset management and acquisition efforts are supported by KW Commercial Hawai'i, through Principal Broker Michelle Del Rosario, who brings more than 30 years of experience in commercial and residential real estate, development feasibility analysis, financing, and property management. She will support Kaua'i property identification, due diligence, transaction negotiations, coordination with lenders and contractors, and planning for any required renovations to ensure the site meets mixed-use operational requirements, including community services, program space, and complementary housing uses.

### **Strategic Operations, Supervision, and Service Continuity**

Strategic operations and systems alignment will be supported by Chief Strategy Officer Jessica Poniola Kaneakua, who brings over 15 years of experience in organizational systems development, program evaluation, and culturally grounded, trauma-informed practice. HCA's existing supervisory structures, program managers, housing counselors, financial coaches, and administrative staff on Kaua'i are supported by centralized leadership, financial systems, and data infrastructure. During acquisition and any transition activities, supervisors will coordinate schedules and service delivery to ensure no disruption to counseling, financial education, or community economic development services. Facility procedures, safety protocols, and IT systems will be integrated into existing training schedules.

This staffing structure—combined with professional financial management, real estate expertise, and established governance—ensures that HCA has the administrative capacity, technical skills, and leadership oversight necessary to successfully complete

the proposed Kaua'i mixed-use capital project while sustaining full service capacity for Kaua'i families.

**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.

Please see attached Organizational Chart.

**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.

The three highest-paid positions at Hawaiian Community Assets are as follows:

- Chief Executive Officer - \$200,000
- Chief Strategy Officer - \$150,000
- Chief Financial Officer - \$150,000

**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.

Not applicable.

**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.

Hawaiian Community Assets (HCA) is a HUD-certified housing counseling agency and, in 2025, became a chartered member of the NeighborWorks America network, reflecting national recognition of the organization's capacity, performance, and governance.

HCA maintains a strong record of compliance, accountability, and transparency. The organization undergoes annual independent financial audits, most recently conducted by CW Associates, all of which have resulted in clean, unmodified opinions. HUD

housing counseling audits are conducted biennially and have consistently resulted in no findings. As a chartered member of the NeighborWorks America network, HCA is also subject to triennial audits, which further affirm the organization’s adherence to rigorous national standards for program delivery, financial management, and organizational operations. These certifications and accreditations demonstrate HCA’s qualifications and readiness to successfully carry out the services proposed in this application.

**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.

Not applicable.

**4. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2027 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2027, but
- (b) Not received by the applicant thereafter.

Hawaiian Community Assets (HCA) is requesting \$5 million to support a one-time capital acquisition of a mixed-use property on Kaua’i that will be used to deliver community economic development and financial empowerment services alongside complementary housing and community-serving uses. If the full amount is received in Fiscal Year 2027, HCA will complete the purchase during the grant period and will not require additional funding for this activity thereafter, as the acquisition represents a one-time investment that stabilizes long-term occupancy and program delivery costs. Ongoing operating, maintenance, and service-related expenses will be absorbed into HCA’s diversified operating budget, supported by government contracts, philanthropic grants, earned revenue, and program partnerships.

If funding under this application is not received after FY2027, the sustainability of the project is not impacted; HCA will continue to advance the Kaua’i mixed-use property acquisition through a combination of capital reserves, additional philanthropic support, and financing options while maintaining uninterrupted services. In all scenarios, ownership of this Kaua’i mixed-use community asset strengthens HCA’s long-term financial stability, reduces exposure to Hawai’i’s volatile real estate market, and ensures continuity of essential economic development and financial empowerment services for Kaua’i residents beyond the grant period.

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Hawaiian Community Assets

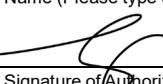
FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY:2024-2025	FY:2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029
PLANS						
LAND ACQUISITION			5,000,000			
DESIGN						
CONSTRUCTION						
EQUIPMENT						
<b>TOTAL:</b>			<b>5,000,000</b>			
<b>JUSTIFICATION/COMMENTS:</b>						

# BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

App

Hawaiian Community Assets

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. Building Acquisition	5,000,000			
10. Renovation and Supplies				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
TOTAL OTHER CURRENT EXPENSES	<b>5,000,000</b>			
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
<b>TOTAL (A+B+C+D+E)</b>	<b>5,000,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	5,000,000	Chelsie Evans Enos	808 464-5441	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested			1/23/25	
(d) Total Private/Other Funds Requested		Signature of Authorized Official	Date	
<b>TOTAL BUDGET</b>		Chelsie Evans Enos, CEO		
		Name and Title (Please type or print)		

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

Applicant: Hawaiian Community Assets

Contracts Total: 2,885,200

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/</b>	<b>CONTRACT VALUE</b>
1	General Organizational Capacity	09/17/2024-09/30/2025	Neighborworks	U.S.	50,000
2	Hawaii Island housing counseling	10/01/2024-06/30/2025	County of Hawaii SoleSource	Hawaii	450,000
3	DHHL recipient housing counseling	05/01/2024-04/30/2025	Department of Hawaiian Home Lands	State	444,200
4	Statewide housing counseling	10/1/2024-09/30/2025	National CAPACD	U.S.	54,000
5	Statewide Native Hawaiian housing	04/01/2025-03/31/2027	Office of Hawaiian Affairs	State	1,660,000
6	Unrestricted Funding	05/19/2025-05/18/2026	Neighborworks	U.S.	207,000
7	General Organizational Capacity	12/01/2024-11/30/2025	Rural LISC	U.S.	20,000
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					