

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

Milani Pimental, Executive Director
PRINT NAME AND TITLE

1/23/2026
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: Habitat for Humanity, Intl

DBA/Trade Name: Kauai Habitat for Humanity Inc.

Issue Date: 01/22/2026

Status: Compliant

Hawaii Tax#: [REDACTED]

New Hawaii Tax#: [REDACTED]

FEIN/SSN#: [REDACTED]

UI#: XXXXXX5973

DCCA FILE#: 89987

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 REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; 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.

Kauai Habitat for Humanity, Inc.

(Typed Name of Individual or Organization)


(Signature)

1/23/2026

(Date)

Milani Pimental

Executive Director

(Typed Name)

(Title)

PUBLIC PURPOSE

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

§42F-102 Applications for grants. Requests for grants shall be submitted to the appropriate standing committees of the legislature at the start of each regular session of the legislature. Each request shall state:

- (1) The name of the requesting organization or individual;*
- (2) The public purpose for the grant;*
- (3) The services to be supported by the grant;*
- (4) The target group; and*
- (5) The cost of the grant and the budget. [L 1997, c 190, pt of §3; am L 2014, c 96, §6]*

Requesting Organization:	Kauai Habitat for Humanity, Inc. (KHFH)
Public Purpose for the Grant:	Capital support for KHFH's work of providing truly affordable housing opportunities on Kauai
Services Supported by the Grant:	Support for: pre-development and infrastructure development work at KHFH's Kolonahe O Lawai project.
Target Group:	Homebuyer households at 80% and below the Area Median Income for Kauai
Cost of Grant and Budget:	\$394,730 requested Budget Request by Source of Funds, attached

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. **ATTACHED**

2. Declaration Statement

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

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](#). **ATTACHED**

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;

Kauai Habitat for Humanity (KHFH) is a 501(c)(3) non-profit organization dedicated to building truly affordable housing for low and very-low income households on Kauai. Its mission is to bring people together to build homes, communities, and hope. KHFH fulfills its mission of creating affordable housing opportunities while serving as a technical advisor for homebuyers. Utilizing its professional construction supervisors, KHFH teaches essential home-building skills to its homebuyers and volunteers, through its self-help model. Additionally, KHFH acts as a loan packager and liaises between homebuyer applicants and USDA Rural Development, the lender which provides the low-interest affordable mortgage loans.

Founded in 1992 in response to the devastation of Hurricane Iniki, KHFH has since built over 249 affordable homes and rehabilitated 37 homes on Kauai. The organization's self-help model is cost-effective, producing homes at an average cost of roughly \$200-250 per square foot. The total cost of a home and lot averages around \$320,000, making these homes approximately 40-50% of the current market value. As the need for affordable

housing on Kauai continues to grow, KHFH provides a vital pathway to homeownership for those who qualify.

In June 2023, KHFH completed its long-standing Eleele Iluna subdivision project, which consisted of 125 homes across 24 acres (Phases I and II). KHFH continues its work on its 4.5-acre property – the 32-home Waimea Huakai subdivision - where infrastructure work was previously completed in partnership with an affordable rental housing provider. Between 2023-2025, KHFH completed the vertical construction of 18 homes there. KHFH is planning another five home starts by February 2026, and another nine homes are remaining to be built afterward. Six homes are also slated for vertical construction at Puu Maluhia in Kalaheo. Six additional homes will be featured in a new housing offering for 2026 on lots acquired in 2024 in the Ala Namahana subdivision of Kilauea.

Infrastructure work is underway at the Kauhale O Waipouli project on Kauai's East side, which will feature 17 affordable housing units – 8 duplex buildings and 1 single-family stand-alone home. Pre-development has begun on a 1.1-acre project in Lawai to feature 8 single-family homes. Planning has also begun for development of a 22-acre parcel in Eleele acquired in 2024 which has the potential for approximately 100 additional homes.

Leadership of KHFH continues to review additional land acquisition opportunities in order to continue its mission-critical work of providing truly affordable housing solutions for the community on Kauai.

2. The goals and objectives related to the request;

Kauai Habitat for Humanity, Inc. (KHFH), requests funding to support pre-development and infrastructure improvements for an affordable housing project on a 1.1-acre parcel the organization purchased in 2023. The project will result in the construction of 8 single-family affordable homes. KHFH holds full site control, has submitted a Project Development Use Permit application to County of Kauai as of January 2026, positioning the project for timely implementation of a capital grant funding award.

Goal 1: Advance pre-development activities to achieve shovel-ready status

Objective 1a: Complete required planning, design, and technical studies. Use GIA funds to complete all remaining pre-development work necessary to finalize project design and meet County and State approval requirements.

Objective 1b: Secure land use, zoning, and subdivision approvals. Advance the project through all required County review and entitlement processes.

Goal 2: Develop core infrastructure to support residential vertical home construction

Objective 2a: Construct on-site infrastructure necessary for housing development. Use GIA Capital funds to install foundational infrastructure that enables vertical construction of homes.

Objective 2b: Reduce per-unit development costs through upfront public investment. Leverage State capital funding to lower overall project costs and maximize affordability for future homebuyers.

Goal 3: Increase affordable homeownership opportunities on Kauai

Objective 3a: Prepare the site for construction of 8 affordable single-family homes. Ensure the project site is fully prepared for timely construction following infrastructure completion.

Objective 3b: Support long-term community benefit and housing stability. Deliver infrastructure that supports safe, durable, and affordable homeownership.

GIA funding for this CIP project will allow KHFH to transform its parcel into a fully entitled, infrastructure-ready housing site which will ensure investment results in immediate and measurable progress toward the delivery of affordable homes for Kauai low-income homebuyer households.

3. The public purpose and need to be served;

The public purpose to be served is to enable the timely development of this affordable homeownership opportunity for low-income homebuyer households. This is sorely needed due to the continued lack of affordable housing in existence or being developed on the island, coupled with skyrocketing costs of living, making homeownership out of reach for the majority of residents on Kauai. For low- and very low-income households (below 80% of the Kauai Area Median Income), homeownership is the best method to build family wealth and a solid future.

4. Describe the target population to be served; and

This project will provide opportunities island-wide, for potential and current homebuyer households at 80% or below of Kauai's median income. These households typically range in size from two members to up to five or six, including dependents. This project will also serve retail customers of varying socio-economic statuses, whose spending supports KHFH's earned-revenue system designed to directly support its housing program. In addition, community members will have opportunity to engage with the program through volunteerism and donations.

It is KHH's self-help model and ability to assemble substantial private support in the form of money, services, materials and volunteer labor that makes its building cost-per-square foot so low. At an average of \$200-250 per square foot, KHFH is the lowest-cost homebuilder on the island.

Because KHFH is an anti-poverty organization, its mission is to reach out and work with motivated homebuyers at the lowest income ranges for home ownership. Habitat homebuyers are not able to qualify for a market price home with a conventional loan. KHFH works intensively with the low-income buyers and community partners like Hawaiian Community Assets to reduce the buyers' debt, improve their credit rating,

improve financial education, so that they can fulfill their mortgage obligation for the new home.

In general, the homebuyer households KHFH works with are those who work in low wage jobs, have larger families, and/or live on a fixed income of retirement or disability payments.

5. Describe the geographic coverage.

Kauai Habitat serves the entire island of Kauai. Candidates interested in applying for the homebuyer program come from all areas of Kauai. Financial donors who are passionate about affordable housing support KHFH from all areas island-wide. Volunteers who align with our mission support KHFH through volunteer activity at the ReStore, at home construction sites, on committees, and other community-facing opportunities.

The project site is located in the town of Lawai.

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;

KHFH will serve as the project owner and developer and will be responsible for the full implementation of all pre-development and infrastructure activities. KHFH will directly manage consultants, contractors, and regulatory needs to ensure delivery.

Pre-development activities		
Tasks	Responsibilities	Deliverables
<ul style="list-style-type: none"> • Procure and manage qualified professional consultants (surveying, engineering, environmental, design) • Complete required site assessments, technical studies, cost estimates. • Finalize site layout and preliminary home designs. • Prepare and submit Project Development Use permit application 	<ul style="list-style-type: none"> • KHFH will be responsible for overall project management, fiscal oversight, procurement, reporting, and compliance with GIA requirements. • Consultants and Contractors will be responsible for technical design, permitting support, and construction of infrastructure improvements. • Public agencies will be responsible for reviewing and approving plans, permits, inspections as required. 	<ul style="list-style-type: none"> • Completion of all required pre-development activities.
Infrastructure development		

Tasks	Responsibilities	Deliverables
<ul style="list-style-type: none"> • Coordinate and oversee grading and earthwork. • Install on-site infrastructure including road access, utilities, drainage, stormwater systems. • Ensure all work complies with approved plans, codes, and regulatory requirements. • Conduct inspections and obtain infrastructure-related approvals. 	<ul style="list-style-type: none"> • KHFH will be responsible for overall project management, fiscal oversight, procurement, reporting, and compliance with GIA requirements. • Consultants and Contractors will be responsible for technical design, permitting support, and construction of infrastructure improvements. • Public agencies will be responsible for reviewing and approving plans, permits, inspections as required. 	<ul style="list-style-type: none"> • Installation of infrastructure sufficient to support vertical construction of eight single-family homes. • Transition the parcel from raw land to a fully buildable home construction site.

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

KHFH will implement the project over four quarters, working to advance the development site from pre-development through full infrastructure completion and site readiness to support vertical construction of eight affordable single-family homes.

Date/Timing	Project Activities	Results/Outcomes
Q1 Jul-Sep 2026 Start-up and pre-development	<ul style="list-style-type: none"> • Execute grant agreement; await notice to proceed. • Procure and contract with professional consultants (surveying, engineering, environmental, design). • Conduct surveys as needed (topographic, boundary, utility). • Coordinate geotechnical and environmental assessments. • Finalize site layout and infrastructure plan. • Finalize project schedule, budget controls, reporting systems. 	<ul style="list-style-type: none"> • Contracts for consultants are executed. • Site studies are underway or completed. • Site and infrastructure plans are prepared or finalized.
Q2 Oct-Dec 2026 Permitting process	<ul style="list-style-type: none"> • Complete remaining technical studies. • Finalize civil engineering and infrastructure design. • Prepare or update cost estimates and construction phasing plans/schedules. 	<ul style="list-style-type: none"> • Pre-development activities completed or nearing completion. • Permit application is approved. • Project/site is ready for infrastructure

	<ul style="list-style-type: none"> • Submit or monitor PDU permit and requirements. • Coordinate with public agencies and utility providers. • Begin housing offering marketing and outreach to homebuyer candidates; homebuyer pipeline preparation. 	<p>construction.</p>
Q3 Jan-Mar 2027 Infrastructure construction	<ul style="list-style-type: none"> • Receive required permits and approvals. • Procure and mobilize construction contractors. • Perform grading, earthwork, utility work. • Construction access improvements, drainage, stormwater systems. • Conduct inspections and quality control reviews. 	<ul style="list-style-type: none"> • Major infrastructure components installed. • Work progressing according to plans, timeline, budget. • Site transitioning to build-ready condition.
Q4 Apr-Jun 2027 Project completion and ready for vertical construction	<ul style="list-style-type: none"> • Complete remaining infrastructure improvements. • Address punch list items; final inspections. • Secure approvals, certifications. • Finalize project financial reconciliation and grant reporting. • Confirm readiness status for vertical home construction. • Finalize income-qualified homebuyer pipeline for eight homes. 	<ul style="list-style-type: none"> • Infrastructure completed and approved. • Site ready for vertical residential home construction. • Grant funds properly expended. • Project is positioned to transition to home construction.

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

Quality Assurance Plan

Project oversight and governance	<ul style="list-style-type: none"> • Assign primary Project Manager responsible for day-to-day oversight, coordination, communications, and compliance. • Maintain clear separation of duties between project management, financial processing, and approvals, consistent with KHFH established auditor-approved internal controls. • Provide regular internal progress review with executive leadership, including but not limited to logs, video or photographic evidence.
Financial controls and compliance	<ul style="list-style-type: none"> • Track GIA expenditures in accounting system using job tracking codes.

	<ul style="list-style-type: none"> • Require executed contracts, verifiable invoices, visual inspection of completion prior to progress payment or final payment. • Conduct periodic internal financial reviews to confirm allowable/eligible use of grant funds. • Prepare timely and accurate financial reports compliant with grant requirements.
Technical quality control	<ul style="list-style-type: none"> • Engage licensed, qualified, and experienced professionals for surveying, engineering, design, and construction. • Require consultant deliverables to meet County and State standards prior to submission. • Conduct inspections and verification of infrastructure work at key milestones, and include video or photographic evidence as needed for support. • Document approvals, certifications, and sign-offs for all completed work. • Provide all documentation for organization files and record-keeping.
Schedule and risk management	<ul style="list-style-type: none"> • Maintain a detailed project schedule with milestone tracking. • Identify potential risks (permitting delays, weather, cost escalation) and implement mitigation strategies. • Adjust sequencing and coordination as need to maintain track on critical path and forward progress toward project readiness.

Evaluation Plan

Goal	Measurement/Source	Evaluation Method
Goal 1: Advance pre-development activities to achieve shovel-ready status	<ul style="list-style-type: none"> • Track completion of pre-development tasks against scope of work. • Maintain records of permit submissions, approvals, inspections. • Monitor budget performance, change orders, schedules. 	<ul style="list-style-type: none"> • Conduct internal reviews at least quarterly to assess progress toward outcomes. • Compare planned vs. actual timelines, costs, deliverables. • Identify any variances and perform root cause analysis. • Document lessons learned for information for future projects or phases.
Goal 2: Develop core infrastructure to support residential vertical home construction	<ul style="list-style-type: none"> • Maintain records of permit submissions, approvals, inspections. • Monitor budget performance, change orders, schedules. • Document readiness indicators for vertical construction. 	<ul style="list-style-type: none"> • Conduct internal reviews at least quarterly to assess progress toward outcomes. • Compare planned vs. actual timelines, costs, deliverables. • Identify any variances and perform root cause analysis. • Document lessons learned

		for information for future projects or phases.
Goal 3: Increase affordable homeownership opportunities on Kauai	<ul style="list-style-type: none"> • Document readiness indicators for vertical construction. 	<ul style="list-style-type: none"> • Conduct internal reviews at least quarterly to assess progress toward outcomes. • Compare planned vs. actual timelines, costs, deliverables. • Identify any variances and perform root cause analysis. • Document lessons learned for information for future projects or phases.

Evaluation findings will be reviewed by management and used to adjust project management practices, coordination methods with consultants, communications styles and protocols, consultant coordination, and work and meeting scheduling. Feedback will be incorporated from KHFH Land Development Committee, Project Manager(s), inspectors, consultants, public agencies, and other key stakeholders and used as lessons learned on future development projects.

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

The measures of effectiveness for this project are linked back to the goals and objectives described in the application Section II Background and Summary, item #2:

Goal 1: Advance pre-development activities to achieve shovel-ready status

Measure/Outcomes: Completion of tasks on schedule and within approved budget. Receipt of required project approvals and certifications.

Goal 2: Develop core infrastructure to support residential vertical home construction

Measure/Outcomes: Completion of tasks on schedule and within approved budget. Receipt of required project approvals and certifications. Site readiness for vertical home construction.

Goal 3: Increase affordable homeownership opportunities on Kauai

Measure/Outcomes: Clear documentation that shows reduced or satisfactorily mitigated development risk and accelerated housing delivery. Number of homebuyer candidates applying to the housing offering. Number of homebuyer candidates who are determined eligible for a home in the project. Number of homebuyer candidates who are referred to other housing providers, or require further financial counseling in order to become buyer-ready.

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](#)) ATTACHED
 - b. Personnel salaries and wages ([Link](#)) ATTACHED
 - c. Equipment and motor vehicles ([Link](#)) ATTACHED (not applicable)
 - d. Capital project details ([Link](#)) ATTACHED (not applicable)
 - e. Government contracts, grants, and grants in aid ([Link](#)) ATTACHED

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
\$ 98,682.50	\$ 98,682.50	\$ 98,682.50	\$ 98,682.50	\$ 394,730.00

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

The Ann Daubeny Trust \$1,000,000
 HLTA Charity Walk \$ 6,500 vehicle repairs

Other solicitations in planning:

State of Hawaii Legislature Grant-In-Aid, Operating
 Marisla Fund of Hawaii Community Foundation
 Wells Fargo Foundation
 Kukuiula Community Fund
 Atherton Family Foundation
 Alexander & Baldwin Foundation
 Cooke Foundation
 GN Wilcox Trust
 Elsie Wilcox Foundation
 SW Wilcox Trust
 Federal Home Loan Bank
 Annie Sinclair Knudsen Memorial Fund
 McNerny Foundation
 Nareit

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.

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maul County)	CONTRACT VALUE
1	OCS-23-31 Construction Costs Related to Construction of Five Affordable Self Help Housing Units	5/1/2023	Office of Community Services	State of Hawaii	250,000
2	USDA Rural Development Technical Assistance Grant	2/26/2025	Rural Development	U.S.	774,475
3	Grab bar installation	10/24/2025	COK Agency on Elderly Affairs	County of Kauai	2,000
4	OCS-CIP-24-53 Construction and Equipment for Photovoltaic Systems for Affordable Housing Units	11/1/2025	Office of Community Services	State of Hawaii	225,000
5	OCS-CIP-25-35 Construction for New Affordable Homes on Kauai	1/1/2026	Office of Community Services	State of Hawaii	500,000

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

Balance of Unrestricted Current Assets as of 12/31/2025: \$2,611,810.00

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.

Necessary Skills and Experience

Kauai Habitat for Humanity is 501c3 nonprofit and independent affiliate of Habitat for Humanity International. KHFH employs 23 full-time employees. It manages and directs the work of several hundred volunteers. All staff have proven experience to carry out their respective duties and to oversee the work of volunteers under their supervision. Milani Pimental was appointed Executive Director in 2020. She has been affiliated with KHFH for 15 years and prior to the executive director role, served as deputy director as well as director of resource development. There are 9 members of the Board of Directors who meet every other month to review and approve the business of the organization. The service area is the entire island of Kauai.

KHFH has completed 249 truly affordable homes, repaired 37 across the island, and has 5 home starts planned for February 2026. KHFH has been producing homes at half the cost of market value and is currently the lowest cost developer of homes on Kauai.

KHFH has a solid earned-revenue system through its operation of ReStore, its retail shop for new and used goods. Staff currently includes one full-time ReStore Manager and four full-time ReStore Associates. KHFH supplements staff resources with volunteers. Gross annual income has averaged from \$400,000 to 500,000 in recent years.

Recognizing the need to quickly address the island's growing housing problem, KHFH became a land developer in addition to affordable home builder. The affiliate is one of only a few Habitat affiliates across the U.S. with the capability, experience, and resources to do so.

The KHFH executive team and Board of Directors are committed to addressing the island's housing shortage and is prioritizing its land acquisition and development work. KHFH has a Land Development Committee comprised of key staff, consultants, volunteer board members, and other volunteers with experience in residential and commercial construction, engineering, land use, finance, infrastructure project management, permitting and planning, fund development, lending. This committee is critical to the success of KHFH land acquisition and land development activities, and provides knowledgeable and sound recommendations to the full board of directors for their approval on various aspects of development projects.

Listing of verifiable experience of related projects/contracts (most recent three years)

Kauai Habitat purchased 24 acres of land in 1998 for the purpose of building an affordable subdivision, Eleele Iluna.

- Eleele Iluna Subdivision, Phases I and II
Phase I, 18 lots and homes were completed in 2011. Infrastructure for Phase IIA was completed in late 2015, producing 48 buildable lots. Home construction began in late 2015 and was completed by 2018. Phase IIB was completed in 2019, producing 59 buildable lots in 2017. Vertical home construction was completed in 2023, also marking the completion of the Eleele Iluna subdivision.
- Waimea Huakai Subdivision
In 2017 Kauai Habitat for Humanity purchased 6.5 acres in the heart of Waimea, sold 2.0 acres to an affordable rental developer, and developed 32 affordable building lots on the remaining 4.5 acres. Infrastructure development was completed in 2019. There are 18 homes completed, and 14 remaining. Of the 14 remaining, 5 are planned for building starts in February 2026.
- Kauhale O Waipouli
In 2021 KHFH acquired .8 acres in Waipouli, which will allow KHFH to move its affordable home design to a new level by providing housing in a high density area. The Waipouli project will produce a total of 17 affordable housing units (8 duplexes and 1 single family stand alone home).
- Puu Maluhia, Kalaheo
KHFH purchased land in Kalaheo in 2022 where 6 single family homes will be slated for construction in 2025.
- Kolonahe O Lawai

Pre-development work is ongoing on a new parcel of 1.1 acres purchased in 2023 in Lawai where KHFH hopes to produce 7-8 single family homes.

- **Eleele Iluna Subdivision, Phase II**
In early 2024 KHFH completed the purchase of 22 acres of land adjacent to its existing Eleele Iluna subdivision. This project will be Eleele Iluna Phase III, and consist of over 90 single family affordable homes. Currently, water resources permit a Phase 1 of 20 homes.
- **Ala Namahana, Kilauea**
KHFH also completed the purchase of 6 buildable lots in Kilauea. Marketing for that housing offering is planned for 2026.

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.

KHFH offices are located at 1-3410 Kaumualii Highway in Hanapepe on Kauai. In addition to administrative offices and an approximately 10,000 sq ft ReStore, there is a large baseyard at this location where materials and equipment are stored, and where prefabrication of walls for homebuilding typically takes place. The offices and baseyard are leased from Dept. of Hawaiian Homelands.

KHFH also owns several land parcels to be used as future homebuilding sites:

- Waimea Huakai – land is developed and ready for vertical construction; 14 homes remaining to build (18 homes already completed)
- Puu Maluhia in Kalaheo – land is developed and ready for vertical construction; 6 homes to be built
- Ala Namahana in Kilauea – land is developed and ready for vertical construction; 6 homes to be built
- Kauhale O Waipouli – 0.8 acre site; land currently in development; 16 duplex units and 1 single-family home planned
- Kolonahe o Lawai – 1.1 acre site; currently in pre-development; 8 single family homes planned
- Eleele Iluna Phase III – 15 buildable acres; currently in pre-development; 80+ single-family homes planned

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.

Kauai Habitat has a team of seasoned professionals responsible for implementing, executing, and overseeing construction projects, land development projects, and operations.

- Executive Director Milani Pimental
- Director of Construction and Planning Rick Aitkenhead
- Land Development Committee Chair and Volunteer Project Manager Douglas Haigh
- Project Manager Chance Bukoski
- Director of Finance Kim Norton
- Contracted Controller Stephanie Anderson (via YPTC LLC)
- Director of Human Resources and Administration Nicole Jacintho
- Office Manager and Accountant Tara Fernandez
- Facilities and Baseyard Manager Bob McNamara

Executive Director Milani Pimental oversees the organization as a whole and has extensive experience in nonprofit leadership, workforce development, 20+ years of fund development experience, and community service with various nonprofit boards including Kauai Planning and Action Alliance, Lihue Business Association. She is also the former President of Rotary Club of Poipu Beach and current Board Chair for Kauai Philippine Cultural Center.

Director of Construction & Planning Rick Aitkenhead has 29+ years of experience in the residential and commercial construction industry. At KHFH he is responsible for planning and oversight of all construction sites across the island. He also oversees subcontractors and other contracted projects.

Volunteer Project Manager Douglas Haigh is a licensed civil engineer, has 30 years experience as the former building division chief for the County of Kauai, and has overseen multiple small to large government and private commercial projects on Kauai and Oahu. Project Manager Chance Bukoski has extensive experience in development on Kauai through his previous work as a Planner at the County of Kauai Planning Department.

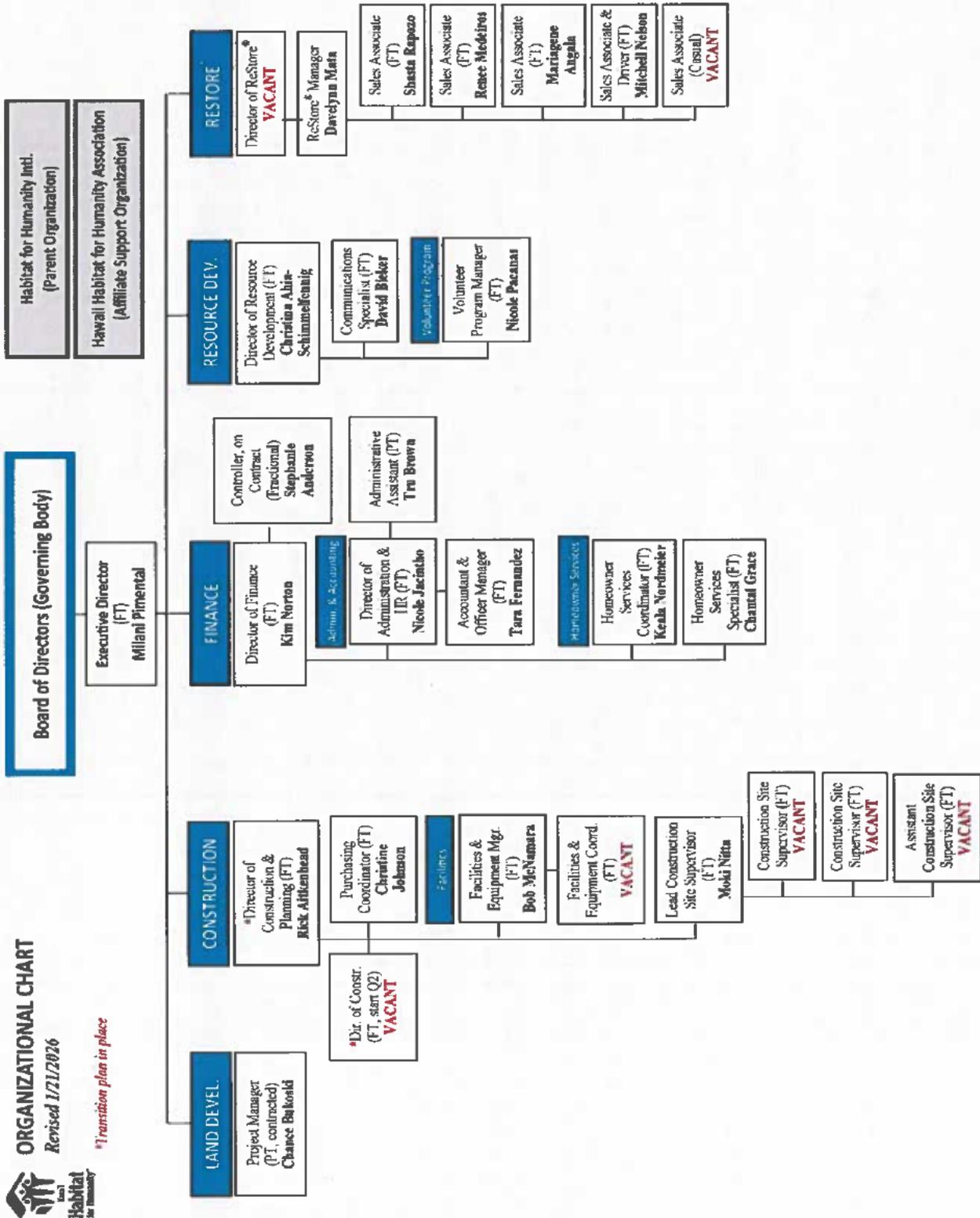
Director of HR and Administration Nicole Jacintho oversees all personnel and administrative operations and also serves as lead accountant. Office Manager and Accountant Tara Fernandez carries out all aspects of accounting relative to the housing project.

The Homeowner Services department, managed by Director of Finance Kim Norton, consists of two full-time coordinators who work closely with the homebuyer applicants to initiate and complete the loan application process.

A Facilities and Baseyard manager rounds out the team to ensure that all machinery, vehicles, and necessary tools and equipment are maintained and in safe operating order for use in our construction activities.

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.



ORGANIZATIONAL CHART
 Revised 1/21/2026
 *1 transition plan in place

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.

Executive Director	\$100,000 - \$130,000
Director of Finance	\$ 95,000 - \$123,000
Director of Construction and Project Planning	\$100,000 - \$120,000

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.

Kauai Habitat for Humanity, Inc. has filed foreclosure proceedings against a homeowner in default on 7/29/2025.

2. Licensure or Accreditation

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

Not applicable.

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
If granted for fiscal year 2027, KHFH plans to ensure sustainability through the outcome of increased earned-revenue at ReStore, which funds KHFH's operations and mission-related costs, as well as through increased individual and corporate

philanthropic fundraising from the community, and continued grant applications to funders aligned with KHFH's mission.

(b) Not received by the applicant thereafter.

If the grant application is declined and not received, KHFH will continue to pursue other opportunities as mentioned in 4a above, including reviewing the feasibility of other means of revenue generation, and/or low-interest loans from affordable, rural, or Community Development Financial Institution lenders in the State of Hawaii and the mainland.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: KAUAI HABITAT FOR HUMANITY, INC.

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	394,730			499,760
TOTAL (A+B+C+D+E)	394,730			499,760
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	394,730	Milani Pimental	8083350296 x102	
(b) Total Federal Funds Requested	0	Name (Please type or print)	Phone	
(c) Total County Funds Requested	0		1/23/2026	
(d) Total Private/Other Funds Requested	499,760	Signature of Authorized Official	Date	
TOTAL BUDGET	894,490	Milani Pimental, Executive Director		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: KAUAI HABITAT FOR HUMANITY, INC

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: KAUAI HABITAT FOR HUMANITY, INC.

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:2027-2028
PLANS						
LAND ACQUISITION	0	0	0	0	0	0
DESIGN						
CONSTRUCTION	23000	26499	394730	499760		
EQUIPMENT						
TOTAL:	23,000	26,499	394,730	499,760		
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Apt KAUAI HABITAT FOR HUMANITY, INC.

Contracts Total: 1,751,475

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	OCS-23-31 Construction Costs Related to Construction of Five Affordable Self Help Housing Units	5/1/2023	Office of Community Services	State of Hawaii	250,000
2	USDA Rural Development Technical Assistance Grant	2/26/2025	Rural Development	U.S.	774,475
3	Grab bar installation	10/24/2025	COK Agency on Elderly Affairs	County of Kauai	2,000
4	OCS-CIP-24-53 Construction and Equipment for Photovoltaic Systems for Affordable Housing Units	11/1/2025	Office of Community Services	State of Hawaii	225,000
5	OCS-CIP-25-35 Construction for New Affordable Homes on Kauai	1/1/2026	Office of Community Services	State of Hawaii	500,000
6					
7					
8					
9					
10					
11					
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16					
17					
18					
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20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30		10			Application for Grants