

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

**Terrence H.
Aratani, CEO**

Digitally signed by Terrence H.
Aratani, CEO
Date: 2026.01.21 19:58:44 -10'00'

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE

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.

See Attachment "A"

2. Declaration Statement

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

See Attachment "B"

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.

Ko'olauloa Health Center (KHC) is recognized by the IRS as a 501(c)(3) nonprofit. KHC provides comprehensive, community-driven primary healthcare to residents of the Ko'olauloa region—one of Hawai'i's medically underserved areas. Our goal is to ensure that every individual and family, regardless of income or insurance status, has access to quality health services close to home.

In 2022, KHC approached a land owner to inquire whether the landowner's property was available to purchase. KHC and the landowner have entered into a purchase agreement. KHC plans to use the property for a new health center including facilities for patient and community use.

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;

Ko'olauloa Health Center was designated as a Medically Underserved Area by the Health Resources and Services Administration in 2003. The health center started in a trailer on the old Kahuku Sugar Mill site and later purchased its present Kahuku location. The health center saw the need to serve patients closer to Hau'ula and is currently renting commercial space at the Hau'ula Kai Shopping Center. Hau'ula has one of the largest per capita Native Hawaiian populations. In 2013, KHC opened Hawai'i's first school-based health center at Kahuku High and Intermediate School. Since the start of the pandemic in 2020 the site has been closed at the request of the former principal. KHC has been collaborating with the DOE's nurse assigned from the Hawai'i Keiki Program and Kahuku High and Intermediate School's new principal.

2. The goals and objectives related to the request;

Ko'olauloa Health Center has been challenged with revenue generation since the pandemic due to a decrease in patients and encounters. KHC's Hau'ula location's commercial rent is over \$7,000 per month and space is limited and insufficient for the center's current needs. With the purchase of the Hale'aha property, KHC is planning to renovate the current space within the existing building by converting portions into clinical exam rooms. Other maintenance repairs may be needed as the facilities have not been used at full capacity for several years.

3. The public purpose and need to be served;

Ko'olauloa Health Center provides comprehensive, community-driven primary health care to residents of the Ko'olauloa region, one of Hawai'i's medically underserved areas. Our goal is to ensure that every individual and family, regardless of income or insurance status, has access to quality health services close to home. The purpose of this request is to allow KHC to purchase the property and renovate the current facilities to meet the needs of KHC's primary role to the community and its mission, "Improving the quality of life for all, IMUA!"

4. Describe the target population to be served; and

Ko'olauloa Health Center serves residents of the Ko'olauloa region and surrounding rural communities on O'ahu's windward coast – an area federally designated as medically underserved. Many of the families we care for live in small, tight-knit communities that face limited access to transportation, specialty care, and other essential health resources.

More than half of our patients are Medicaid eligible, reflecting the economic challenges faced by many households in our service area. A significant portion of our patient population includes Native Hawaiian and Pacific Islander families,

kupuna with multiple chronic health conditions, and working families who often hold multiple jobs without employer-sponsored insurance.

Our services are designed to meet these community needs with compassion and accessibility – offering affordable, high-quality care close to home. By combining primary care, dental, behavioral health, and social support services, we help reduce health disparities and promote long-term wellness for individuals and families who might otherwise go without care.

5. Describe the geographic coverage.

Ko'olauloa Health Center's service area extends along O'ahu's rural North Shore and Windward coast, from Hale'iwa to Kualoa. This region is designated as a Medically Underserved Population (census tracts 101.00, 101.01, and 101.02) and a federally designated Health Professional Shortage Area for Dental (ID#6159991529), Primary Care (ID# 1159991528), and Mental Health (ID# 7159991526). The area also qualifies as a designated rural Medically Underserved Area (MUA #07329).

KHC's service area includes eight main geographic and cultural communities — Pupukea, Sunset Beach, Kahuku, Lā'ie, Hau'ula, Punalu'u, **Kahana, and** Ka'a'awa — each with its own rich history, strong sense of community, and shared challenges related to access and transportation. These communities are represented by ZIP Code Tabulation Areas (ZCTAs) 96730, 96717, 96762, 96731, and 96712.

Residents in this region often travel long distances for specialty and hospital care, underscoring the essential role that Ko'olauloa Health Center plays in providing accessible, high-quality, and culturally grounded health services close to home. Our rural coastal setting both shapes and strengthens our mission — to ensure that every family along this stretch of coastline has a trusted community health home they can rely on.

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;

Ko'olauloa Health Center is seeking the Grant in Aid to assist with purchasing the Hale'aha property from the current landowner.

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

Ko'olauloa Health Center and the current landowner have already entered into a five year purchase agreement. KHC's administration and Board of Directors have been working on obtaining loans and fundraising plans necessary to obtain the funds for the purchase.

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

Ko'olauloa Health Center (KHC) is required to collect and report comprehensive data on patient volume, patient encounters, and selected clinical outcome measures in accordance with federal and programmatic requirements. In addition, KHC maintains an established Quality Improvement and Quality Assurance Program (QI/QAP) that is used to systematically monitor, evaluate, and improve clinical performance across priority health indicators, including hypertension, diabetes, childhood immunization rates, and obesity. This program supports data-driven decision-making and continuous improvement in patient care and operational effectiveness.

As a federally qualified health center, KHC also conducts regular community needs assessments to identify health disparities, service gaps, and emerging community priorities. Findings from these assessments are reviewed by leadership, clinical teams, and the Board of Directors to inform strategic planning, resource allocation, and targeted interventions aimed at improving access to care and health outcomes within the Ko'olauloa community. The Board of Directors and Administration work collaboratively to ensure that organizational projects and initiatives are implemented in a timely, fiscally responsible, and efficient manner within the scope of the health center's operational control.

The purchase of the Hale'aha property represents a critical investment in KHC's long-term sustainability and capacity to serve the community. Ownership of a stand-alone facility will provide adequate space to support current service delivery while allowing for future program expansion, improved patient flow, and enhanced integration of services to meet the evolving needs of the community.

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.

Ko'olauloa Health Center will submit all required reports to the expending agency in accordance with applicable reporting guidelines, timelines, and requirements.

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)

See Attachment "C"

b. Personnel salaries and wages (Link)

Not Applicable

c. Equipment and motor vehicles (Link)

Not Applicable

d. Capital project details (Link)

See Attachment "D"

e. Government contracts, grants, and grants in aid (Link)

Not Applicable

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
\$0	\$1,500,000	\$0	\$0	\$1,500,000

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

Funder/Grant Name	Grant Period	Requested Amount
C&C of Honolulu Grant in Aid	10/01/2026-9/30/2027	\$150,000
State of Hawai'i Grant in Aid	Dependent on award	\$1,000,000

- 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.**

Employee Retention Credit (ERC) \$297,037.84

- 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.**

Funder/Grant Name	Grant Period	Awarded
HRSA H80 CHC Grant	1/1/2025-12/31/2025	\$1,957,949
HPCA 2320, Year 3	7/1/2025-6/30/2026	\$35,000
State of Hawai'i Uninsured Primary Care	7/1/2025-6/30/2031	\$206,815
McInerney	7/1/2022, extended to 2026	\$200,000
State of Hawai'i Grant in Aid 2023	7/1/2024-6/30/2028	\$500,000
State of Hawai'i Grant in Aid 2025		\$375,000
State of Hawai'i Act 310	1/1/2026-12/31/2026	\$500,000
Congress Appropriations 2026	1/1/2026-12/31/2026	\$750,000
HRSA H80 CHC Grant	1/1/2026-12/31/2026	\$1,957,949

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

Total Assets: \$1,486.872.00

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.

Ko'olauloa Health Center (KHC) has a proven track record of operational and financial excellence, as well as extensive experience managing state and federally funded

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.

Ko'olauloa Health Center is designated a federally qualified health center by HRSA and was awarded its continuation grant in December 2025.

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.

Sustainability Plan Beyond Fiscal Year 2027

Ko'olauloa Health Center (KHC) has over two decades of experience implementing and sustaining programs initiated through time-limited federal, state, and private grants. Our approach to sustainability focuses on financial integration, operational efficiency, and data-driven decision-making. If this activity is funded for FY 2027 but not renewed thereafter; KHC will sustain essential components through the following multi-pronged strategy:

1. Integration into Core Operations

KHC's first priority is to integrate successful grant-funded activities into its existing operational and financial structure.

- Program Absorption: Activities demonstrating measurable outcomes and alignment with KHC's strategic priorities—such as improving access, health equity, or service quality—will be incorporated into KHC's ongoing clinical and administrative workflows.
- Cross-departmental Integration: The COO and CMO will oversee incorporation of the program into existing service lines (e.g., medical, dental, pharmacy, behavioral health) to ensure continuity without dependency on a single grant.

- **Performance Metrics:** Data will be analyzed quarterly to measure outcomes such as patient reach, cost-effectiveness, and health improvement.
- **Impact Reporting:** The findings will be used to build the case for continued funding from both internal and external sources.
- **Cost-Benefit Analysis:** KHC will quantify savings generated by the program (e.g., reduced emergency visits, improved chronic disease outcomes) to justify integration into base operations.

6. Operational Efficiencies and Phased Transition

If full funding is not renewed beyond FY 2027, KHC will implement a phased transition plan:

- **Scale Adjustment:** Activities will be adjusted in scope without eliminating core services.
- **Technology Utilization:** Use of telehealth and centralized purchasing will reduce overhead.
- **Sustainability Timeline:**
 - *Q1 FY 2027:* Begin reimbursement mapping and partner negotiations.
 - *Q2 FY 2027:* Incorporate program costs into the preliminary FY 2027 operating budget.
 - *Q3 FY 2027:* Secure continuation commitments from partners.
 - *Q4 FY 2027:* Complete sustainability evaluation and implement transition plan.

7. Historical Evidence and Sustainability

KHC has a proven track record of sustaining grant-funded initiatives long after the grant term ended:

- **Behavioral Health Integration:** Initially funded by a state innovation grant in 2017, sustained through Section 330 funding and Medicaid billing.
- **Dental Expansion:** Started under HRSA ARRA funding; today, dental services remain a core component of care supported by patient revenues and operational funds.

These examples demonstrate KHC's ability to adapt, institutionalize, and sustain programs well beyond the grant period.



**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: **KO'OLAULOA HEALTH CENTER**

DBA/Trade Name: **KO'OLAULOA COMMUNITY HEALTH & WELLNESS CENTER**

Issue Date: **01/20/2026**

Status: **Compliant**

Hawaii Tax#: [REDACTED]
 New Hawaii Tax#: [REDACTED]
 FEIN/SSN#: [REDACTED]
 UI#: XXXXXX0951
 DCCA FILE#: 205991

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.

Ko'olauloa Health Center (Typed Name of Individual or Organization)

Terrence H. Aratani, CEO (Signature) Digitally signed by Terrence H. Aratani, CEO Date: 2026.01.21 19:59:27 -10'00' (Date)

Terrence H. Aratani (Typed Name) Chief Executive Officer (Title)

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Ko'olauloa Health Center

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	1,500,000			
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	1,500,000	Cindy Figuerres, CFO 808-649-9088		
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
TOTAL BUDGET	1,500,000	Terrence Aratani, CEO		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Ko'olauloa Health Center

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			1,500,000			
DESIGN						
CONSTRUCTION						
EQUIPMENT						
TOTAL:			1,500,000			
JUSTIFICATION/COMMENTS:						



Organizational Chart

