

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

Alice Tupou
AUTHORIZED SIGNATURE

Alice Tupou, Vice President
PRINT NAME AND TITLE

1/22/2026
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: KUNIA VILLAGE DEVELOPMENT CORPORATION

Issue Date: 01/23/2026

Status: **Compliant**

Hawaii Tax#: [REDACTED]
New Hawaii Tax#: [REDACTED]
FEIN/SSN#: [REDACTED]
UI#: No record
DCCA FILE#: 229764

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, 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.

Kunia Village Development Corporation
(Typed Name of Individual or Organization)


(Signature) 1/22/2026
(Date)

Alice Tupou
(Typed Name) Vice President
(Title)



KUNIA VILLAGE DEVELOPMENT CORPORATION

P.O. Box 100, Kunia, HI 96759

Ph: 808-621-1350/ Fax: 808-621-1399

www.harc-hspa.com/kvdc

The primary public purpose of this grant request is to enhance the living and working conditions of farmworkers by improving the infrastructure at the agribusiness complex. By addressing critical infrastructure needs, this project will provide safe, reliable, and sustainable housing for farm-workers, which is essential to maintaining a healthy and productive workforce that supports the agricultural economy. Moreover, it will directly contribute to meeting public health, safety, and housing standards, creating long-term benefits for both the farmworker community and the surrounding area.

Alice Tupou
Vice President

Applicant: Kunia Village Development corporation, a 501(c)(3) Tax-Exempt Non-Profit Hawaii Corporation

II. Background and summary

1. A BRIEF DESCRIPTION OF THE APPLICANT'S BACKGROUND;

Kunia Village also known as Kunia Camp was originally established in the second decade of the 20th century by the predecessor of Del Monte Corporation. It was continuously used as a permanent residence for Del Monte farm workers between 1920 and 2009 when Del Monte withdrew from pineapple production in Hawaii. The Village then reverted to the landowner, The James Campbell Company, which subdivided out the Village property from a larger parcel. It was deeded to Hawaii Agriculture Research Center, (HARC) a 501(c)(3) tax exempt organization in 2009, specifically to facilitate the preservation of housing for Del Monte retirees and other agricultural workers.

HARC, formerly the Hawaiian Sugar Planters' Association (HSPA) which came into existence in 1895 manages private, state and federal grants; conducts agricultural research and maintains several facilities.

By acquiring the property, HARC prevented demolition of the residential and commercial agricultural infrastructure and continued the plantation's traditional functions for farm residences and agribusiness. Agricultural warehousing, mechanical shops, administrative areas processing buildings and cold storage facilities are badly needed in Central Oahu's rapidly growing area of diversified agriculture. Residential homes in Kunia Village are rented to retirees of Del Monte, other farm workers, and employees of agribusiness that are located in the commercial sections of Kunia Village. It is the only functional plantation camp in Hawaii, and it provides affordable housing to employees of the farming operations on Oahu as well as sole proprietors farming land in the area. Deed restrictions on Kunia Village ensure that most of housing will be kept as affordable rental housing for farm workers, in perpetuity.

HARC established a wholly-owned subsidiary the Kunia Village Title Holding Corporation (KVTHC) to own and operate the asset on HARC's behalf. KVTHC is organized as a 501(c)(2) tax-exempt for-profit corporation which is allowed under the IRS code for holding companies of non-profit corporations. The site has been named the Kunia Village & AgriBusiness Complex.

HARC also created a 501(c)(3) non-profit subsidiary, **Kunia Village Development Corporation (KVDC), the applicant**, to manage the development of the property. The majority of units in Kunia Village provide housing for Oahu's farm families that earn less than 60% of the Area Median Income (AMI), almost all of the rest are occupied by families living under the 120% AMI level. Several of the 135 housing units continue to be occupied by retirees of Del Monte Plantation. KVDC has a low-income housing (201H) development agreement with the county which allows up to 200 units on the property.

The availability of the subject property allows for the creation of a stable agribusiness residential and industrial center. It also facilitates affordable housing for farm labor and workforce development by providing a nucleus for these activities. This project fits into more than one economic area of opportunity defined in the Community Economic Development Strategies (CEDs).

2. THE GOALS AND OBJECTIVES RELATED TO THE REQUEST:

Improve the reliability and capacity of the agribusiness complex to support needed farm worker housing being provided by KVDC/Kunia Village.

Goal: KVDC's objective for the Kunia Village and Agribusiness Complex is to upgrade the housing and its supporting infrastructure to modern building and safety standards.

Objectives:

1. Upgrade or make essential repairs to critical infrastructure, specifically the Wastewater Collection, Treatment and effluent reuse systems within 18 months to ensure compliance with health and safety standards.
2. Replace or rehabilitate the aging, plantation era systems and equipment to reduce operational disruptions and prevent failure due to its age.
3. Maintain and/or improve the facilities capacity and extend life-span in order to be able to continue to accommodate farm-workers housing needs.

3. STATE THE PUBLIC PURPOSE AND NEED TO BE SERVED

The primary public purpose of this grant request is to enhance the living and working conditions of farmworkers by improving the infrastructure at the agribusiness complex. By addressing critical infrastructure needs, this project will provide safe, reliable, and sustainable housing for farm-workers, which is essential to maintaining a healthy and productive workforce that supports the agricultural economy. Moreover, it will directly contribute to meeting public health, safety, and housing standards, creating long-term benefits for both the farmworker community and the surrounding area.

Need to be Served:

1. **Aging and Insufficient Infrastructure:**
The current infrastructure at the complex is outdated and no longer meets the demands of the growing agricultural operations or the needs of farmworkers. The existing wastewater systems are deteriorating and prone to failure. Without significant improvements, the complex risks non-compliance with current health and safety codes, leading to increased maintenance costs, and disruptions in operations, all which eventually affect tenants rent.
2. **Support for Local and Regional Agricultural Economy:**
The agribusiness complex is a key contributor to the local and regional agricultural economy. Without sufficient and improved infrastructure to support farmworker housing,

the ability to maintain an agricultural workforce is jeopardized. This can lead to disruptions in farm production, lower crop yields, and financial instability for agricultural businesses. By improving worker housing infrastructure, the project ensures the continued success and competitiveness of the agribusiness, thus supporting broader regional economic development.

3. Public Health and Safety Concerns:

Outdated wastewater infrastructure presents public health and safety risks, including inadequate sanitation, and threats to environment. By upgrading infrastructure, this project will continue to provide safe ag worker housing, improve well-being of workers and their families, creating a healthier and more productive workforce.

4. Alignment with Public Policy Priorities:

This project aligns with regional and state-level goals related to improving agricultural workforce housing, promoting local agricultural production, promoting sustainability, and addressing affordable housing shortages. It also supports state and federal initiatives focused on improving labor conditions in agriculture and ensuring the long-term viability of rural communities.

The Village's infrastructure is vital to this purpose. Just as the drinking water system has been supported by the state, the wastewater system for this community is also in need of support.

4. DESCRIBE THE TARGET POPULATION TO BE SERVED

The target population, now and in perpetuity, will be Oahu's farming community who require low cost housing with sustainable, reliable infrastructure on Oahu.

Recently Civil Beat reported that while some farm workers may earn over the minimum wage the average remains below the state's survival wage. Kunia Village currently has 135 single family units for agricultural workers, which includes employees of agricultural businesses. It has 81 units subsidized by the USDA-Rural Development program, which have an income limit of 60% AMI. The additional units are subsidized by the property owner.

There are two (2) 1-bedroom units, twenty-two (22) 2-bedroom units, ninety-eight (98) 3-bedroom units, and thirteen (13) 4-bedroom units. It has a 201H agreement with the City and County of Honolulu, allowing up to 200 total units.

In 2024, 82% of the units were rented to extremely low or low income workers, 11% to moderate income, 7% in gap income, and 2% to 140% income or above.

Renters represent a broad range of races: Asian, Hawaiian or other Pacific Islanders, some American Indian or Alaska natives, African American and white.

There are over 125 children, and over 400 total residents.

5. DESCRIBE THE GEOGRAPHIC COVERAGE

The Kunia Village has ~118 acres located along Kunia road. It is surrounded by agricultural farms. It is the only site offering low-income rental housing. It is surrounded by agricultural lands along the Kunia Corridor between Schofield and Waipahu.

This land area was proposed by Honolulu City and County to be included as Important Agricultural Land. Unfortunately, the county's designation was rejected by the State Land Commission. It has also been designated by the past and current Central Oahu Community Plan to remain in agriculture. Kunia Village is a privately held community. It is relatively isolated from urban areas and has no municipal potable or wastewater or bus service. It provides the only affordable housing targeting the surrounding agricultural community.

III. SERVICE AND SUMMARY AND OUTCOMES

1. DESCRIBE THE SCOPE OF WORK, TASKS AND RESPONSIBILITIES;

Intent: Update the Kunia Village Wastewater Treatment Plant to improve its reliability and ensure the effluent has a consistent quality for reuse.

The wastewater treatment plant (WWTP) was constructed in 1985 and has produced HIGH quality wastewater for much of its life. The major upgrade components and repairs would entail replacing the collection system, improving the pre-treatment systems, tanks, improving the filtration units and replacing an aged-out reservoir liner.

The tasks include:

- (1) **Replacing wastewater collection pipes within the village:** Two-thirds of the collection pipes were replaced in the 2017 renovation project listed above and the remaining 1/3 needs to be replaced;
- (2) **Replacing the overland dispersion system to distribute the effluent more efficiently;**
- (3) **Replacing the lining of wastewater reservoir:** Unfortunately, the existing lining is of poor quality, is deteriorating, needs replacement and the original contractor is no longer in business;
- (4) **Renovating the grease interceptor/pretreatment tanks:** there are 3 tanks which reduce grease, allow solids to settle and provide some pre-treatment needing improvement
- (5) **Renovate the treatment system tanks to improve distribution and the biological process:** Renovation of 2 tanks to improve currently reduced capacity due to fouling and return settling times within these tanks back to original design parameters.
- (6) **Renovate the filtration system to improve the removal of particulate material:** the effluent occasionally does not meet the goal for solid removal;
- (7) **Replacing the distribution nozzles in the media bed:** the nozzles are aged out and poorly distribute the incoming waste over the treatment beds. This will improve treatment efficacies.

2. PROVIDE A PROJECTED ANNUAL TIMELINE FOR ACCOMPLISHING THE RESULTS OR OUTCOMES OF THE SERVICE

The work will be completed within 12 months after notice of award and issuance of any required permits.

3. DESCRIBE ITS QUALITY ASSURANCE AND EVALUATION PLANS FOR THE REQUEST. SPECIFY HOW THE APPLICANT PLANS TO MONITORM EVALUATE, AND IMPROE THEIR RESULTS

All work will be done by qualified contractors licensed in the State of Hawaii. Contractors will be selected through a procurement process, wherein the low-cost qualified bidder will be selected. KVDC will commit to our construction management team to provide timely review of milestones and approve payment requests.

4. LIST THE MEASURE(S) OF EFFECTIVEMESS THAT WILL BE REPORTED TO THE STATE AGENCY THROUGH WHICH GRANT FUNDS APPROPRIATED (THE EXPENDING AGENCY).

As this is a construction contract, the measures of effectiveness are: (a) timely completion, (b) completion within the budget, and (c) certification for operation by the Hawaii Department of Health.

The completion of this project will entail certification to operate as a producer of reusable wastewater. Through the upgrading of this infrastructure improvement, the continued availability of affordable workforce housing for the farming community in Central Oahu will be assured for many decades.

IV. FINANCIAL

1. A budget estimate detail for this task is shown formally in the budget sheets to his application. All estimates are for finished work with system installed and tested. The work will be done by contractors responding to procurement prepared by KVDC. KVDC regularly works with Ag Tech Pacific on water and wastewater projects. KVDC will select the bid that is most advantageous to the owner and the Village. Budget summary includes anticipated costs to replace.
2. Anticipated quarterly funding for fiscal year 2027

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$ 396,500	\$ 396,500	\$ 396,500	\$ 396,500	\$ 1,586,000

3. KVDC is not seeking other sources of funding for 2027.
4. No state or federal tax credits have been granted within three prior years, and no anticipated applications for tax credits for any capital projects projected.
5. No federal, state and county government contracts, grants, and grant in aid granted within prior three years for this program.

6. Balance of unrestricted current assets as of December 31, 2025 was \$336,000.

V. EXPERIENCE AND CAPABILITY

1. . NECESSARY SKILLS AND EXPERIENCE

Previous development experience of Kunia Village Development Corporation (KVDC) includes: (1) restoration of 45 historical housing units and construction of 37 new comparable housing units, (2) replacement of the Village's potable water storage tanks (2 250,000 gal); and (3) addition of granulated activated charcoal treatment system to its potable water supply.

2. . FACILITIES

KVDC is responsible for 135 the housing units in Kunia Village and the infrastructure servicing them. Over the past 16 years it shares, with Kunia Village Title Holding Corporation, the owner of the property, in the responsibility for the operation of the existing potable water and wastewater systems, lighting and road maintenance. The infrastructure for Kunia Village is all privately owned and operated. The municipality provides police, fire, ambulance and trash services.

VI. PERSONNEL: PROJECT ORGANIZATION AND STAFFING

1. PROPOSED STAFFING, STAFF QUALIFICATIONS, SUPERVISION AND TRAINING

All construction contracts will be monitored and managed using existing personnel at no cost to the project. There are no personnel costs included in this funding request.

KVDC President, Stephanie Whalen, will oversee all aspects of the construction. Her recent project management included the restoration of historic housing units, construction of potable water storage tanks system, decontamination units for the potable water system, and the replacement of the potable water system distribution pipes for Kunia Village.

HARC's Assistant Director of Finance, Alice Tupou, will oversee all financial aspects of the project. HARC is contracted by KVDC to provide all accounting services.

Second City Property Management, Inc (SCPM), has been and is contracted to maintain and repair housing units and the water infrastructure for Kunia Village. Under the direction of SCPM President, Alan Gottlieb, construction management personnel will provide some of the needs of this request and will provide the quality control and management of all outside contractor's services. SCPM has been involved in the maintenance and operation of Kunia Village's infrastructure for several decades. Their experience is included in Appendix B of this application.

2. ORGANIZATION CHART

Not Applicable

3. COMPENSATION

Not Applicable. No salary request is included in this proposal. Salaries of the President, Controller and construction management team are in-kind contributions to the project.

VII. OTHER

1. LITIGATION

NONE

2. LICENSURE OR ACCREDITATION

No licenses are required of KVDC personnel. All construction contractors eligible for work on the facility will be Hawaii contractors holding current and valid licenses for their specific scope.

3. PRIVATE EDUCATIONL INSTITUTIONS

Grant will not be sued to support private educational institutions.

4. FUTURE SUSTAINABILITY PLAN

Kunia Village Development Corporation will maintain the waste waster system via a contracted property maintenance company, Second City Property Management. They are currently maintaining the system and have for over a decade.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Kunia Village Development Corporation

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
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	1,586,000			
TOTAL (A+B+C+D+E)	1,586,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	1,586,000	Alice Tupou 808-621-1351		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0	<i>Alice Tupou</i> 1/22/2026		
(d) Total Private/Other Funds Requested	0	Signature of Authorized Official Date		
TOTAL BUDGET	1,586,000	Alice Tupou, Vice President Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: Kunia Village Development Corporatio

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

JUSTIFICATION/COMMENTS:

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

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Kunia Village Development Corporation

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY:2024-2025	FY:2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			1586000			
EQUIPMENT						
TOTAL:			1,586,000			
JUSTIFICATION/COMMENTS: KVDC will contract vendor to install and replace: collection pipes. Distribution lines, reservoir lining, updating grease septic interceptor tanks, replace treatment system tanks, install filtration units, replace distribution nozzles, replace 4 system beds All items are designed and required for effective waste water treatment system						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Kunia Village Development Corporation

Contracts Total: -

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	N/A				
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