

## 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

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AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE



STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

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

**Vendor Name:** PA'UPENA COMMUNITY DEVELOPMENT, INC.

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

**Status:** **Compliant**

Hawaii Tax#:

New Hawaii Tax#:

FEIN/SSN#:

UI#:

XXXXXX5559

DCCA FILE#:

272665

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 REVISSED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

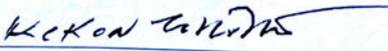
- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide 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.

Pā'upena Community Development Inc.

(Typed Name of Individual or Organization)



(Signature)

10/18/20

(Date)

Kekoa Enomoto

Director

(Typed Name)

(Title)

## PUBLIC PURPOSE

Pā‘upena Community Development Inc. proposes a two-year \$1 million Project KIA‘I ‘ĀINA (“safekeep land” uses) for the public purposes of placing people on the land, especially native Hawaiian farmers and ranchers, and maximizing the potential of heretofore fallow agriculture-designated Maui Hawaiian homelands; thereby helping address (1) the Maui housing crisis, and (2) the state priority of food sovereignty.

The CIP grant-supported services will be an EIS on Pā‘upena CDC’s 127-acre licensed Kēōkea-Waiohuli homelands parcel, to allow construction of a permanent community facility while honoring the land’s inherencies of 375 archaeological sites and features, and a 12-part informational/outreach series of bimonthly lectures. The series will feature subjects, such as farming/ranching best practices; a Waiohuli Makai watershed-management plan, and one’s rights and entitlements under the 1921 Hawaiian Homes Commission Act federal trust.

The target group is 5,879 Hawaiian Homes agricultural and pastoral beneficiaries, including some 400 farm-lot and project-lease awardees at Kēōkea homestead in Kula, Honokowai in Lāhaina, Pūlehunui at Pu‘unēnē, Waiehu Mauka at Wailuku, and Wakiu in Hāna. The balance of target Maui beneficiaries is 4,849 ag waitlisters and 630 pastoral waitlisters.

The two-year \$1 million Project KIA‘I ‘ĀINA CIP budget includes, as follows:

- \$650,000 for an environmental/engineering consultant preparing the EIS.
- \$130,000 for the archaeological consultant.
- \$160,000 for a project manager.
- \$60,000 for the outreach lecture series.

## BACKGROUND AND SUMMARY

The applicant, Pā'upena Community Development Inc. (CDC), is a 9-year-old beneficiary organization aligned with the 1921 Hawaiian Homes Commission Act federal trust. The Upcountry Maui-based entity is an IRS 501(c)(3) nonprofit. Pā'upena's mission is to provide resources, training and advocacy to empower fellow Hawaiian Homes Commission Act (HHCA) trust beneficiaries to build homes and self-sufficient communities. The CDC's vision is to fulfill Prince Kuhio's century-old dream for Native Hawaiians to reconnect with the Waiohuli ahupua'a in thriving agricultural and pastoral communities, and to replicate this paradigm throughout the pae 'āina (archipelago).

Examples of CDC's grant projects include, as follows:

- Just completed in mid-2025: \$199,200 County of Maui Department of Agriculture (MDOA) award to build seven 15,000- to 30,000-gallon water-catchment systems on homestead farms.
- Finishing up this month of January 2026: \$50,000 County of Maui Environmental Protection & Sustainability Division award to conduct an eight-month 'ōpio (youth) archaeology-training program that has identified, cleared, pinned and mapped two significant archaeological sites.
- Upcoming grant to take place as soon as the contract is awarded: \$75,000 MDOA award to build two greenhouses and to host a community informational series on 'ulu (breadfruit) cultivation and cuisine.

## GOALS AND OBJECTIVES

The proposed Project KIA'I 'ĀINA is a two-year, \$1 million CIP (Capital Improvement Project) initiative focusing on creating future long-term physical assets, such as major, nonrecurring facilities. The goals and objectives of the proposal involve primarily an EIS, or Environmental Impact Statement, required under HRS Chapter 343 to detail the significant environmental effects of a proposed project. An EIS includes a preparation notice, scoping meetings, a draft EIS, public review, and a final EIS.

The future objectives resulting from the requested EIS would be (1) construction of a permanent structure(s) while honoring the subject land's inherencies of 100-plus archaeological sites, and (2) a blueprint for beneficiary-driven and -funded homestead development.

Project KIA'I 'ĀINA ("safeguard the land" aspects) features an acronym: Keep Indelible Archaeology In Arrangements Involving Nontemporary Amenities, i.e., Safeguard the old while building new, permanent facilities.

## PUBLIC PURPOSE AND NEED

The public purpose of the request is to place people on the land, especially Native Hawaiians, and to maximize the potential of, in many cases, heretofore fallow agriculture-designated homelands. The need to be served is

to allow construction of a permanent community facility in rural Upcountry Maui. The multipurpose facility/ies might feature a community center, commercial kitchen, nonprofit/Hawaiian Homes resource office, farmworker housing, livestock slaughterhouse, and/or walk-in clinic.

Pā‘upena CDC views holistically the needs for Maui specifically and Hawai‘i at large. Thus, in the matter of an EIS for 127 acres of Upcountry Maui agriculture-designated homelands, the needs encompass economic development via farmers markets and other agricultural and livestock pursuits, and farmworker housing.

Maui’s housing crisis, drastically impacted by the 2023 wildfires, involves a severe shortage of accessible units, skyrocketing rents reportedly averaging \$3,300 to \$4,000 monthly, and the displacement of thousands, especially renters, with continuing anxiety as FEMA aid may stop 2/28/26.

Despite DHHL recently awarding hundreds of project leases, Maui waitlisters still number 9,482, including 4,003 residential, 4,849 agricultural and 630 pastoral beneficiaries waiting, in several cases 5.5 decades, for a homestead award. After buildout to address these waitlist figures, the Kēōkea/Waiohuli area reportedly will feature the state’s largest native Hawaiian homestead community.

The 340-page 2004 DHHL Maui Island Plan states, “Approximately 1,111 units are needed in Upcountry to meet beneficiary demand. Of the Upcountry lands that are in the DHHL inventory, Kēōkea/Waiohuli presents the best opportunity to develop residential homesteads and meet beneficiary demand,” page 98.

The 44-page 2010 DHHL Kēōkea/Waiohuli Regional Plan asserts that a “Priority project (is to) identify and support development of community facilities for Kēōkea and Waiohuli,” Page 37. For example, “Kēōkea farmers . . . have expressed a need for a community farmers market to sell their produce.”

To fulfill these declared needs, the Project KIA‘Ī ĀINA-requested EIS is a start by Pā‘upena Community Development Inc, of an unprecedented beneficiary-driven Maui community-facility/farmworker-housing effort.

## TARGET POPULATION

The target population to be served encompasses native Hawaiians in three Upcountry Maui Hawaiian homestead subdivisions totaling 614 households, or an estimated 1,793 people. The subdivisions are Waiohuli Phases 1 and 2 residential — 550 households, and Kēōkea farm lots — 64 farms.

## GEOGRAPHIC COVERAGE

The geographic coverage of the request is a 127-acre Kēōkea-Waiohuli homelands parcel at Mile Marker 15.7 of Kula Highway in Upcountry Maui. The parcel is in the center of three homestead subdivisions in Kula, Maui, with infrastructure being installed for another 144 homestead lots. After buildout, this reportedly will be the largest native Hawaiian homestead community in the archipelago.

## SERVICE SUMMARY AND OUTCOMES

The applicant's approach to the request for a final EIS will involve proactively seeking engagement and input by native Hawaiian beneficiaries of the 1921 Hawaiian Homes Commission Act (HHCA) federal trust. With this approach in mind, the applicant will hire an amenable consultant, whose pursuit of an EIS will fulfill the National Environmental Policy Act, or NEPA, multi-step process, as follows:

- (1) Notice of Intent and Scoping, to promulgate, especially to Hawaiian Homes beneficiaries, the intent to prepare an EIS, and to define the issues, involving public meetings, notably HHCA beneficiaries, plus government-agency input to narrow the focus.
- (2) Draft EIS Preparation, assessing the proposed action, alternatives and potential environmental impacts, including adverse effects and resource commitments.
- (3) Public Review and Comment, i.e., seeking and responding to public comments; allowing HHCA beneficiaries, residents, agencies and organizations to provide input, usually for 45 days.
- (4) Final EIS Preparation, after examining and responding to substantive comments, resulting in a comprehensive document.
- (5) Record Of Decision, or ROD, after a mandatory 30-day waiting period — focusing on identifying impacts, alternatives, and mitigation measures with extensive public involvement, particularly by HHCA beneficiaries — before a final agency decision, documented in the ROD.

The results and outcomes will involve indigenous engagement and input, an EIS, and an ROD. The measures of effectiveness will include a final EIS, and 12 outreach-informational events.

The scope of work, encapsulated in the attached table, reveals the major tasks, responsible individuals, and annual timeline. The scope of work will begin with hiring a project manager, performed by Pā'upena's executive director and board members, from 7/2/26 to 8/14/26. The scope will continue with hiring and contracting an environmental-consultant firm and archaeology consulting company ('Āina Archaeology), done by the executive director, project manager and board members, from 8/17/26 to 10/2/26. The work will proceed with three collaborative sessions with stakeholders — including the consultant, Pā'upena CDC, USDA and 'Āina Archaeology — to review and discuss already completed assessments, such as rainfall, livestock and cultural assessments performed by USDA, and an archaeological survey completed by 'Āina Archaeology; sessions arranged by the project manager, and held from 10/5/26 to 11/13/26. The scope will culminate with publishing a final EIS, accomplished by the consultant firm in concert with USDA and 'Āina Archaeology, from 11/16/26 to 4/30/28. The scope of work also will involve holding 12 outreach-informational meetings, arranged by the project manager, from 8/3/26 to 5/31/28.

Regarding quality assurance and evaluation plans, Pā'upena CDC will monitor, evaluate, and improve results via Zoom during regularly scheduled (1) twice-weekly update meetings with specific board and staff members, and (2) monthly board meetings. The consultant will make update reports during both activities. Also, after specified activities, organizers will distribute online and/or written assessment surveys with multiple-choice and essay questions seeking ways to improve the EIS process and the outreach events. The latter specified activities will include the EIS Scoping public meetings; the EIS Public Review and Comment input; the EIS Record Of Decision waiting-period public interactions, and the outreach-informational meetings.

The ultimate measures of effectiveness will be quantitatively measurable milestones: 1 project manager, 2 consultant companies, 3x consultant/USDA/'Āina Archaeology/Pā'upena sessions, 1 final EIS, and 12 outreach informational events.

SCOPE OF WORK

<b>GOAL: Environmental Impact Study for 127-acre Kēōkea-Waiohuli Homelands Parcel</b>				
<b>OBJECTIVE 1: Hire 1x project manager</b>				
	TASK	WHO IS RESPONSIBLE	TIME TABLE	MEASUREMENT
1a	Publicize job opening	Executive director, board member(s)	7/2/26 to 7/17/26	5 Media releases
1b	Interview/assess candidates	Executive director, board member(s)	7/20/26 to 7/31/26	3 Candidates
1c	Contract	Executive director, board member(s)	8/3/26 to 8/14/26	1x Project manager
<b>OBJECTIVE 2: Hire 1x environmental consultant company and 1x archaeology consultant company</b>				
	TASK	WHO IS RESPONSIBLE	TIME TABLE	MEASUREMENT
2a	Publicize job openings	Executive director, project mgr, board member(s)	8/17/26 to 8/28/26	3-5 Media releases for each job
2b	Interview, assess potential companies	Executive director, project mgr, board member(s)	8/31/26 to 9/11/26	3 Potential Companies for each job
2c	Contract for each job	Executive director, project mgr, board member(s)	9/14/26 to 10/2/26	1x Env. consultant co.; 1x Archaeology consultant co.
<b>OBJECTIVE 3: USDA/consultant/beneficiary group meetings to incorporate NRCS studies</b>				
	TASK	WHO IS RESPONSIBLE	TIME TABLE	MEASUREMENT
3a	Schedule	Executive director, project mgr, board member(s)	10/5/26 to 10/9/26	1x Schedule
3b	Meet	Exec director, project mgr, consultant/USDA	10/12/26 to 10/30/26	3 Meetings
3c	Integrate studies	Consultant/USDA	11/2/26 to 11/13/26	1x Set of survey findings
<b>OBJECTIVE 4: 1x Environmental Impact Study</b>				
	TASK	WHO IS RESPONSIBLE	TIME TABLE	MEASUREMENT
4a	Notice of Intent and Scoping	Environmental Consultant	11/16/26 to 3/12/27	1x Notice of Intent and Scoping process
4b	Draft EIS Preparation	Environmental Consultant	3/15/27 to 9/10/27	1x Draft EIS
4c	Public Review and Comment	Environmental Consultant	9/13/27 to 11/30/27	1x Public Review and Comment period
4d	Final EIS Preparation	Environmental Consultant	12/1/27 to 3/30/28	1x published Final EIS
4e	Record Of Decision	Environmental Consultant	4/1/28 to 4/30/28	1x Record Of Decision document
<b>OBJECTIVE 5: 12-part lecture/presentation outreach series</b>				
	TASK	WHO IS RESPONSIBLE	TIME TABLE	MEASUREMENT
5a	Enlist speakers/topics	Project Manager	8/3/26 to 8/13/26	12x Speakers/topics
5b	Schedule	Project Manager	8/14/26 to 8/30/26	1x Schedule
5c	Host events, conduct assessments	Project Manager	8/31/26 to 5/31/28	12x Lecture, presentations and assessments

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Pā'upena Community Development 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	65,200			
2. Payroll Taxes & Assessments	5,000			
3. Fringe Benefits	9,800			
<b>TOTAL PERSONNEL COST</b>	<b>80,000</b>			
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. Env / Engineering Consultant Company	325,000			
10. Archaeology Consulting Company	65,000			
11. 6 Bi-monthly lectures	30,000			
12.				
13.				
14.				
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20.				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>420,000</b>			
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
<b>TOTAL (A+B+C+D+E)</b>	<b>500,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	500,000	Kekoa Enomoto	808-276-2713	
(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	
<b>TOTAL BUDGET</b>	<b>500,000</b>	Kekoa Enomoto, Director		
		Name and Title (Please type or print)		



# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: Pā'upena Community Development Inc

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
NA			\$ -	NA
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				NA
<b>JUSTIFICATION/COMMENTS:</b>				

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

# BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Pā'ūpena Community Development 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: 2026-2027	FY: 2027-2028	FY: 2028-2029
PLANS - EIS / CIP (CAPITAL IMPROVEMENT PLAN)			500000		500000	
LAND ACQUISITION						
DESIGN						
CONSTRUCTION						
EQUIPMENT						
<b>TOTAL:</b>			500,000		500,000	
<b>JUSTIFICATION/COMMENTS:</b> To create the grant-requested EIS, the environmental/engineering consultant firm, in FY 2026-27, will do a (1) Notice of Intent to the Federal Register/public/stakeholders; (2) Scoping, w/public input, and (3) draft EIS comprehensive document. In FY 2027-28, the env./eng. consultant will be responsible for a (4) public-comment period of minimum 45 days; (5) final EIS, based on review/response to public comments, and (6) Record Of Decision, or ROD, after 30-day wait period.						

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

Applicant: Pā‘ūpena Community Development Inc

Contracts Total: 249,200

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)</b>	<b>CONTRACT VALUE</b>
1	Right of Entry extension to 127 Kēōkea-Waiohuli acres	3/2023 to 3/2025	Department of Hawaiian Homelands	State of HI	0
2	License to 127 Kēōkea-Waiohuli acres	4/2025 to 3/2035	Department of Hawaiian Homelands	State of HI	0
3	Project WAI ‘ĀINA grant for water catchments	7/1/24 to 6/30/25	Department of Agriculture	Maui County	199,200
4	Project ‘UKO HOU archaeology grant	1/1/25 to 12/31/25	Env’t Protection & Sustainability Div.	Maui County	50,000
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STATE AND COUNTY CONTRACTS – SEEKING AND GRANTED

Applicant: Pā‘upena Community Development Inc.

Contracts Seeking: \$1,225,000

Contracts Granted: \$249,200

CONTRACTS SEEKING					
	CONTRACT	TIME TABLE	ORGANIZATION	FEDERAL, STATE, COUNTY	AMOUNT
	Two greenhouses (still waiting on contract)	QTR 2: 4/2026 (to 3/2027)	Department of Agriculture	Maui County	\$75,000
	Ungulate mitigation fencing	QTR 4: 2026	USDA	Federal	\$300,000
	Organize/deploy homestead construction hui	QTR 4: 2026	OHA	State of HI	\$400,000
	Waiohuli Makai plan/design	QTR 4: 2026	Admin for Native Americans	Federal	\$450,000
TOTAL AMOUNT SEEKING					\$1,225,000
CONTRACTS GRANTED					
	CONTRACT	TIME TABLE	ORGANIZATION	FEDERAL, STATE, COUNTY	AMOUNT
1	Right Of Entry extension to 127 Kēōkea-Waiohuli acres	3/2023 to 3/2025	DHHL	State of HI	\$0
2	License to 127 Kēōkea-Waiohuli acres	4/2025 to 3/2035	DHHL	State of HI	\$0
3	Project WAI ‘ĀINA grant for water catchments	7/1/24 to 6/30/25	Dept. of Agriculture	Maui County	\$199,200
4	Project ‘UKO HOU archaeology grant	1/1/25 to 12/31/25	Env’t Protection & Sustainability Div.	Maui County	\$50,000
TOTAL AMOUNT GRANTED					\$249,200



P.O. Box 2300  
Honolulu, HI 96804-2300

### Statement of Account

Last Statement: November 30, 2025  
This Statement: December 31, 2025  
Days in statement period: 31

Account Number: 8103252425

Direct inquiries to  
808-627-6900 or  
800-272-2566 (Toll-free)

PA'UPENA COMMUNITY DEVELOPMENT  
96 AHULUA ST  
KULA HI 96790



001807 1100

<b>BIZ PLUS CHECKING</b>	<b>Account Number: 8103252425</b>
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Beginning Balance	\$26,513.24	Average Balance	\$23,954.62
Total Additions	\$215.00	Number of Images	2
Total Subtractions	\$3,901.41		
Ending Balance	\$22,826.83		

<b>Checks Paid</b>
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Check #	Date	Amount	Check #	Date	Amount	Check #	Date	Amount
1299	12/11	800.00	1300	12/12	891.28			

The checks listed above will also show below in date order

<b>Account Activity</b>
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Date	Description	Additions	Subtractions	Balance
11/30/25	BEGINNING BALANCE			\$26,513.24
12/01/25	DEL'S FEED POSPUR 379810 326 HANAMAU ST 9311 KAHULUI HI 120125 105521		\$183.24	\$26,330.00
12/02/25	T SNIFFEN VSAPUR 003140 T SNIFFEN AND SONS 9311 808-871-7781 HI 120125 094646		\$448.38	\$25,881.62
12/04/25	FIRST INS CO HI PREM & PMT AMERICAN SAVINGS BANK		\$670.00	\$25,211.62
12/09/25	SAFEWAY FU VSAPUR 091974 SAFEWAY FUEL #5807 9311 KAHULUI HI 120825 103300		\$56.37	\$25,155.25
12/11/25	CHECK #1299		\$800.00	\$24,355.25
12/12/25	CHECK #1300		\$891.28	\$23,463.97
12/17/25	SQ *KALEI' POSPUR 535102125093 SQ *KALEI'S LUNC 7820 KAHULUI HI 121725 023954		\$195.72	\$23,268.25
12/17/25	EHAWAII.GO VSAPUR 012212 EHAWAII.GOV PMT 9311 PORTAL.EHAWAI HI 121625 221045		\$12.00	\$23,256.25
12/22/25	FOODLAND O VSAPUR 025880 FOODLAND ONLINE #65 7820 808-732-0791 HI 121825 085854		\$197.89	\$23,058.36



Member FDIC

Account Activity				
Date	Description	Additions	Subtractions	Balance
12/26/25	DEPOSIT	\$215.00		\$23,273.36
12/26/25	INTUIT *QB POSREC 088497 INTUIT *QBooks Onli 9311 CL.INTUIT.COM CA 122525 135636		\$120.18	\$23,153.18
12/29/25	DEL'S FEED POSPUR 309234 326 HANAMAU ST 9311 KAHULUI HI 122725 100106		\$324.59	\$22,828.59
12/30/25	OFFICEMAX/ VSAPUR 020121 OFFICEMAX/DEPOT 640 7820 KAHULUI HI 122925 231606		\$1.76	\$22,826.83





PA'UPENA COMMUNITY DEVELOPMENT INC.  
96 AHULUA ST.  
KULA, HAWAII 96790  
www.paupena.org

001299

DATE 12/11/25

PAY TO THE ORDER OF *Karina L. McDonald Gonzalez* \$ 800  
*Eight hundred and 00/100* DOLLARS

MEMO *Nov 2024 Admin Asst Nov 25* *Emma Kyp*

\*001299\* 123213707551 8103252425\*

Ck #: 1299      12/11/2025      Amt: \$800.00

PA'UPENA COMMUNITY DEVELOPMENT INC.  
96 AHULUA ST.  
KULA, HAWAII 96790  
www.paupena.org

001300

DATE 12/12/25

PAY TO THE ORDER OF *Kekoa Enomoto* \$ 891.28  
*Eight hundred ninety one and 28/100* DOLLARS

MEMO *Ukahehi Pim. Div 2* *Emma Kyp*

\*001300\* 123213707551 8103252425\*

Ck #: 1300      12/12/2025      Amt: \$891.28



## EXPERIENCE AND CAPABILITY

### NECESSARY SKILLS AND EXPERIENCE

The applicant, Pā'upena Community Development Inc. (CDC), is a 9-year-old beneficiary organization aligned with the 1921 Hawaiian Homes Commission Act (HHCA) federal trust.

The CDC has demonstrated, through past expertise and accomplishments, that it has the necessary skills, abilities, knowledge of, and experience relating to the request.

The applicant has exhibited organizational skills through its eight-month, 13-part project 'UKO HOU archaeology-training program for 'ōpio, or young people

The nonprofit has shown the ability to communicate and articulate clearly, plus an ability to be strategic, thorough, determined and patient. This spectrum of abilities was evident during a 5.5-year due-diligence process that culminated in a 3/17/25 lease contract, with an option to extend 10 years, to the 127-acre Kēōkea-Waiohuli homelands parcel.

Pā'upena has demonstrated the knowledge of, and experience relating to, the request (for an EIS to enable construction on the 127-acre parcel) by benefiting the 127-acre parcel through tasks to, as follows:

- Arrange free USDA assessments in 2020.
- Request DHHL to underwrite a \$49,000 'Āina Archaeology survey.
- Initiate in person on O'ahu 3/24/23, an overture to Bowers + Kubota for engineering expertise.
- Interface in person with U.S. Rep. Jill Tokuda 5/2/23 at UHMC about Pā'upena and Maui homelands needs.
- Pursue a County of Maui Department of Water Supply grant 12/1/25 for a Waiohuli Makai Watershed Management Plan covering a 6,000-acre Upcountry Maui homelands tract.
- The CDC has manifested appropriateness for providing the service proposed in this application by presenting a 184-acre Pūlehunui North agrotourism/housing homelands plan, and a 646-acre Pūlehunui South housing/farming homelands project. Both proposals seek to implement the 2019 Pūlehunui Final EIS and Regional Infrastructure Master Plan.

A listing of verifiable experience of projects or contracts pertinent to the request and for the most recent three years features, as follows:

- A \$10,000 First Nations Development Institute technical-assistance grant that underwrote informational-outreach farm tours at Launiupoko, 'Olowalu and Waikapu from 2/3/23 through 4/30/23, plus production of indigenous-foods YouTube videos.
- 2023-24, Kumukahi No Ke Ola project — Maui OED (Office of Economic Opportunity) awarded \$100,000 in startup funds to beneficiary entrepreneur Malia Davidson for Kumukahi No Ke Ola, an Asian-healing business. Pā'upena CDC served as fiscal sponsor for the grant program that benefits community members by promoting self-determination, healing techniques and self-sufficient communities.
- Mid-2024 to mid-2025, Project WAI 'ĀINA — The County of Maui Department of Agriculture ( MDOA) appropriated \$199,200 to build 15,000-gallon water-catchment tanks on six Kēōkea and Kahikinui Hawaiian homestead farms, and one 30,000-gallon catchment on the CDC's licensed 127-acre homelands parcel. Hawaiian Homes beneficiaries benefited by receiving valuable water-catchment systems for farming irrigation in drought-ridden areas.
- 1/1/25 to 12/31/25, Project 'UKO HOU — The County of Maui Environmental Protection & Sustainability Division awarded \$50,000 to provide archaeology training for 'ōpio (youth) age 16 and older. The project identified, cleared, pinned and mapped two significant archaeological sites that feature a garden enclosure, agricultural pits and terraces, habitation sites and a possible well. The initiative supported community members to mālama (care for) archaeological features; to know and understand kupuna (ancestral) farming sites and practices, and to perform "adaptive reuse," i.e., to replant ancient ag pits and terraces with native edibles, medicinals and other indigenous vegetation.
- Following a 5.5-year due-diligence process, Pā'upena received 3/17/25 a 10-year lease contract, with an option to extend 10 years, to the 127-acre Kēōkea-Waiohuli homelands parcel.
- 4/2026 to 3/2027, Project 'ULU (contract pending still) — MDOA granted \$75,000 to build two greenhouses, in which to propagate 'ulu (breadfruit) tree seedlings for planting on homelands, and to present an informational-outreach series on 'ulu propagation, uses and cuisine. The community benefits by learning to cultivate, utilize and prepare 'ulu.

## FACILITIES

The applicant plans to secure facilities via activities to (1) survey Hawaiian Homes beneficiaries on needs, wants and input, (2) plan and design, (3) fundraise an estimated \$2.75 million, and (4) build.

The envisioned facilities may feature a community center; commercial kitchen; farmworkers housing; nonprofit/Hawaiian Homes resource office; livestock slaughterhouse; and/or walk-in clinic.

## PERSONNEL: ORGANIZATION AND STAFFING

### PROPOSED PROJECT STAFFING

The proposed staffing pattern includes one project manager to manage and oversee Project KIA'I 'ĀINA, and a consultant firm to create the EIS.

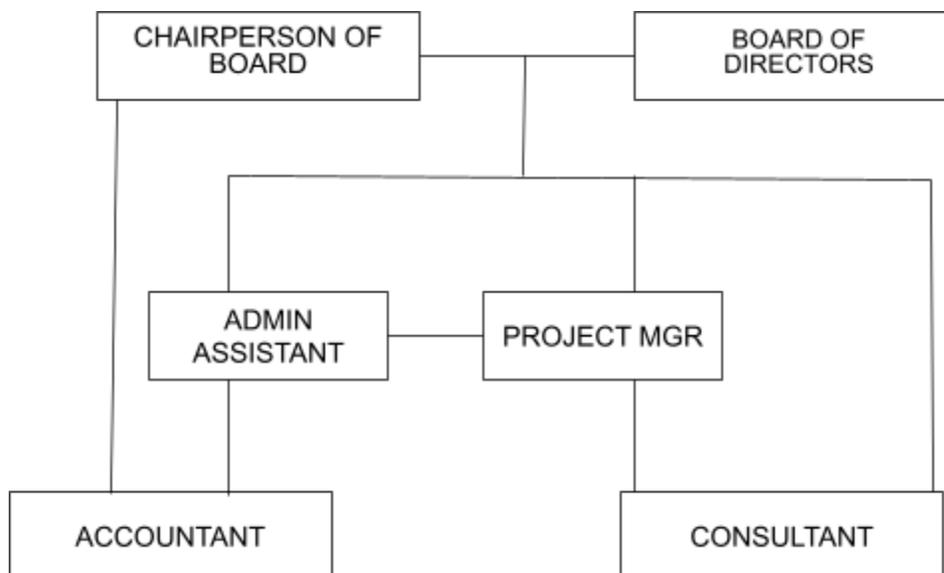
The proposed service capacity appropriate to the viability of the project is the completion of an EIS in 10.5 months by a qualified and motivated consultant firm.

The qualifications and experience of personnel for the request are, for the project manager — an environmental resource management-related undergraduate degree, and one or more years of fieldwork experience, and for the consultant firm — EIS experience with preferably an environmental, Hawaiian cultural and/or archaeology focus.

The project manager should have the ability to supervise the project in collaboration with the consultant team, and to train and provide project-related administrative direction to any event participants, who may want to volunteer project kōkua (assistance). Pā'upena and the project manager will contract a consultant firm with the necessary supervisory, training and administrative skills.

### PĀ'UPENA CDC ORGANIZATIONAL CHART

The current organizational structure and decisionmaking flow is from the chairperson of the board and board members, down to the administrative assistant and the project manager who work in concert with each other; from both the chairwoman/project manager, down to the consultant firm, and from both the chairperson/administrative assistant, down to the contract accountant.



## COMPENSATION

The salaries for the three highest-paid Pā‘upena CDC staff members range from a project manager at \$62,400, and the part-time administrative assistant at \$15,600, to the contract accountant at \$60 per hour on a part-time basis.

## OTHER

### LICENSURE OR ACCREDITATION

With respect to the applicant’s special qualifications, Pā‘upena CDC’s eight-member board of directors includes a/an, as follows:

- Earth Justice lawyer specializing in water rights.
- County of Maui official with an MBA in organizational management.
- Retired 29.5-year newspaperwoman with a Master of Journalism degree from the University of California at Berkeley.
- Semiretired 24-year banker.
- Las Vegas, NV, education administrator.
- Retired preschool educator.
- Award-winning insurance saleswoman.
- Sports referee at the state high school level who serves in multiple athletic disciplines.

The president emeritus is a retired heavy-machine operator, farmer and U.S. Army veteran.

The contract accountant holds an MBA with a specialty in nonprofit accounting.

### FUTURE SUSTAINABILITY PLAN

The post-fiscal year 2027 plan for sustaining the grant-funded activity — in the case that the FY27 grant is funded, but not funded thereafter — is to pursue other funding sources. The latter sources would include the state Office of Hawaiian Affairs, Hawai‘i Community Foundation private funders, and the federal Administration for Native Americans, or ANA.