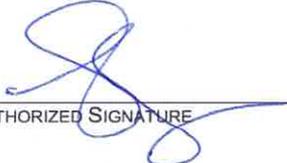


Application Submittal Checklist

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

Lilia Kapuniaia, Executive Director
PRINT NAME AND TITLE

1/23/26
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: PAPAKOLEA COMMUNITY DEVELOPMENT CORPORATION*

DBA/Trade Name: PAPAKOLEA COMMUNITY DEVELOPMENT CORPORATION*

Issue Date: 01/07/2026

Status: **Compliant**

Hawaii Tax#: [REDACTED]
New Hawaii Tax#: [REDACTED]
FEIN/SSN#: [REDACTED]
UI#: XXXXXX4780
DCCA FILE#: 119688

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

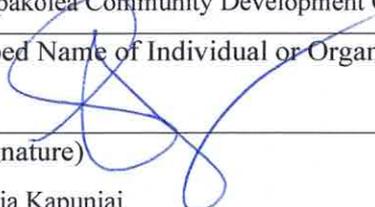
**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, 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.

Papakōlea Community Development Corporation	
(Typed Name of Individual or Organization)	
	1/23/26
(Signature)	(Date)
Lilia Kapuniai	Executive Director
(Typed Name)	(Title)



PAPAKŌLEA
COMMUNITY DEVELOPMENT CORPORATION

January 23, 2026

House of Representatives, Committee on Finance
Senate, Committee on Ways and Means
Hawai'i State Legislature
Hawai'i State Capitol
415 South Beretania Street
Honolulu, HI 96813

Aloha mai kākou,

The Papakōlea Community Development Corporation (PCDC) is a 501(c)3 nonprofit beneficiary serving organization, established in 1999. PCDC manages the Papakōlea Community Park and Center, and operates valuable programs and services, that *promote self-determination by developing strong and effective community leaders; and to manage current and future community facilities in the Hawaiian homestead region of Papakōlea.*

In compliance with **HRS42F-102**, we understand that the grant shall be used for a public purpose, and agree to comply. As required by HRS42F-102, I am providing the following:

Organization Name: Papakōlea Community Development Corporation
Public Purpose: To build the capacity of PCDC, conduct community capacity building trainings, and produce detailed design and construction drawings for the Native Hawaiian Education and Culture Center at Pūowaina.
Services: Community education, planning and outreach; civil engineering; architectural planning; archaeological review, building permits, etc.
Target: 1,920 Residents of Papakōlea, Kewalo, and Kalāwahine Hawaiian homestead
Cost: \$800,009

Should you have any questions, please contact me at lilia@papakolea.org or 808.265.2755.
Have a great day!

Respectfully,

Lilia Kapuniai
PCDC Executive Director

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.

Certificate of Vendor Compliance is located behind the Checklist.

2. Declaration Statement

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

Signed Declaration Statement included behind Certificate of Vendor Compliance.

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](#).

Signed statement on PCDC letterhead included behind Declaration Statement.

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;

The Papakōlea Community Development Corporation (PCDC) is a 501c3 community-based beneficiary-serving nonprofit organization that was established in 1999 to provide the 1,920 residents of the Papakōlea, Kalāwahine and Kewalo Hawaiian Homesteads with a full range of comprehensive services, including life-long educational experiences, health and wellness services, human services, and entrepreneurial opportunities.

Since 2003, PCDC has been operating, managing, and maintaining the Papakōlea Community Park and Center, under a 50-year license (No. 559) with the State Department of Hawaiian Home Lands (DHHL), for public purposes. PCDC provides facility space at a low rate for community affordability, thus PCDC relies on public grants to make improvements to the Park and Center, and support community capacity building programs.

PCDC's mission is *to mobilize broad-based community participation, promote self-determination by developing strong and effective community leaders*. To achieve this mission, PCDC operates four programs: 1) Kupua'e Hawaiian Language and Culture Program; 2) Beneficiary Advocacy Program; 3) Park Stewardship; and 4) Pūowaina Education and Cultural Center Planning and Development.

PCDC is governed by a diverse six-member Board of Directors and led by an Executive Director, all representative of the Papakōlea Hawaiian homestead region. The leadership comes with more than 100 years of combined experience in public administration, social work, education, public policy, community development, facility development, grants management, corporate development, and program development.

2. The goals and objectives related to the request;

The goal of *Pūowaina NHECC Phase II* is to build the capacity of the Papakōlea Community Development Corporation, conduct six educational workshops, and complete the Detailed Design and Construction Drawings required to capitalize and construct the Native Hawaiian Education and Culture Center (NHECC), in the Papakōlea Region, by the end of a 12-month project period.

The scope of work has been organized into three project objectives:

Objective One. By the end of the project period, PCDC will establish and maintain administrative infrastructure to support *Pūowaina NHECC Phase II*. This objective will ensure timely project delivery, coordination of resources, project management, coordination of contractors, resource development, community outreach, and evaluation.

Objective Two. PCDC will coordinate and deliver six educational workshops that will increase knowledge about Pūowaina and surrounding areas, that will be incorporated into the design of the NHECC at Pūowaina. These wildly popular workshops are entitled, "Mo'olelo & Mele", and they feature significant homesteaders, stories, practices, and music, significant to Papakōlea. At least 100 homesteaders of the Papakōlea Region will participate in this objective, increasing knowledge and understanding of this project, and re-enforce connection to this 'āina.

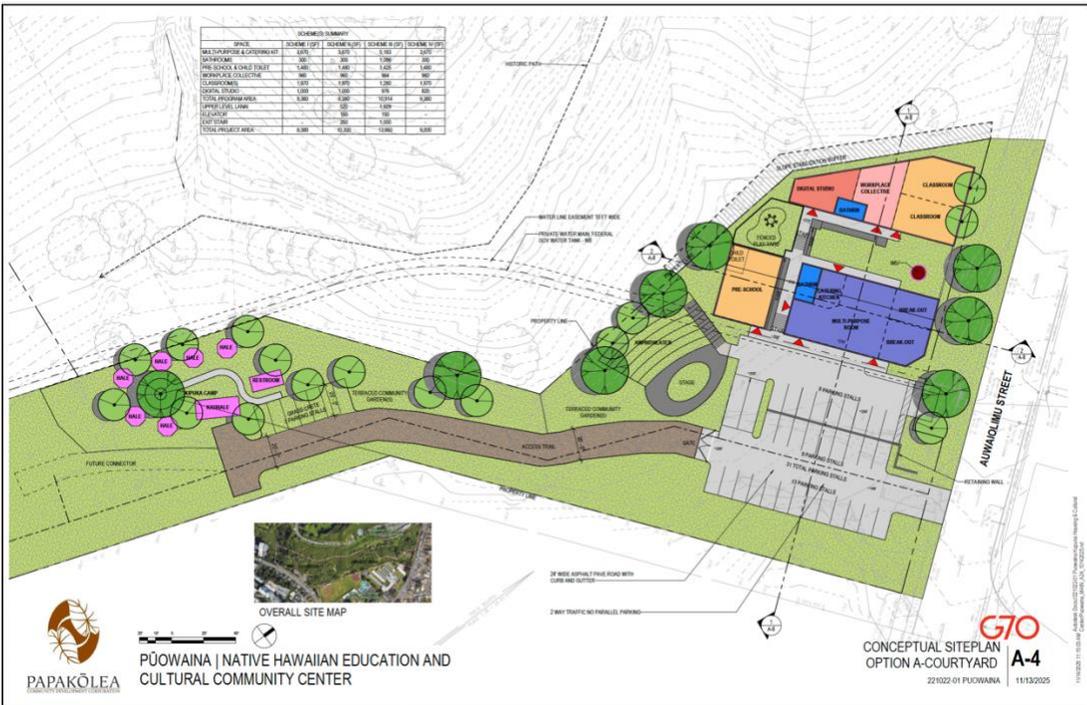
Objective Three. By the end of the 12th month, PCDC will have Detailed Design and Construction Drawings (DDCDs), produced by Group70, needed to capitalize and construct the NHECC. The DDCDs will enhance PCDCs ability to successfully construct the facility minimizing errors and delays, ensure quality control and consistency, and improve safety.

3. The public purpose and need to be served;

The Papakōlea Community Development Corporation by its mission, is to serve as a steward of the Papakōlea Community Park and Center, providing a safe and clean environment for community use by individuals of all ages, with a diverse range of program offerings. Annually, PCDC provides a safe space for the 1,920 residents, and hundreds of individuals that travel into community for cultural and athletic activities offered at the Park. The Park is inclusive of a new Playground, a covered Basketball Court, a commercial kitchen, and a multi-purpose center equipped with meeting rooms/gathering space, and a community library.

The Papakōlea Community Park and Center is located on a .25 acre parcel on Tantalus Drive, and has served as the heart of Papakōlea since the 30s. It is no longer large enough to serve the growing homestead community with 4.5 families residing in each household (US Census 2020). The Center has little parking for the growing number of activities and program participants. Thus, PCDC is expanding programming to the NHECC at Pūowaina (Punchbowl).

In 2009, DHHL designated this 14-acre parcel at Pūowaina for community-based economic development by Papakōlea. The community convened throughout 2009 to identify priority projects, wherein the NHECC was voted-on by community as a priority in the Region, and DHHL included it, as a Priority Project in the DHHL 2009 Papakōlea Regional Plan (<https://dhhl.hawaii.gov/wp-content/uploads/2011/06/Papakolea-Regional-Plan.pdf>). Community reaffirmed their support of the project, during the 2020 DHHL Papakōlea Regional Plan Update (https://dhhl.hawaii.gov/wp-content/uploads/2020/09/Papakolea-Regional-Plan_2020_FINAL.pdf).



Pictured Above: Excerpts from Project Schematics and the Conceptual Site Plan produced in November 2025 after Community Co-Design Meetings. The basis for the Master Plan and EA to be completed by June 30, 2026, Group70.

In 2022, PCDC and Group70 conducted community meetings and finalized design charrettes for the Center. In 2024, preliminary EA consultation and project concept plans were completed. After the completion of community co-design meetings, Group70 produced Project Schematics and Conceptual Site Plans, to be incorporated into the Master Plan and Environmental Assessment (EA). By

the end of June 30, 2026, PCDC will be able to present the Master Plan and EA to the Hawaiian Homes Commission for approval, and secure long-term site control at Pūowaina. *Pūowaina NHECC Phase II* seeks to coordinate more educational workshops for community, and complete Detailed Design and Construction Drawings required to construct the NHECC. This will be the only urban Native Hawaiian Education and Cultural Center, designed and developed by the proud and courageous residents of Papakōlea. The Project has the support of homestead residents, regional Homestead Beneficiary Associations, neighboring schools, and other community-based organizations, that regularly partner on programs/activities that serve shared communities.

If awarded, GIA funds will provide PCDC with the resources to complete Design Documents and all Construction Documents, including Building Permits, required to budget, secure a contractor, and build the NHECC at Pūowaina. When the Center is built, community will have more space to convene, celebrate, learn, and cultivate Native Hawaiian cultural practices.

4. Describe the target population to be served; and

Pūowaina NHECC Phase II shall serve the families, representing 1,920 Native Hawaiians, that reside in the 334 homes located in the Papakōlea residential developments of Papakōlea, Kewalo and Kalāwahine. The residents of Papakōlea are the primary target population, however there is a secondary target population, comprised of families that travel to Papakōlea from neighboring communities to participate in the numerous cultural programs (language classes, intersession cultural programs, hula, etc.) and athletic activities offered by our partners (basketball, jiu jitsu, volleyball, etc.).

Although the target population is beneficiaries of the Hawaiian Homes Commission Act of 1921, administered by the State of Hawai'i Department of Hawaiian Home Lands (DHHL), PCDC has to raise funds from other sources (Federal, State, and Private) to support capital improvements in Papakōlea. PCDC has been applying to multiple sources to support educational, master planning, and building design activities for at least five years.

PCDC submits this application to the Hawai'i State Legislature, under its Grant-In-Aid (GIA) Program, in hopes that the Hawai'i State Legislature acknowledges PCDC's readiness to proceed with the development of DDCCs, in addition to the merit of this proposal, and alignment to the vision of the growing Hawaiian homestead communities of Papakōlea.

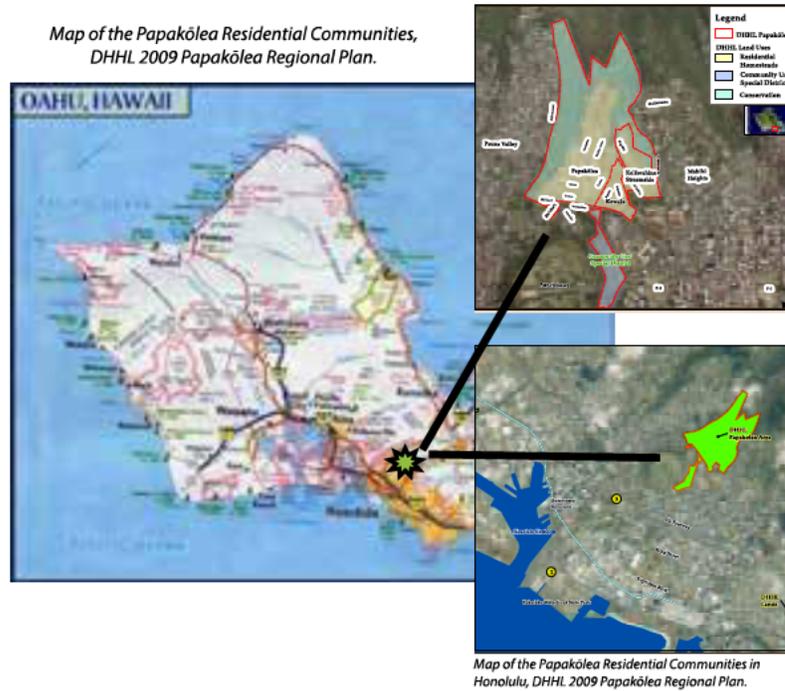
5. Describe the geographic coverage.

Papakōlea is located in the Punchbowl-Tantalus area of Honolulu (above Punchbowl National Cemetery) at the base of the Ko'olau Range. Papakōlea

was one of the first designated Hawaiian homesteads; trust lands set aside for homesteading purposes. Papakōlea includes the homestead communities of Papakōlea, Kewalo, and Kalāwahine where respectively 334 homes have been constructed. 1,920 Native Hawaiians reside in this community on 177 acres of leased land.

Papakōlea is unique in that it is the only Hawaiian homestead community located within the boundaries of a major urban center. Members have direct access to public transportation; however residents have to travel outside of community to access free programming and services. For this reason, PCDC and Kula No Na Po'e Hawai'i work to bring programming into Papakōlea.

The following map, provides a great visual image of the geographic location of the "DHHL Papakōlea Area" in proximity to other communities in Honolulu.



See DHHL 2009 Papakōlea Regional Plan (<https://dhlh.hawaii.gov/wp-content/uploads/2011/06/Papakolea-Regional-Plan.pdf>).

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;

The goal of *Pūowaina NHECC Phase II* is to build the capacity of the Papakōlea Community Development Corporation, conduct six educational workshops, and complete the Detailed Design and Construction Drawings required to capitalize and construct the Native Hawaiian Education and Culture Center (NHECC), in the Papakōlea Region, by the end of a 12-month project period.

The scope of work has been organized into three project objectives:

Objective One. By the end of the project period, PCDC will establish and maintain administrative infrastructure to support *Pūowaina NHECC Phase II*. This objective will ensure timely project delivery, coordination of resources, project management, coordination of contractors, resource development, community outreach, and evaluation.

This objective will also include training for staff, as needed in the areas of bookkeeping, financial management, as well as graphic design and layout of flyers, reports or newsletters, evaluation and analysis of survey results, and community facilities capital resource development. Communication, coordination, and progress reporting to managing grant specialist shall also occur under this objective.

The project shall be administered out of the PCDC office at the Papakōlea Community Park and Center. The activities of objective one will begin at the time of contract execution and continue on an on-going basis throughout the project period. The activities will be completed by the Executive Director at 0.5 FTE, a Project Coordinator at 0.5 FTE, and PCDCs team of contractors and subject matter experts.

Objective Two. PCDC will coordinate and deliver six educational workshops that will increase knowledge about Pūowaina and surrounding areas, that will be incorporated into the design of the NHECC at Pūowaina. These wildly popular workshops are entitled, “Mo’olelo & Mele”, and they feature significant homesteaders, stories, practices, and music, significant to Papakōlea.

PCDC is prepared to deliver this objective. Twelve workshops aimed to build capacity of residents, and share “Mo’olelo & Mele” have been scheduled for 2026 are included below:

- Monday, January 26 - Pūowaina Project Update & Homestead Safety Watch (HSW) 101
- Monday, February 2 – Mo’olelo & Mele: Prince Jonah Kūhiō Kalaniana’ole
- Monday, February 9 – HSW: Presentations by HPD & HFD
- Monday, March 2 – Basketball Court Planning & Mo’olelo from ‘Ohana Akana

- Monday, March 9 – HSW: CPR and First Aid Training
- Monday, April 20 – HSW: DHHL Enforcement Update
- Monday, May 4 - Pūowaina NHECC Update
- Monday, June 15 – Mo‘olelo & Mele: Hawaiian Homes Commission Act
- Monday, July 6 – Mo‘olelo & Mele: Kūpuna Oral Histories
- Monday, August 3 – SCHHA Hawaiian Homelands Leadership Conference
- Monday, September 14 – Mo‘olelo & Mele: ‘Ohana Keawe
- Monday, November 2 – Mo‘olelo & Mele: Ka Pua Melia

At least 100 homesteaders of the Papakōlea Region will participate in this objective, increasing knowledge and understanding of this project, and re-enforce their connection to this ‘āina.

The first “Mo‘olelo & Mele” workshop was held in September 8, 2025, sharing research about Pūowaina and surrounding areas. It was well-attended for a Monday evening, and it increased everyone’s appetite for more. *See the Post-Workshop Report, including comments received, included as Attachment E*. The PCDC prioritized the inclusion of these workshops in the proposal, because the results demonstrated the need to integrate education with design, maintaining interest, drawing upon knowledge of our kūpuna, and building energy around the project.

Objective Three. By the end of the 12th month, PCDC will have Detailed Design and Construction Drawings (DDCDs), produced by Group70, to capitalize and construct the NHECC. DDCCDs will enhance PCDCs ability to successfully construct the facility minimizing errors and delays, ensure quality control and consistency, and improve safety.

PCDC and the Papakōlea community endeavor to build a multi-purpose gathering space that supports education, cultural practices, and community well-being. The NHECC is designed to include flexible spaces for meetings, classes, and cultural activities – strengthening connections to ‘ohana and ‘āina. This site will reinforce a community sense of place, while creating a safe resilient, and accessible community resource for present and future generations.

The proposed facility is approximately 11,000 square feet, and a single-story stepped courtyard scheme, up the existing hillside. The scope will include the following facilities:

<u>Space Area (SF)</u>	
Multi-Purpose & Catering Kit	3,670
Bathrooms	300
Pre-School & Child Toilet	1,480
Workplace Collective	960
Classroom(s)	1,970
Digital Studio	820

Report / Study / Survey Applications	Status
Inspector of Habitation Site	Complete
Biological Study	Complete
Topographic Survey	Complete
Boundary Survey	In progress - pending BWS Response
Traffic Assessment	Complete
Noise Assessment	Needs Traffic Assessment - approximately two weeks after receipt of that report (1/31/26)
Cultural Impact Assessment	In progress - expected 1/31/26
Archaeological Inventory Study	In progress - Testing Strategy submitted to SHPD and pending response to start field work
Preliminary Engineering Report	In progress - expected 1/31/26
Water Availability Request	Submitted & Preliminarily Approved
Sewer Connection Application	Submitted & Approved

While Group70 progresses through the required stages of the EA process, PCDC has been conducting and coordinating workshops on research compiled on topics of importance and matters of interest related to Pūowaina and surrounding areas (i.e. stories, music, practices, history, etc.). PCDC also handles all administrative and management activities, convenes community and stakeholders and works closely with subject matter experts to complete technical matters. Management has adopted this best practice across all programs - it reduces overhead, expedites the project timeline, and maximizes outcomes.

In Phase II, PCDC will utilize this same approach. PCDC will administer the project, conduct community convenings and educational workshops, and work with TiLeaf Group to capitalize the project (*Objectives One and Two*). Meanwhile, Group70 will complete the DDCDs (*Objective Three*) following the submittal of the Master Plan and EA to the Hawaiian Homes Commission for approval. All objectives work hand-in-hand simultaneously, allowing each entity to direct their full-attention to their respective objectives, complete activities in a timely manner, and maintain momentum and focus on the project.

PCDC formatted the scope of work, tasks, responsibilities, and timelines into the **Annual Timeline** below. The PCDC will use the Annual Timeline as its project work plan.

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

Annual Timeline By Month:	Activities to be Completed by the ED, PC, and contractors.	Objective:
July 2026	Administrative infrastructure will be established – files and templates updated, incorporate internal procedures, purchase supplies, etc.	1
July 2026	Brief PCDCs Board, team of contractors, collaborating partners, stakeholders, and community.	1, 2 & 3
July 2026	Review scope of work with all contractors, and execute final agreements.	1, 2 & 3
July 2026	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
July 2026	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
July 2026	Data entry into project database: participants names, contact information, and survey data collected.	2
July 2026	Project evaluation and analysis of workshop completed, with support from TiLeaf Group.	2
July 2026	Monitor project activities and outputs against this Annual Timeline (Objective Work Plan).	1, 2 & 3
July 2026	Develop Final Programming and Conceptual Site Plan based on Final Master Plan(Group70).	3
Aug. 2026 <i>Ongoing</i>	Refine and deploy Capital Development Plan to support lateral and vertical construction after Phase II is complete, with support from TiLeaf Group.	1 & 3
Aug. 2026	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
Aug. 2026	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Aug. 2026	Data entry into project database: participants names, contact information, and survey data collected.	2
Aug. 2026	Project evaluation and analysis of workshop completed.	2
Aug. 2026	Confirm program, site layout and unit layouts (Group70).	3
Aug. 2026	Confirm building code requirements (Group70).	3
Aug. 2026	Monitor project activities and outputs against this Annual Timeline (Objective Work Plan).	1, 2 & 3
Sept. 2026	Design fundamental AC systems (Group70).	3
Sept. 2026	Confirm agreements and requirements with HECO for power and metering of project. Third-party in-house review (Group70).	3

Sept. 2026	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
Sept. 2026	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Sept. 2026	Data entry into project database: participants names, contact information, and survey data collected.	2
Sept. 2026	Project evaluation and analysis of workshop completed.	2
Sept. 2026	Project evaluation and analysis of workshop completed, with support from TiLeaf Group.	1, 2 & 3
Oct. 2026	Conduct site plans, floor plans, civil drawings, etc. (Group70).	3
Oct. 2026	Meet with State and City permitting agencies, project stakeholders, etc. (Group70).	3
Oct. 2026	Quarterly Project Report to Papakōlea community.	1, 2 & 3
Oct. 2026	Complete Quarterly Progress Reports, Financial Reports, & Payment Requets, with support from Kuwahara CPA.	1, 2 & 3
Oct. 2026	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
Nov. 2026	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Nov. 2026	Data entry into project database: participants names, contact information, and survey data collected.	2
Nov. 2026	Project evaluation and analysis of workshop completed.	2
Nov. 2026	Approval of Project Detailed Design Concepts (ED and Group70).	3
Dec. 2026	Annual closeout activities.	1
Jan. 2027	Prepare 75% submittal for permit submission and check for budget compliance (Group70).	3
Jan. 2027	Quarterly Project Report to Papakōlea community.	1, 2 & 3
Jan. 2027	Complete Quarterly Progress Reports, Financial Reports, & Payment Requets, with support from Kuwahara CPA.	1, 2 & 3
Jan. 2027	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
Feb. 2027	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Feb. 2027	Data entry into project database: participants names, contact information, and survey data collected.	2
Feb. 2027	Project evaluation and analysis of workshop completed.	2
Feb. 2027	Submit, monitor, and issuance of building permits (Group70)	3

Mar. 2027	Complete project manual and coordinate front end with PCDC for bid requirements (Group70).	3
Mar. 2027	Monitor ownership reviews to allow for their inclusion in final CD's (Group70).	3
Mar. 2027	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Mar. 2027	Data entry into project database: participants names, contact information, and survey data collected.	2
Mar. 2027	Project evaluation and analysis of workshop completed.	2
Mar. 2027	Deployment of Community Outreach Strategy to promote the educational workshops (mailers, flyers, website, & mass emails). Support from TiLeaf Group & Hefenua.	1 & 2
Apr. 2027	Integrate building permit comments in CD's (Group70).	3
Apr. 2027	Prepare final For Construction Submittal for issuance and review by PCDC (Group70).	3
Apr. 2027	Quarterly Project Report to Papakōlea community.	1, 2 & 3
Apr. 2027	Complete Quarterly Progress Reports, Financial Reports, & Payment Requets, with support from Kuwahara CPA.	1, 2 & 3
Apr. 2027	Conduct the scheduled educational workshop. This includes the production of presentation materials, coordination of guest speakers, completion of sign-in sheets, and survey collection.	2
Apr. 2027	Data entry into project database: participants names, contact information, and survey data collected.	2
Apr. 2027	Project evaluation and analysis of workshop completed.	2
May. 2027	Prepare final For Construction Submittal for issuance and review by PCDC (Group70).	3
Jun. 2027	Assist in issuance for Contractor bid proposals (Group70).	3
Jun. 2027	Assist in issuance for Contractor bid proposals (Group70).	3
Jun. 2027	Project close-out activites.	1
Jul. 2027	Report to Hawaiian Homes Commissson, HSL District Senator, and HSL District Representatives .	3
Aug. 2027	Pūowaina NHECC Phase II Final Report, Financial Reports, & Payment Requests, with support from Kuwahara CPA, Group70, & TiLeaf Group. Project is complete!	1

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

PCDC incorporates their standard quality assurance plan across all programs and projects. The quality assurance plan is based on the project goal, the annual timeline, the outputs, and quantifiable target numbers. It ensures the data

collected is aligned to each project objective and the results to be achieved. Further, it ensures that the roles and responsibilities of the ED and each contractor, are also tied to the project goal and objectives. This will ensure that the finished product meets the criteria and expectations of the PCDC, and the grantor. TiLeaf Group will serve as an objective third-party contractor that will be responsible for ensuring that the quality assurance plan is reflective of the annual timeline, and it is achieved as proposed. If corrective action is needed, the ED will quickly address with its contractors.

PCDC presents a quantifiable project goal, project objectives, and measurable outputs. The ED will monitor the project by meeting with staff and contractors monthly, to review status of activities and outputs achieved against the Annual Timeline. This will ensure the project progresses as planned, and it will allow for immediate course-correction, if necessary. Further, it'll give the ED an opportunity to review data collected/analyzed with contractors, to ensure activities are relevant and effective. PCDC defined the following outputs and quantifiable target numbers below:

- Schedule of Workshops (1);
- Number of workshops held (6);
- Number of people participating (100); and
- Number of DDCD Components completed (2).

Data captured through the project, best demonstrate project impact and effectiveness. PCDC will track and verify outputs achieved by the tangible items produced (workshop schedule, sign-in sheets, and DDCDs). PCDC will distribute post-workshop surveys, and enter data collected into a database, for analysis in accordance with PCDC's standard program evaluation plan. The surveys are used to collect intel from participants, and tell the story of the project (See *Attachment E*).

The achievement of each objective, outlined in the Annual Timeline, coupled with the elements of the Evaluation Plan, will be analyzed to conduct SWOT analysis and project refinement. Evaluation will occur at the end of each community meeting, quarterly, and at the end of the project period, by the ED and contractors. At the end of each quarter, PCDC will conduct cost-benefit and cost-effectiveness analysis.

At the end of the project, PCDC will have a detailed roadmap required to to build the Pūowaina NHECC for the Hawaiian homestead residents of Papakōlea, Kewalo, and Kalāwahine. These outcomes will not only support the community in achieving social and economic self-sufficiency, but it will advance the purpose of the Hawaiian Homes Commission Act of 1921.

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.

PCDC is presenting the following Project Logic Model to assist with program planning, implementation, management, evaluation, and report. If project outputs and outcomes are achieved, PCDC will determine the project a success.

(1)	(2)	(3)	(4)
Project Goal What PCDC will do with the grant	Outputs/Results (Immediate) The immediate, direct and measurable results from GIA.	Outcomes (short term) What is expected to change in the community after you implemented this project?	Impact (long term) What is the long- term intend impact on the community?
At the end of Pūowaina NHECC Phase II, PCDC will have increased capacity, conduct six educational workshops, and produce Detailed Design and Construction Drawings required to capitalize and construct the facility (Phase III).	Completed Design Submittals Completed Building Permits / Construction Documents Six Community Convenings Held Pūowaina NHECC Phase II Final Report Produced NHECC Capital Development Plan Produced At least 50% of Lateral Construction Funds Secured	Increased capacity and capability to raise construction capital Increased capacity and capability to construct the NHECC Increased community knowledge of the NHECC project Increased community knowledge of mo'olelo significant to the Papakōlea Region Re-enforced sense of place and connection to 'āina	Residents of the Papakōlea Region, will have their own multi-purpose facility in urban O'ahu, where they can convene, reconnect, build relationships, and conduct cultural and educational activities, that were once practiced on a daily basis – cultivating Native Hawaiian well-being.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds ([Link](#))
 - b. Personnel salaries and wages ([Link](#))
 - c. Equipment and motor vehicles ([Link](#))
 - d. Capital project details ([Link](#))
 - e. Government contracts, grants, and grants in aid ([Link](#))

Items IV.1. a – e, are included as ATTACHMENT A. The FY27 GIA request is \$800,009. This is a cost-effective proposal at \$416/homestead resident, resulting in incredible impact for community.

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
\$160,002 (20%)	\$240,003 (30%)	\$240,003 (30%)	\$160,002 (20%)	\$800,009

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

1. City and County of Honolulu Grant-In-Aid
2. Community Development Block Grant
3. Department of Hawaiian Home Lands
4. Hawai'i Community Foundation
5. Office of Hawaiian Affairs
6. U.S. Army Corps of Engineers
7. U.S. Department of Health and Human Services, Administration for Native Americans

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.

2021 – U.S. Department of Education, NHEP: \$1,183,366
 2023 – Office of Hawaiian Affairs 'Āina Grant: \$100,000
 2025 – Department of Hawaiian Home Lands: \$500,000
 2025 – HSL Grant-In-Aid CIP: \$500,000 – *Contract Execution in Progress*

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

\$50,000 in unrestricted assets.

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.

PCDC is a 501c3 community-based beneficiary-serving nonprofit organization with strong organizational capacity. PCDC was founded by community kūpuna in 1999 and incorporated in 2001, to help the community realize its goal of social and economic self-sufficiency.

PCDC serves as a steward of the Papakōlea Community Park and Center - a 5,712 square-foot two-story multipurpose facility, that provides programming and services promoting life-long education, healthy lifestyles, cultural preservation, entrepreneurial achievement, and economic development, for the Hawaiian homestead residents of Papakōlea, Kalāwahine, and Kewalo (1,920 total).

The organization is governed by a six-member Board of Directors that reside in or were raised in Papakōlea. It's Executive Director has been at the helm since 2014, where she brought 20 years of expertise in community development, as a former Vice President of the Council for Native Hawaiian Advancement, upon her arrival.

The leadership comes with more than 100 years of combined experience in public administration, social work, education, public policy, community development, lending, facility development, grants management, corporate development, and program development.

PCDC has the organizational and administrative capacity required to implement and successfully manage this GIA request. The PCDC 2026 Annual Operating Budget is \$900,000. Sixty-seven (67%) percent of the budget is dedicated to consulting fees associated with the completion of Pūowaina NHECC Phase I – Master Planning & EA.

In 2014, PCDC completed the installation of a 96-panel PV system atop the roof of the Center and installed LED lights throughout the property. That was a \$250,000 project funded by the HSL GIA program in FY2011 (*pictured to the right*).



The organization has secured and managed grant funds and contracts that are similar to the proposed project in both scope and nature. To date, PCDC has fundraised over \$5 million for community-based projects.

In 2022, PCDC installed a brand new community Playground with turf, and resurfaced it's indoor basketball court (*pictured on the right*). The total project costed \$285,000. The project was funded by the U.S. Department of Education Native Hawaiian Education Program, and the Office of Hawaiian Affairs.



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.

In 2003, PCDC secured a 20-year license (No. 559) for the Papakōlea Community Park and Center from DHHL, a facility that the State and City and County of Honolulu had operated from 1964 - 2002. In 2022, the license was extended 20 years, demonstrating PCDC's capability to successfully manage, maintain, and operate the facility, with overwhelming community support.

The Park has been the hub or pu'uhonua of Papakōlea from the moment the first Center was built in the 1940s, as a well-baby clinic and pre-school. The Park, whether managed by the City and County of Honolulu, or PCDC, is acknowledged by all homesteaders, as "the source". Traditionally, all residents came to the Park for hula, pre-school, summer fun, classes, etc.

PCDC has been maintaining the facility utilizing funds received from facility use fees and program grant income. The multi-purpose facility is 5,712 square feet and it includes office space, large meeting spaces, a community library, a covered basketball court, a new playground, and a certified community commercial kitchen.

PCDC's office is located on the second floor of the center, thus the project will be administered there. The workshops will be held in the large meeting room located on the second floor, or on the basketball court. The large meeting room can accommodate up to 75 adults comfortably, its handicap accessible and all facility users have access to free wireless internet connectivity. Staff shall utilize the commercial kitchen to prepare workshop refreshments.

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.

PCDC has financial controls and procedures in place that ensure sound fiscal management. The organization utilizes a comprehensive system for grant management to ensure the proper tracking, monitoring, and reporting of all relevant activities and achievements.

Project launch and implementation will be the responsibility of the Executive Director (ED), who is experienced and qualified in small business operation, program and curriculum development, contract management, grant management, and program audits. The ED will be responsible for managing relationships with all partners and community. Curriculum development, update, workshop facilitation, contracting matters, and reporting, will be the responsibility of the ED and its consulting team. Additionally, the ED will be responsible for project management and coordination of tasks defined in the Annual Timeline.

The ED has the skills, expertise, and past performance record to complete the proposed scope of work. She completed all planning, Environment Assessments, and the construction of the Anahola Commercial Kitchen and the Kekaha Community Enterprise Center, in Hawaiian homestead communities on Kaua'i.

The ED will utilize established and proven internal systems and processes, including reporting forms and tracking tools, to ensure timely completion of project activities, to ensure compliance with organizational policies and procedures, the State's General Conditions and the SPO General Provisions for Goods and Services.

Arthur K. Kuwahara, CPA provides consultancy services, and shall assist with monthly reconciliations, Accounts Payable, Accounts Receivable, and financial reporting. All activity shall be consistent with PCDC's Accounting, Audit and Financial Management Policies. The CPA reports to the ED and the Board. The ED reports to the Board of

Directors quarterly, where she provides them with detailed program and financial reports.

The ED shall communicate on a regular basis with the expending agency grants specialist/manager and shall immediately notify him/her of any challenges that would prevent PCDC from completing a task. If modifications are necessary, the ED will immediately prepare required documentation and resolve potential issues. The organization is prepared to manage a project of proposed scope – programmatically and financially.

PCDC is proposing a Project Staffing Plan of 1.0 FTE to successfully administer, design, implement and deliver the *Pūowaina NHECC Phase II*. The Project would include project management by the ED at .50 FTE and the PC at .50 FTE.

Executive Director (ED), .50 FTE, has been a resident of Papakōlea for 30 years. Prior to assuming the ED position, she served as the Vice President of CNHA, overseeing the Community Development Division. She brings over 25 years of experience in executive leadership, organizational development, collaboration, governance, grant writing, grants management, corporate development, communications, graphics design, facilitation, capacity building, special event planning, and small business management, to the organization. She will dedicate .50 FTE toward the proposed project.

As the ED, she will be responsible for collaboration with existing and new partners. Throughout the project period, the ED will be responsible for overseeing proper implementation of the project, and shall coordinate contractor services, production of reports, community meeting facilitation, evaluation and monitoring, external communications, and direct management of contractors. She will ensure project implementation and delivery is compliant with PCDC policies and procedures, as well as the State's General Conditions and the SPO General Provisions for Goods & Services.

The Project Coordinator, .50 FTE, was born and raised in Papakōlea. She will assist with the implementation of the project, through the provision of community outreach, onsite support during workshops, data entry, coordination of resources, security at Pūowaina, mailers, purchase of supplies, and other duties as assigned. Her strengths are in community relations and beneficiary advocacy. She is very organized, is apprised of all beneficiary matters in the Region, and is proud to serve her community.

Group 70 is a firm of architects, planners and designers that serve a host of clients, with a focus on residential, commercial, hospitality, retail, and community projects. They were contracted by PCDC in 2010 through a formal RFP process under the Community Economic Development Grant, to assist with the development of a comprehensive master plan for the 14-acre parcel on Pūowaina. They are completing the Master Plan and EA for approval by the

Hawaiian Homes Commission in June 2026. Group 70 presented a proposal to complete the Detailed Design and Construction Drawings for the NHECC. *The proposal is included as Attachment D.*

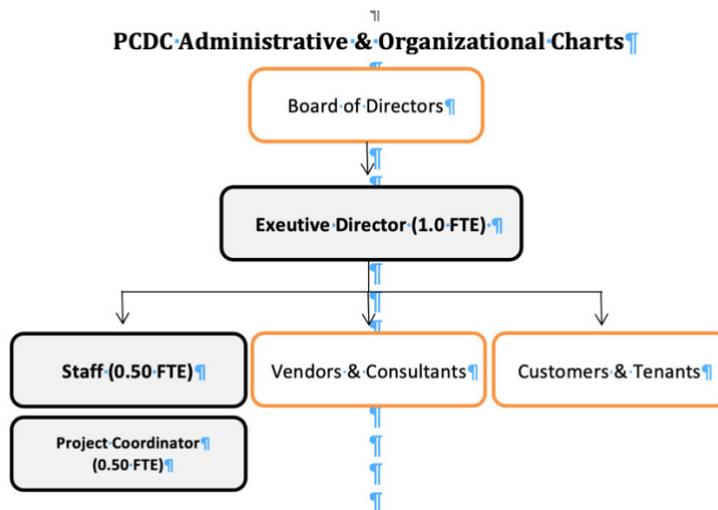
Hefenua International representatives are Papakōlea beneficiaries and cultural subject matter experts. They will assist with research, curricula development, and workshop facilitation. They can conduct community presentations on Mo'olelo & Mele, facilitate excursions, and more. Six workshops are planned for the 12-month project period. Hefenua provides support in many areas where their expertise is needed.

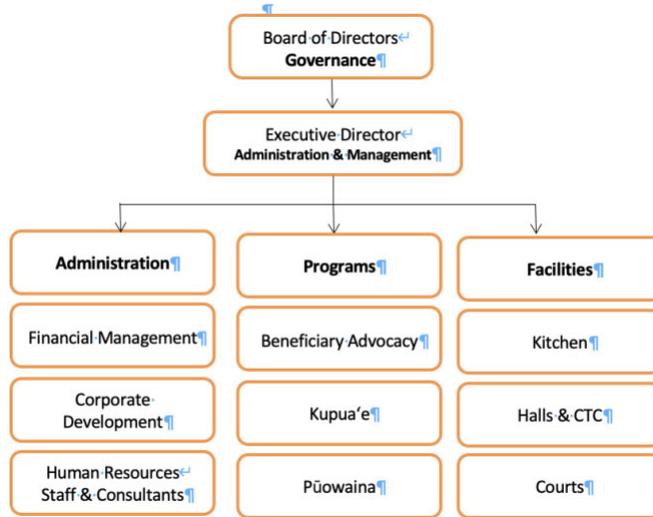
Linked Accounting, LLC is responsible for preparation of PCDC's federal taxes and annual audit reviews.

TiLeaf Group is a subject matter expert in lending, community development, Hawaiian trust land communities, grants management, program evaluation, graphic design, data analysis, and more. TiLeaf Group is prepared to support PCDC with the development of various materials and step-in as needed. Data management, quality assurance, evaluation, assessment, program refinement, and innovation, also falls within their wheel-house, and can be added to their scope of work. They will also play a critical role in securing additional capital to support the project.

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.





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 1.0 FTE @ \$88,000 Annual Salary
Project Coordinator 0.50 FTE @ \$48,000 Annual Salary

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Not applicable.

2. Licensure or Accreditation

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

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
- (b) Not received by the applicant thereafter.

The project's sustainability is directly tied to the success of this grant application. If funded, PCDC will be able to *immediately* fund educational workshops necessary to momentum and project interest, and support the design through permitting stages, while engaging with planners, engineers and architects, at Group70.

PCDC utilizes highly skilled and knowledgeable consultants, to keep its operational costs low. If this GIA is not funded, PCDC will have to fund every aspect, as funds are secured. This request, in its entirety, will enable to PCDC to accomplish critical objectives quickly, an effective use of the State's valuable resources.

Once the NHECC is complete, the sustainability of the project will be based on the same business model used at the Papakōlea Community Park and Center. Facility use fees will be generated from organizations and professionals that use the NHECC, to operate their small businesses or deliver programs, workshops, special events, fundraisers, or special projects. Plans include the development of a pre-school, digital media studio, two classrooms, a shared work space, a campground, a multi-purpose room with commercial kitchen, and an outdoor amphitheater. All of these spaces will generate necessary revenue to operate and maintain the facility.

Additionally, the NHECC at Pūowaina will provide PCDC an opportunity to expand it's program offerings to develop and offer 'āina-based workshops/activities aimed to attract visitors and serve K-12 students from neighboring schools, interested in 'āina-based activities.

PCDC has successfully managed the Papakōlea Community Park and Center since 2003. Unrestricted income is generated from facility use fees collected from organizations and professionals that operate their businesses from the Center. PCDC

also operates a popular culturally-based educational program (Kupua‘e Hawaiian Language Program) from the Park, and that has generated sufficient grant income to support Park operations and improvements.

ATTACHMENT A

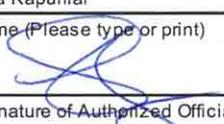
IV.1. FINANCIAL: BUDGET FORMS

- IV.1.a. Budget request by source of funds ([Link](#))
- IV.1.b. Personnel salaries and wages ([Link](#))
- IV.1.c. Equipment and motor vehicles ([Link](#))
- IV.1.d. Capital project details ([Link](#))
- IV.1.e. Government contracts, grants, and grants in aid ([Link](#))

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Papakōlea Community 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	68,000			
2. Payroll Taxes & Assessments	8,840			
3. Fringe Benefits	4,806			
TOTAL PERSONNEL COST	81,646			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance	2,100			
3. Lease/Rental of Equipment	105			
4. Lease/Rental of Space				
5. Staff Training	10,000			
6. Supplies	1,000			
7. Telecommunication				
8. Utilities				
9. Facilities	9,000			
10. Dues & Subscriptions	450			
11. Postage	878			
12. Contract Services - Kuwahara CPA	875			
13. Contract Services - Hefenua	3,000			
14. Contract Services - Group70	594,450			
15. Contract Services - Linked Accounting	1,200			
16. Contract Services - TiLeaf Group	30,000			
17. Indirect @ 10%	65,306			
18.				
19.				
20.				
TOTAL OTHER CURRENT EXPENSES	718,363			
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
TOTAL (A+B+C+D+E)	800,009			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	800,009	Lilia Kapuniai	808.265.2755	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested			1/23/26	
(d) Total Private/Other Funds Requested			Signature of Authorized Official	Date
TOTAL BUDGET	800,009	Lilia Kapuniai, Executive Director		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: Papakōlea Community Development Corp

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: Papakōlea Community 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			595000	595000		
CONSTRUCTION					5000000	10000000
EQUIPMENT						
TOTAL:			595,000	595,000	5,000,000	10,000,000
JUSTIFICATION/COMMENTS: Group70 proposed a budget of \$595,000 to support the development of Detailed Design & Construction Drawings for the project. Please refer to their proposal included in the attachments.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Papakōlea Community Development Corporation

Contracts Total: 1,000,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Pūowaina Research and Education Project	7/1/25 - 06/30/27	DHHL	State	500,000
2	Master Planning for NHECC at Puowaina	7/1/25 - 06/30/27	DLIR OCS	State	500,000
3	<i>*Contract Execution for Item #2 In-Progress</i>				
4					
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ATTACHMENT B

Department of Hawaiian Home Lands Letter of Support

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ka Kia 'Āina o ka Moʻohi 'Āina 'o
Hawaii 'i*

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
*Ka Hope Kia 'Āina o ka Moʻohi 'Āina
'o Hawaii 'i*



KALI WATSON
CHAIRPERSON, HHC
Ka Luna Ho 'ohie

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luna Ho 'ohie

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho 'opulapula Hawaii 'i

P. O. BOX 1879
HONOLULU, HAWAII 96805

January 21, 2026

Ms. Lilia Kapunia, Executive Director
Papakōlea Community Development Corporation
2150 Tantalus Drive
Honolulu, HI 96813

Re: Letter of Support for Pūowaina NHECC Phase II

Aloha Ms. Kapunia;

The State of Hawai'i Department of Hawaiian Home Lands (DHHL) is a State Government Agency, created through the enactment of the 1959 Hawaii Admission Act. Its function and purpose are to administer the Hawaiian Homes Commission Act of 1920 (HHCA), enacted by the U.S. Congress to protect and improve the lives of native Hawaiians defined in the Act.

The DHHL is pleased to offer its support of the Papakōlea Community Development Corporation (PCDC), a 501c3 nonprofit beneficiary-serving organization, and its grant application entitled, *Pūowaina NHECC Phase II*, requesting \$800,009, under the FY27 Hawai'i State Legislature Grant-In-Aid Program. Successful completion of *Pūowaina NHECC Phase II* shall result in a capacized applicant and the production of Detailed Design and Construction Drawings (DDCDs), required to capitalize and construct the Native Hawaiian Education and Culture Center (NHECC) at Pūowaina, by the end of a 12-month project period.

The *Pūowaina NHECC Phase II* Project is directly aligned with DHHL's Papakōlea Regional Plan, where NHECC at Pūowaina is listed as a DHHL Papakōlea Priority Project (2009 & 2020). In 2003, PCDC secured License No. 755 from DHHL to manage, operate, and maintain the Papakōlea Community Park and Center (the Park). In 2025, PCDC secured Right-of-Entry (ROE) No. 559 for a 7-acre parcel on the slopes of Pūowaina to conduct master planning and technical studies, required to complete a State Environmental Assessment, by June 30, 2026. Finally, financial support of this project will help leverage DHHL's grant award of \$500,000 (FY26 – F728) supporting master planning activities on the parcel identified in ROE No. 559.

The operation and maintenance of the Park and Pūowaina, coupled with the delivery of numerous programs and services, speak to PCDC's capabilities to manage a project of proposed scope. Please accept this Letter of Support from DHHL, and include it as an attachment to your grant application. Mahalo.

Sincerely,

Kali Watson, Chairperson
Department of Hawaiian Home Lands

ATTACHMENT C

Petition of Support from Homesteaders that Reside in Kewalo, Kalāwahine, & Papakōlea



Community Petition in Support PCDC Programs

The Papakōlea Community Development Corporation (PCDC) is a 501c3 nonprofit beneficiary serving organization that has been operating the Papakōlea Community Park and Center since June 2003. PCDC's mission is to mobilize broad-based community participation, promote self-determination by developing strong and effective community leaders; develop and operate community capacity building programs; and manage the Papakōlea Community Park and Center

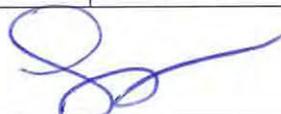
I understand that PCDC is submitting grants to support the development of the Native Hawaiian Education and Culture Center at Pūowaina, replacement of the Basketball Court, and cultural educational and capacity building programs. I am a resident of Papakōlea, Kewalo, or Kalāwahine Hawaiian homestead communities, and support their initiatives and fundraising efforts.

No.	First Name	Last Name
1.	Lynn	Kaaihue
2.	CAPPY	SOLADORIO
3.	Francine	Popoaliu
4.	ZANE	ZABLAN
5.	Tracy	Ah Mook Sam
6.	Jasen	Ah Mook Sam
7.	Anna	Arakaki
8.	Kehau	Ayau
9.	Kiley	Espresion
10.	Puni	Kekauoha
11.	DAND	KUKAHIO
12.	LEVONNE	KUKAHIO
13.	La'a Paleka	Paleka
14.	Curtis	Aiwahi
15.	Janine	Aiwahi
16.	Annika	Kamealii
17.	Kapua	Pimentel
18.	RICHARD	CHAU
19.	Syd	Kgai
20.	Jeimani	Motoyama
21.	TERRI	KUMTELLA
22.	CHARLOTTE	"
23.	Kaitani	Ngauao
24.	MARAEA	MONTEILH
25.	KAHENU	NELKER
26.	Jamie	Alina Swann
27.	Christine	Swann
28.	Adan	TEVEZ

29.	Macey	Kamau
30.	Hassakia	Tui
31.	Nelo	Gonzalez
32.	Mike	Tui
33.	Jordan	Ramos
34.	Thalene	Heale
35.	Justin	Kali
36.	Lummy	Becker
37.	Kuliai Kahua	Cummings
38.	Belle	Quilley
39.	REBEKAH	CUNLAN
40.	Majestic	Phu
41.	Giovanni	Paia
42.	Snyla	Gomes
43.	Phina	Phu
44.	Phu	Phu
45.	Charvis	Paia
46.	Justin	Popoalii
47.	Ward	Popoalii
48.	JAYLA	ILALIO
49.	Chris	Mercado
50.	Wally	LONO
51.	Richard	Chan Jr.
52.	Joachim	Chan
53.	Sean	Kalanii
54.	Doreen	thakuelo
55.	Kate	Asung
56.	Manu	Chong
57.	Manu	Chong
58.	Manu	Lono
59.	JANAK	ANDERSON
60.	FANDANI	LOW-SILVER
61.	Derrick	Lono
62.	Wallace	Lono
63.	Valerio	A Lono
64.	DCI	Koehn
65.	DEAN	LONO

Certified by:

Lilia Kapuniaia



1/12/20

Print First & Last Name

Signature

Date

For more information about this project or PCDC, contact Ms. Lilia Kapuniaia, PCDC Executive Director, at 808.265.2755, or lilia@papakolea.org. Mahalo.



Date: 1/9/26

Community Petition in Support PCDC Programs

The Papakōlea Community Development Corporation (PCDC) is a 501c3 nonprofit beneficiary serving organization that has been operating the Papakōlea Community Park and Center since June 2003. PCDC's mission is to mobilize broad-based community participation, promote self-determination by developing strong and effective community leaders; develop and operate community capacity building programs; and manage the Papakōlea Community Park and Center

I understand that PCDC is submitting grants to support the development of the Native Hawaiian Education and Culture Center at Pūowaina, replacement of the Basketball Court, and cultural educational and capacity building programs. I am a resident of Papakōlea, Kewalo, or Kalāwahine Hawaiian homestead communities, I support PCDC and their initiatives and fundraising efforts.

No.	First Name	Last Name
1.	Anthony	Kanana
2.	Karlén	Kaakimulla
3.	NESTOR	Sasaki
4.	Altoni	Wammua
5.	FIVAH	SASAKI
6.	Makana	Kaakimulla
7.	Altoni	Ainu
8.	Hokumalamalama	Ainuu
9.	Noel	Shaw
10.	Dita	Yoshitomi
11.	Kuik	Shaw
12.	Kaku	Morita
13.	Vida Hamlet	
14.	Donald Kahi	Lo G. L.
15.	Jane Leo	Zublan
16.	Darnell	Zublan
82 17.	Ramfis	Zublan
18.	Shante	Shi
84 19.	James	ilelo
20.	Fath	Kalana
21.	Pelinda	Uakalino
22.	Cappy	Solatorio
23.	Hanna	Kamos
24.	Kawchi	Akua - Acopan
25.	Tommy	Alana
26.	Gilbat	Pellatier
27.	Moana	Wright
28.	Harold	Ahyat

ATTACHMENT D

GROUP 70 Proposal



111 S. King Street
Suite 170

Honolulu, HI 96813

808.523.5866

www.g70.design

January 9, 2026

Ms. Lilia Kapuniai
Executive Director
Papakōlea Community Development Corporation (PCDC)
Sent via email: lilia@papakolea.org

**SUBJECT: Proposal for Design/Engineering Services for
Native Hawaiian Education and Cultural Community Center
Papakōlea, O‘ahu, Hawai‘i
Tax Map Key Parcel (1) 2-2-5:035**

Aloha Ms. Kapuniai,

Mahalo for allowing G70 the honor of continuing to collaborate with PCDC and the Papakōlea Community with the submission of a design services proposal for Native Hawaiian Education and Cultural Community Center. It is with enthusiasm that we are excited about the opportunity to work with you and the PCDC ‘ohana.

Included Design Consultants

This proposal was developed within a limited timeframe; therefore, design consultant fees are presented as preliminary budget allowances based on comparable projects and will be confirmed upon funding and receipt of consultant proposals. For this project, we reviewed consultant fees from past projects with a similar scope and have included the following consultant disciplines and fee budgets, to be confirmed when the project is funded:

- Architectural:
- Landscape:
- Civil:
- Structural:
- Mechanical/Plumbing:
- Electrical/Lighting:

Geotechnical

We have included a proposed budget allowance for geotechnical testing and engineering anticipated to be required for the project, to be provided under direct contract with PCDC.

Project Background:

The Native Hawaiian Education and Cultural Community Center, serving the Homesteaders of Papakōlea on the slopes of Pu‘owaina, is envisioned as a welcoming, multi-purpose gathering place that supports education, cultural practice, and community well-being. The Center is intended to provide flexible spaces for meetings, classes, and cultural activities, strengthening connections to ‘ohana and aina. Together with associated site improvements, the project will reinforce a community specific sense of place while creating a safe, resilient, and accessible community resource for present and future generations.

Site plan approved by PCDC as follows:



Project Scope:

We understand the scope to include the following facilities:

Space	Area (SF)
Multi-Purpose & Catering Kit	3,670
Bathrooms	300
Pre-School & Child Toilet	1,480
Workplace Collective	960
Classroom(s)	1,970
Digital Studio	820
Kipuka Camp	1,500
Total Program Area	10,700

Design services to include scope for the vertical construction of these facilities as programed, the overall project will have a floor area of approximately 11,000 gross square feet and single story, stepped courtyard scheme up the existing site hillside. The layout is considered a template for the final building(s).

- Design based on International Building Code 2018 as amended by the County of Maui.
- Primary building type is Assembly, Institutional and Educational, Type II-B, fire sprinklered, spread slab on grade footing, non-combustible framed construction with metal roofs, per renderings provided in the RFP.
- Aesthetics to be similar to design rendering provided see following rendering:



Summary of Scope by Phase:

Design Submittal: *Establish overall size, height, architectural and primary code requirements for project. Develop approved design to allow for significant review of systems.*

- Review and distribute Masterplan approval comments to develop approved design.
- Confirm program, site layout and unit layouts.
- Confirm building code requirements.
- Work with consultant team to design for fundamental AC systems.
- Confirm agreements and requirements with HECO for power and metering of project.
- Third party in-house review
- As directed, meet informally with permitting agencies and present approved project direction for review and comment.
- Have mid phase coordination meeting with PCDC for review and approval of design concepts.
- Third party in-house review of DD submittal
- Receive written approval with comments prior to proceeding with CD's.

Deliverables: Scheme summary, site plan, building floor, roof plans, ADA routes/clearances, building elevations, building sections, door and window schedules, finish schedule, landscape plan, complementary consultant civil, landscape, structural, mechanical and electrical design drawings.

Building Permit/Construction Documents: *Prepare a coordinated and encompassing project submittal(s) that will secure building permits and allow for competitive bidding of the project by contractors. Secure final permits, finish registration packages and approvals.*

- Prepare 75% submittal for permit submission and optional check for budget compliance with PCDC provided design assist contractor and/or cost estimator.
- Submit, monitor and aid issuance of building permits.
- Third party review of submittal
- Complete project manual and coordinate front end with PCDC for bid requirements.
- Monitor ownership reviews to allow for their inclusion in final CD's.
- Integrate building permit comments in CD's.
- Prepare final For Construction Submittal for issuance and review by PCDC.
- Assist in issuance for Contractor bid proposals.

Deliverables: Building permit submittal drawings and specifications at ~75% submittal. Complete Construction drawings with coordinated Owner's consultants and specifications at Final Submittal.

Construction Administration: *Not requested but shall be added*

Compensation Schedule

For the project scope, we have the following fee work sheet:

Phase	Arch	Civil	Landscape	Structural	Mechanical/ Plumbing	Electrical	AV/Acoust	Geotech (PCDC)	Total Fee
001 SCHEMATIC DESIGN	\$ 32,500	\$ 30,000	\$ 3,000	\$ 9,000	\$ 4,000	\$ 7,000	\$ 3,000	\$ 45,000	\$ 133,500
002 DESIGN DEVELOPMENT	\$ 46,300	\$ 50,000	\$ 7,000	\$ 9,000	\$ 8,000	\$ 11,000	\$ 5,000	\$ -	\$ 136,300
003 BUILDING PERMIT SUBMITTAL	\$ 95,900	\$ 120,000	\$ 25,000	\$ 21,000	\$ 7,000	\$ 18,000	\$ 5,000	\$ -	\$ 291,900
REIMBURSABLE	\$ 500	\$ 2,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 1,500	\$ 6,000
DISCIPLINE SUBTOTAL	\$ 175,200	\$ 202,000	\$ 35,500	\$ 39,500	\$ 19,500	\$ 36,500	\$ 13,000	\$ 46,500	
SUBTOTAL DESIGN FEES									\$ 567,700
HAWAII GET	4.7120%								\$ 26,750
TOTAL DESIGN FEES									\$ 594,450

Schedule:

Design: 12 weeks
 Permit Submittal: 18 weeks
 For Construction Submittal: 8 weeks
 Bid Support: 4 weeks

Notice to proceed to be provided in first half of 2026.

Scope Assumptions/Exclusions:

This proposal has the intention to provide a comprehensive fee budget inclusive of primary consultants and scopes to allow for successful design, permitting for the project.

Building permit submission included (except application fees) and shall use the City and County of Honolulu online permitting system HNL Build.

Project scope includes survey and percolation test for septic system.

Insurance Limitations:

Professional Liability:	\$1,000,000 per claim/ aggregate
Commercial General Liability:	\$2,000,000 per occurrence/ aggregate
Automobile Liability:	\$1,000,000 each person/each accident, bodily injury/property damage

Standard of Care:

In rendering these services for the Client, we shall apply the skill and care ordinarily exercised by Hawaii structural engineers at the time and place the services are rendered.

Form of agreement shall be a standard AIA B101

The existing site does not have existing fire water service (roadway fire hydrants). along its perimeter. The closest hydrant appears to be by the Fong General Store; proposal does not include design of offsite or onsite emergency fire water provisions. A determination of any county requirements will be made during the master planning phase.

Project design assumes that the necessary water and electrical power is available to site boundary by utility agency.

Submittal for compliance to Punchbowl Special Design District is included.

Fees for all consultants other than Architectural and Civil are working budgets and are valid for sixty days.

Proposal **does not** include the following:

1. Entitlements or zoning scope or submittals, we assume the project can directly proceed to application for Grading and Building permits.
2. Project shall not be required to comply with City and County of Honolulu zoning code(s) or parking requirements as it is DHHL lands.
3. All building permit and associated application fees
4. HECO service application fees
5. Water meter and/or wastewater application - utility fees
6. We assume the completed EA is applicable for all entitlement or other studies.

7. Traffic and/or any and all off site; roadway, utility improvements to include water system improvements.
8. Special inspections as required for building permit.
9. Cost estimating
10. Services resulting from revisions which are inconsistent with approvals or instructions previously given by the Client.
11. Services resulting from changes necessary because of a construction cost over-run, project budget and scope shall be established with approval by PCDC of design submittal.

Closing

G70 is excited about this project, and we appreciate the opportunity to submit this proposal to you. We believe our experience and expertise will be an asset to your project and look forward to collaborating with you in the future. If you have any questions, please feel free to contact us.

Mahalo,

G70

A handwritten signature in black ink, appearing to read 'JAMES L. STONE', with a small dot at the end of the signature.

JAMES L. STONE, D. Arch., AIA, LEED-AP
Principal

cc: file

ATTACHMENT E

9/8/25 Mo'olelo & Mele Post-Workshop Report



Pūowaina Research and Education Project Post-Meeting Report Report – September 8, 2025

The goal of the Pūowaina Research and Education Project is to conduct community workshops, and complete master planning and Environmental Assessment activities, for the *Native Hawaiian Education and Culture Center*, located at Pūowaina. These activities are required to secure a long-term license between PCDC and the Department of Hawaiian Home Lands. The *Native Hawaiian Education and Culture Center* is a priority project identified in the 2009 DHHL Papakōlea Regional Plan and 2020 DHHL Papakōlea Regional Plan Update. This project is supported by the Department of Hawaiian Home Lands, the State of Hawai'i Grant-in-Aid Program, Group70, Hawaiian Lending and Investments, and TiLeaf Group. This Report provides a summary of feedback collected during the September 8, 2025 'Aha 'o Pūowaina – Mo'olelo of Pūowaina and Surrounding Areas. The special guest presenters were Layne Richards and Puka Asing. Mahalo!

Homesteads Represented

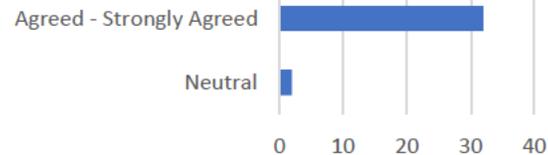


Homesteads Represented

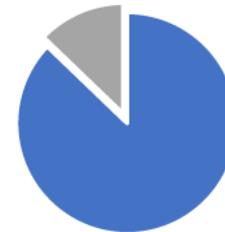
Papakōlea – 18
Kewalo – 1
Kalāwahine – 6
Other - 9

■ Papakōlea ■ Kewalo ■ Kalāwahine ■ Other

I am MORE KNOWLEDGABLE about Pūowaina
32 – Strongly Agree/Agree; 2 - Neutral



Attendees & Survey Participation



39 Attendees

Surveys Completed – 34
Individuals that Left Early - 5



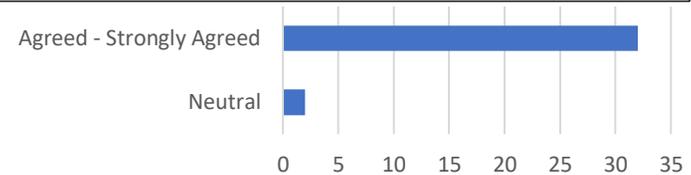


Some of the feedback received:

Maikai loa!
Come back; mookuauhau of participants.
Reminders to silence phones.
Have more sessions...Mahalo!
Nothing. It was fabulous.
Continue the pilina.
More interesting mo'olelo!! Captivating subjects.
All Good!
Have it, or something similar, more often.
Do more of these workshops.
Needed stronger central thesis - both presentations. I think there was a basis but they sort of got diffused.
Continue having more sessions.
Maybe a mic. Sometimes I couldn't hear.
Have more! Mahalo!
Heart
Mahalo nui for the program and to the presenters for their work to prepare!
Exercises that ask us to reach out for their knowledge from Kupuna.
All great!
Mahalo piha!
Wasn't here when asked but Kupuna Ida Naone was certainly present.
Mahalo nui for providing our community with these moolelo and ike.

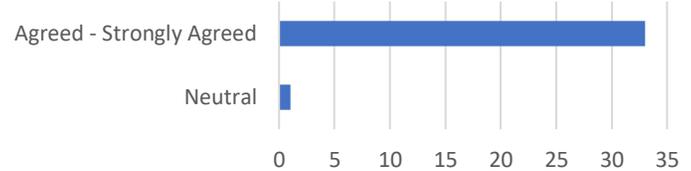
Presentation was ENGAGING – MORE PLEASE!

32 – Strongly Agree/Agree; 2 - Neutral



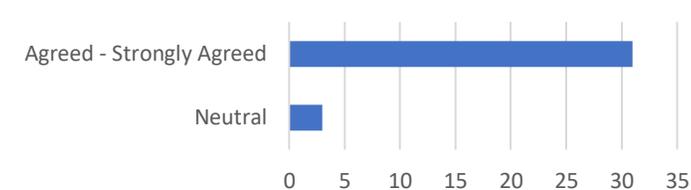
PRESENTERS were Professional & Knowledgeable

32 – Strongly Agree/Agree; 1 - Neutral



The CONTENT was Presented in a Clear Manner

31 – Strongly Agree/Agree; 3 - Neutral



For more information, or copies of mo'olelo shared, please e-mail lilia@papakolea.org. Mahalo!