



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: EDEN PLAN

DBA/Trade Name: EDEN PLAN

Issue Date: 01/08/2026

Status: Compliant

Hawaii Tax#:

New Hawaii Tax#:

FEIN/SSN#:

UI#:

No record

DCCA FILE#:

104290

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Waived
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

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT GOVERNOR



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GARY S. SUGANUMA
DIRECTOR OF TAXATION

KRISTEN M.R. SAKAMOTO
DEPUTY DIRECTOR

November 17, 2025

**Agreement with EDEN PLAN for
HRS § 103-53 Waiver of the Internal Revenue Service Tax Clearance Requirement**

Below this line for State of Hawaii Department of Taxation Use Only

Select One:

By authority of HRS § 103-53, I approve the waiver of the Internal Revenue Service tax clearance requirements as a condition of the above Agreement and final payment.

The waiver of the Internal Revenue Service tax clearance requirement is disapproved.
Reason: _____

Select One:

The vendor named in the above Agreement is deemed to be compliant with its Hawaii tax requirements for purposes of the above Agreement and final payment.

The vendor named in the above Agreement is **not** deemed to be compliant with its Hawaii tax requirements. Reason: _____

Nicki Ann Thompson, Taxation Services Administrator
State of Hawaii Department of Taxation

Date: 11-17-25

2) Declaration Statement

Eden Plan is a 501(c)(3) interfaith housing nonprofit based in Kurtistown, Hawai'i. The organization requests Grant-in-Aid capital funding to support a Housing First-aligned program providing rapidly deployable tiny homes. We serve populations disproportionately impacted by Hawai'i's housing market, including families priced out of housing, women fleeing domestic violence, and former foster youth transitioning out of care. Residents will also receive daily nutritious meals, workforce skill development, and wraparound case management. The funding goes directly towards improving how our land is used via the construction of twenty tiny homes. Eden Plan requests \$200,000 in Grant-in-Aid capital funding to expand rapidly deployable tiny housing and essential infrastructure.

Grant funds will support housing construction, program infrastructure, and service delivery that advance public health, housing stability, and long-term economic outcomes for the broader community. The program reduces strain on emergency services while expanding affordable housing capacity.

3) Verification of Public Purpose

Grant funds will be used exclusively for a public purpose. Capital investments will support the construction of low-cost housing units and shared infrastructure that directly address homelessness and housing instability. The project provides no private benefit and is designed to improve public health, housing availability, and economic participation within the broader community. It serves to make more efficient use of our non profit property, and to expand what is already working in the 10 houses onsite.

4) Background and Summary

Eden Plan is an interfaith Hawai'i Island-based nonprofit addressing homelessness through low-cost housing, food access, and practical skill development. Modeled after proven approaches such as Community First! Village in Austin, Texas and Hui Mahi'ai 'Āina (HMA) that provides village style housing and modeled a homeless community program on Molokai, Eden Plan emphasizes rapid deployment, cost efficiency, skill development, community values, and long-term outcomes.

The program centers on providing immediate, dignified housing alongside daily meals, food grown on the land, agricultural and energy skill training, and coordinated case management through community partnerships. Eden Plan completed a pilot phase to refine construction methods and operational systems without overextending capacity, resulting in 36 successful housing outcomes to date. With additional housing units, the program can triple the number of individuals served at any given time.

The program prioritizes immediate access to dignified housing as the foundation for improved health, nervous system regulation, to break vicious cycles of poverty, and to have the ability to pursue employment and independent living. Capital funding will allow Eden Plan to expand physical housing infrastructure in response to increasing local need, particularly as federal funding sources have been reduced.

The organization maintains strong community partnerships that support residents in launching microenterprises and contributing to the local Hawai'i Island economy. We continue to grow our network, so people can be supported if they have a business initiative of their own.

5) Service Summary and Outcomes

Residents receive:

- Safe, rapidly deployable tiny housing
- Daily nutritious meals grown on-site
- Wraparound case management through partnership with HOPE Services
- Hands-on training in agriculture, renewable energy systems, and basic construction skills
- Access to health care nurses, who do pop up events on site
- Rides into Hilo should they secure a job or have a health appointment

These services are delivered in coordinated six-month program cycles and are designed to stabilize housing, improve health access, and build workforce readiness.

Expected outcomes include:

- Increased housing stability for approximately 20 individuals per six-month period
- Improved access to healthcare, public benefits, and case-managed services
- Development of employable job skills aligned with local workforce needs
- Support in securing paid employment
- Improved health indicators related to diabetes management, nutrition, and daily routine
- Pathways to paid employment in construction, landscaping, agriculture, energy, and site maintenance.

6) Budget

a) Budget Request by Source of Funds

Budget Request by Source of Funds

Grant-in-Aid capital funds in the amount of \$200,000 are requested to support the construction of rapidly deployable tiny homes and related site infrastructure. Each unit is constructed at approximately \$10,000 in materials. Labor is supported through volunteer contributions, in-kind support, and private funding.

b) Personnel Salaries and Wages

Personnel Salaries and Wages

Funds are not needed for salaries, as staff pay is funded by private funds. If the legislature has additional funds, \$20,000 would significantly reduce the burden placed on private donors. With federal grants cut, we are appreciative of the opportunity.

c) Equipment and Motor Vehicles

Equipment and Motor Vehicles

No motor vehicles are requested unless otherwise specified.

d) Capital Project Details

Capital funds will be used for the construction of rapidly deployable tiny homes, shared utility connections, and essential site infrastructure necessary to support residential use. The project expands permanent housing capacity using a proven, low-cost construction model designed for scalability.

e) Government Contracts, Grants, and Grants-in-Aid

Government Contracts, Grants, and Grants-in-Aid

Eden Plan coordinates services with public agencies and community partners and complies with all reporting and accountability requirements. Any additional government funding will be disclosed as required. We are scaling this year to go from being solely privately funded to having public funds to grow our infrastructure and capacity to serve more people.

7) Experience and Capability

Experience and Capability

Eden Plan's leadership team brings a combination of technical expertise, formal training, lived experience, and strong community partnerships to the program. Leadership has completed dozens of hours of specialized training in O'ahu and San Francisco–Alameda County, informing the organization's systems-based and trauma-informed approach.

The Director of Development is a master's candidate in ethics and business, with coursework in systems thinking for organizational effectiveness and six years of experience in the nonprofit sector. Chas Learned brings 20 years of experience as a business owner and consultant, with a strong background in operations and strategic execution. The Executive Director has 20 years of experience in construction, along with two decades of leadership in management and business operations, and lived experience that informs the program's design and implementation.

Eden Plan has demonstrated the capacity to construct housing efficiently, deliver consistent services, and adapt operations to meet community needs, while maintaining fiscal responsibility and accountability.

8) Personnel: Project Organization and Staffing

The project is led by an Executive Director with extensive experience in construction management and lived experience in homelessness recovery. Program implementation is supported by staff, skilled volunteers, and community partners who provide wraparound case management and public health coordination. As funding permits, residents who complete training are transitioned into paid positions, increasing workforce capacity while supporting individual economic stability.

The organization is supported by a Director of Development and Grants with six years of experience in pastoral care, counseling, and professional case management, and a Director of Outreach who brings 20 years of consulting experience and a decade of direct work with individuals experiencing homelessness.

Signature:  _____

Name / Role: Bryan Hein, Executive Director and Director of Construction