

## 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

Cindy Yee, Chief Financial Officer  
PRINT NAME AND TITLE

1/23/2026

DATE

**THE THIRTIETH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant Request:

Operating                       Capital

Legal Name of Requesting Organization or Individual:    Db:

Waianae District Comprehensive Health and Hospital Board    Waianae Coast Comprehensive Health Center

Amount of State Funds Requested: \$ 1,889,000

Brief Description of Request (Please attach word document to back of page if extra space is needed):

Waianae Coast Comprehensive Health Center (WCCHC) began serving Waipahu in 1996 through what is now the Waipahu Family Health Center. In 2002, the health center relocated to the Filipino Community Center, a long-standing and trusted community hub. Since that time, WCCHC has expanded services from family planning to a comprehensive model that includes women's health, pediatrics, obstetrics and gynecology, behavioral health, nutrition, case management, and patient assistance services—reflecting WCCHC's integrated, whole-person approach to care.

WCCHC has executed a new lease to expand its clinical footprint within the Filipino Community Center and is seeking capital funding to convert a newly leased 1,940-square-foot office space into clinical space. The project will add exam rooms to increase patient capacity, establish a Social Services Resource Hub to support Medicaid enrollment and access to safety-net programs, and create a Health & Wellness Training Center to support workforce training, patient education, and integrated care delivery. All improvements will meet healthcare construction standards and ADA.

Amount of Other Funds Available:

State:                      \$ 0

Federal:                      \$ 0

County:                      \$ 0

Private/Other: \$ 0

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 10,300,000

Unrestricted Assets:

\$ 25,000,000

New Service (Presently Does Not Exist):     Existing Service (Presently in Operation):

Type of Business Entity:

- 501(C)(3) Non Profit Corporation
- Other Non Profit
- Other

Mailing Address:

86-260 Farrington Hwy

City:

Waianae

State:

HI

Zip:

96792

Contact Person for Matters Involving this Application

Name:  
Cindy Yee

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Chief Financial Officer

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*Cindy Yee*

Authorized Signature

Cindy Yee, Chief Financial Officer

Name and Title

1/23/2026

Date Signed



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:** **Waianae District Comprehensive Health and Hospital Board, Incorporated**

**DBA/Trade Name:** **WAIANAE COAST COMPREHENSIVE HEALTH CENTER**

**Issue Date:** **01/05/2026**

**Status:** **Compliant**

Hawaii Tax#: [REDACTED]

New Hawaii Tax#:

FEIN/SSN#: [REDACTED]

UI#: XXXXXX1247

DCCA FILE#: 308985

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

Waianae District Comprehensive Health and Hospital Board, Incorporated dba Waianae Coast Comprehensive Health Center (WCCHC) maintains compliancy with the "Standards for the award of grants and subsidies" under Section 42F-103, Hawaii Revised Statutes. WCCHC is approved by the Department of Health and Human Services & Health Resources and Services Administration to operate as a Federally Qualified Health Center; has been incorporated since May 6, 1969 and was designated as a nonprofit organization by the Internal Revenue Service in January 25, 1972. WCCHC adheres to a discrimination policy committed to promoting workplace inclusion in all demographic areas and prohibits discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, and disability. WCCHC agrees to use state funds only for the established activities of the grant awarded and will not use state funds for entertainment or lobbying activities. WCCHC will grant full access to our records, reports, files, and other related documents for the purposes of monitoring, measuring of effectiveness, and ensuring the proper expenditure of the grant. WCCHC attests to having bylaws and policies that describe the manner in which the activities awarded by the grant shall be conducted or provided. WCCHC has a governing board of 20 members who have no material conflict of interest and serve without compensation.

## Public Purpose

The Waianae Coast Comprehensive Health Center (WCCHC) has provided comprehensive, community-based healthcare services to the people of West O'ahu since 1972, serving residents of Makaha, Wai'anae, Nānākuli, Kapolei, 'Ewa, and Waipahu. For nearly 30 years, WCCHC has maintained a trusted presence in the Waipahu community, delivering culturally responsive care to immigrant, working-class, and low-income families who face persistent barriers to accessing consistent and coordinated healthcare.

WCCHC began serving Waipahu in 1996 through what is now the Waipahu Family Health Center, originally located at the Waipahu Civic Center—formerly the State of Hawai'i Rural O'ahu Health Planning Clinic. In 2002, the health center relocated to the Filipino Community Center, a long-standing and trusted community hub. Since that time, WCCHC has expanded services from family planning to a comprehensive model that includes women's health, pediatrics, obstetrics and gynecology, behavioral health, nutrition, case management, and patient assistance services—reflecting WCCHC's integrated, whole-person approach to care.

In December 2025, WCCHC further expanded services at the Waipahu Family Health Center by launching Family Medicine to meet growing demand for lifespan-based, whole-family care and by introducing fluoride varnish services to strengthen early childhood oral health prevention.

Waipahu is home to approximately 72,717 residents, including an estimated 14,754 low-income individuals, representing 20.29% of the total population. WCCHC's Waipahu Family Health Center currently serves 4,410 patients, approximately 6.06% of the total Waipahu population and nearly 30% of the low-income population. While this reach reflects meaningful progress, thousands of low-income residents remain without reliable access to comprehensive, coordinated care through a federally qualified health center.

Although most Waipahu residents have health insurance, the community is located within a federally designated Primary Care Health Professional Shortage Area, resulting in long wait times, limited appointment availability, fragmented care, and delayed management of chronic conditions. Insurance coverage alone has not translated into timely access to primary care, behavioral health services, preventive care, and social supports—particularly for low-income and immigrant families facing barriers related to language access, transportation, affordability, and healthcare system navigation. Rising utilization at the Waipahu Family Health Center demonstrates sustained demand that exceeds current capacity.

To address these needs, WCCHC has executed a new lease to expand its clinical footprint within the Filipino Community Center and is seeking capital funding to convert a newly leased 1,940-square-foot office space into clinical space. The project will add exam rooms to increase patient capacity, establish a Social Services Resource Hub to support Medicaid enrollment and access to safety-net programs, and create a Health & Wellness Training Center to support workforce training, patient education, and integrated care delivery. All improvements will meet healthcare construction standards and ADA requirements.

This expansion represents a strategic public investment to strengthen access to comprehensive, coordinated, and culturally responsive care for Waipahu's low-income residents. By expanding capacity within a trusted community health center and integrating medical, behavioral health, and social services, WCCHC will improve continuity of care, address social determinants of health, and ensure more families can receive essential services close to home.

*Cindy Yee*

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Cindy Yee, Chief Financial Officer

1/23/2026

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Date

# Application for Grants

*If any item is not applicable to the request, the applicant should enter "not applicable".*

## **I. Certification – Please attach immediately after cover page**

### **1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)**

See attached.

### **2. Declaration Statement**

See attached.

### **3. Public Purpose**

See attached.

## **II. Background and Summary**

### **1. Brief Description of the Applicant's Background**

The Waianae Coast Comprehensive Health Center (WCCHC), established in 1972, opened its doors with one doctor and five staff. This past year, WCCHC proudly celebrated its 53rd anniversary as the oldest and second largest of 14 community health centers in Hawaii and the largest private employer on the Waianae Coast. WCCHC currently employs over 655 staff who work throughout its main campus in Waianae and eight satellite clinics in Makaha, Waianae, Nanakuli, Kapolei, Ewa, and Waipahu, six school-based sites on the Waianae Coast, and at various other program sites throughout West Oahu.

WCCHC is a vital safety-net health provider serving the medically underserved in West Oahu. In 2024, WCCHC served 36,048 patients with the majority being Native Hawaiian (49%), followed by Asian and other Pacific Islanders (29%), and Caucasians (12%).

Data shows that 65% of patients are at 100% of the federal poverty level or below, 4% are uninsured, and 57% received coverage under Med-QUEST, Hawaii's Medicaid program. Of the total number of patients served, 4% identified as homeless.

WCCHC's services include 24-hour emergency care, laboratory and imaging services; primary medical care (adult medicine, family practice, pediatric health, women's health, specialty services (dermatology, endocrinology, general surgery, nephrology, obstetrics/gynecology, ophthalmology, orthopedics, osteopathic manipulation, podiatry, vascular care, wound care); walk-in clinics; school-based health clinics; behavioral health (substance abuse treatment and pain management); dental; vision; pharmacy; social services (case management, homeless outreach, transportation, patient assistance services); women, infants, & children (WIC) program; health promotion services (nutrition counseling, integrative weight management, food distributions, keiki and kupuna pantries, farmers' markets, food subscription programs, tobacco cessation

program, and community wellness programs); Native Hawaiian Healing (lomilomi, lā'au lapa'au, ho'oponopono, cultural workshops) and more.

WCCHC is proud to serve as a training hub for its education and workforce development arm, Ka 'Ike Ola, preparing the next generation of healthcare professionals. Through Ka 'Ike Ola, WCCHC offers a comprehensive continuum of training programs, including a Medical School, residencies in Family Medicine, Behavioral Health (Psychology Internship & Fellowship), Nurse Practitioner, and Pediatric Dentistry. WCCHC also provides training opportunities for Community Health Workers, Patient Service Representatives, Medical Assistants, Social Workers, Licensed Practical Nurse, Bachelor of Nursing, Doctor of Nursing Practice, as well as partnerships with local universities for clinical rotations and internships. Additionally, WCCHC hosts medical, nursing, dental, pharmacy, psychology, public health and health administration students for rural and community health practicums. Together, these programs are intentionally designed to grow our own workforce—nurturing healthcare professionals from the community, for the community—while equipping them with the skills, cultural humility, and real-world experience needed to serve underserved populations with compassion and excellence.

WCCHC fulfills its mission by delivering high-quality healthcare services to those who seek care, regardless of their ability to pay, and by actively working to improve the overall health and well-being of our community.

## **2. Goals and Objectives Related to the Request**

The Waianae Coast Comprehensive Health Center (WCCHC) has provided comprehensive healthcare services to the people of West O'ahu since 1972. WCCHC serves communities across the region—including Makaha, Wai'anae, Nānākuli, Kapolei, 'Ewa, and Waipahu—ensuring access to high-quality, affordable healthcare for underserved individuals and families.

For nearly three decades, WCCHC has been deeply rooted in the Waipahu community, providing consistent and trusted healthcare services to immigrant and working-class families who face persistent barriers to care. WCCHC's presence in Waipahu began in 1996, when the organization was asked to assume operations of the State of Hawai'i Department of Health Rural O'ahu Health Planning Clinic located at the Waipahu Civic Center, which became the Waipahu Family Health Center. In 2002, when the Filipino Community Center—long recognized as a cultural, social, and service hub for the Waipahu community—opened its doors, WCCHC relocated its services to the site to better serve families where they already gather and access resources.

As community needs evolved, services at WCCHC's Waipahu Family Health Center expanded accordingly. What began with family planning services grew to include comprehensive women's health, a teen clinic, obstetrics and gynecology services, and pediatrics. In 2012, WCCHC further strengthened its integrated care model by adding behavioral health, nutrition services, case management, and patient assistance services.

To date, the Waipahu Family Health Center remains the only federally qualified health center in the area providing comprehensive primary care and supportive services. WCCHC's Waipahu Clinic is staffed by a multidisciplinary team that includes two pediatricians, two women's health providers, two obstetrician-gynecologists, four psychologists, one psychiatrist, one social worker, a nutritionist, two ambulatory care nurses, an eligibility worker, a perinatal case manager and many additional clinical support staff—totaling approximately 22 staff. Many of these providers and support staff reflect the Waipahu community and are multilingual, allowing WCCHC to deliver culturally responsive, patient-centered care that meets the diverse linguistic and cultural needs of Waipahu's residents.

In response to increasing demand for whole-family care—from keiki to kupuna—WCCHC launched Family Medicine services in December 2025, significantly expanding access to comprehensive primary care and enabling families to receive care across the lifespan in one location. There was an increase in visit counts at the Waipahu Clinic of 8% compared to the prior year. WCCHC also introduced fluoride varnish services to promote early childhood oral health and prevent dental decay among keiki. Family Medicine services are supported through WCCHC's Nurse Practitioner Residency Program, while fluoride varnish services are delivered through WCCHC's Pediatric Dental Residency Program. Together, these services enhance WCCHC's ability to provide coordinated, whole person care that addresses both clinical needs and social determinants of health.

To support these new services and growing patient demand, WCCHC executed a new lease to expand its clinical footprint within the Filipino Community Center. The newly leased 1,940-square-foot space is adjacent to WCCHC's existing primary care clinic on the first floor and behavioral health services on the second floor, allowing for seamless service integration and increased capacity.

To meet the continued and growing healthcare needs of West O'ahu, WCCHC is seeking in capital funding to convert, retrofit and build out a newly leased office space to a clinical space at the Waipahu Family Health Center in the Filipino Community Center. This project expands an existing FQHC primary care clinic through the addition of exam rooms, a social services resource hub, health and wellness training center, and improvements to reception area. Costs reflect healthcare-specific construction requirements and full ADA compliance to accommodate an elderly and mobility-limited patient population. The project represents a reasonable and necessary capital investment to improve access to primary care services for an underserved community.

**The expanded space will include:**

- **Two additional exam rooms** to support increased patient volume, accommodate the newly added Family Medicine & Fluoride Varnish services and staff, and enable the future implementation of walk-in services—improving access to same-day care for urgent health needs.

- **A Social Services Resource Hub** to provide on-site assistance with applications and redetermination for essential safety-net programs, including Medicaid, SNAP, Section 8 housing assistance, rent and utility assistance, sliding fee scale enrollment, advance care directives, and other public benefits—*especially critical as Hawai'i navigates current SNAP eligibility changes and prepares for Medicaid application and redetermination changes coming in 2027*. This center will help patients navigate the increasingly complex administrative requirements, support continuity of coverage, and proactively prevent coverage gaps, addressing social determinants of health that directly impact patients' ability to access and maintain care.
- **Creation of a Health & Wellness Training Center** to support WCCHC's Nurse Practitioner Residency and Dental Residency programs that provide healthcare services to the community, while also offering space for training, collaboration, workforce development, and community health education and engagement activities such as Talk Story Tuesday.

As a federally qualified health center and trusted safety-net provider, WCCHC plays a vital role in caring for the medically underserved individuals and families who face barriers related to transportation, cost, language access, and limited provider availability. Expanding services at the Waipahu Family Health Center will strengthen access to comprehensive, coordinated care and ensure continuity of care for the whole family across West O'ahu—bringing essential health and social services closer to where patients live, work, and commute.

### 3. **Public Purpose and Need to Be Served**

The Waipahu community is home to approximately 72,717 residents, including an estimated 14,754 individuals classified as low-income, representing 20.29% of the total population. WCCHC's Waipahu Family Health Center currently serves 4,410 patients—approximately 6.06% of the total Waipahu population and nearly 30% of the low-income population.<sup>7</sup> While this reach reflects meaningful progress in expanding access to care, a substantial number of low-income residents continue to face barriers to accessing consistent, comprehensive, and coordinated healthcare services through a federally qualified health center such as WCCHC.

The expansion of Waipahu Family Health Center addresses significant and well-documented unmet healthcare needs in Waipahu, a densely populated, aging, and ethnically diverse community in West O'ahu where demand for primary and preventive care exceeds available capacity. This imbalance results in delayed care, unmanaged chronic conditions, and preventable disease progression.

Although approximately 96.4% of Waipahu residents have health insurance, coverage has not translated into adequate access to primary care. Waipahu is located within federally designated Primary Care Health Professional Shortage Areas (HPSAs), reflecting an insufficient supply of primary care providers relative to population need.<sup>6</sup>

These shortages contribute to longer appointment wait times, limited same-day access, and delayed chronic disease management—particularly for Medicaid, Medicare, and older adult patients.

Unmet demand is further demonstrated by utilization patterns across WCCHC's network. Thirteen percent of patients served at WCCHC's West O'ahu Community Health Center in Kapolei reside in Waipahu, indicating that many residents seek care outside their immediate community due to limited local capacity. Demand is also evident in rising utilization at the Waipahu Family Health Center. In FY 25, the clinic recorded 7,557 patient visits. In FY 26 (July–December), the clinic recorded 4,958 visits in the first six months alone, annualizing approximately 8,116 visits. Based on current trends, WCCHC projects a 7–8% increase in total visits, reflecting sustained growth in demand that is outpacing existing service capacity.

Community health indicators further underscore the need for expanded services. In 2022, adult diabetes prevalence in Waipahu reached 14.8%, exceeding the U.S. average of 12%.<sup>3</sup> New diabetes diagnoses occurred at a rate of 8.8 per 1,000 adults in 2019—higher than state and national rates and well above the Healthy People 2030 target of 4.8—signaling ongoing unmet preventive and primary care needs.<sup>4</sup> Hypertension affects 31.1% of adults, increasing demand for continuous monitoring, medication management, and follow-up care.<sup>5</sup> Approximately 60% of adults are overweight or obese, further driving demand for primary care, specialty referrals, and long-term disease management.<sup>2 3</sup>

Chronic kidney disease affects an estimated 3–5% of adults statewide, with diabetes and hypertension as the leading causes. Native Hawaiian and Pacific Islander populations experience disproportionately high rates of end-stage renal disease and dialysis, reflecting delayed diagnosis and insufficient early intervention. These conditions place additional strain on already limited primary and specialty care resources.<sup>2</sup>

Oral health indicators also reveal service gaps. While approximately 74.7% of adults report a dental visit in the past year, 14.1% of children experience dental caries—conditions that are largely preventable with adequate access to integrated medical and dental care.<sup>2</sup>

Expanding capacity at the Waipahu Family Health Center—located at the Filipino Community Center—is particularly impactful because the Center is a trusted, long-standing hub for the Waipahu community, especially for Filipino families. Filipinos comprise approximately 84.4% of Waipahu's population, underscoring the importance of culturally responsive, community-based access points for effective healthcare delivery. The site is centrally located and accessible by major bus routes, providing critical access for low-income residents who rely on public transportation.

The Filipino Community Center is also located near the Waipahu Civic Center, which houses key public health partners, including Leeward Public Health Nursing and the Leeward Women Infant & Children (WIC) Office. WCCHC maintains strong collaborative

relationships with these agencies and regularly receives referrals of newly arrived immigrants and uninsured community members. For many individuals and families, WCCHC serves as their first point of entry into the healthcare system.

Through its Patient Assistance Services program, WCCHC has often been the first organization to help patients obtain health insurance coverage and navigate public benefit programs. Once enrolled, patients are able to establish primary care and access comprehensive, coordinated healthcare services—including Women’s Health, Pediatrics, Behavioral Health, and Family Medicine—within a single, trusted community setting. Research consistently shows that patients receiving care through community health centers experience improved health outcomes, stronger chronic disease management, increased use of preventive services, and reduced reliance on emergency departments.

Expanding capacity at the Waipahu Family Health Center will enable WCCHC to meet growing demand, strengthen continuity of care, and ensure that more low-income, immigrant, and working-class families in Waipahu can access timely, whole-person care in a familiar, culturally responsive environment that reflects and respects the community it serves.

#### **4. Target Population to be Served**

Waipahu is a historically significant, culturally rich, and densely populated community of approximately 72,717 residents, with a median age of 41.3 years. The community has a disproportionately high older adult population, with residents age 65 and older comprising 20.8% of the population—exceeding Honolulu County, State of Hawai‘i, and national averages.<sup>1</sup> Larger household sizes (3.91 persons per family) and a labor force participation rate of 65.1% reflect a predominantly working population with growing healthcare and caregiving needs.<sup>1</sup>

Waipahu’s population is predominantly Asian (63%), with a significant Native Hawaiian and Other Pacific Islander (NHOPI) population (12.91%). These populations experience higher prevalence, earlier onset, and greater severity of chronic health conditions, including diabetes, hypertension, cardiovascular disease, and chronic kidney disease, underscoring the need for consistent access to primary and preventive care.<sup>1 2</sup>

Waipahu’s population includes a 63% Asian majority and a 12.91% Native Hawaiian and Other Pacific Islander (NHOPI) population, groups that experience higher prevalence, earlier onset, and greater severity of chronic conditions, including diabetes, hypertension, cardiovascular disease, and chronic kidney disease.<sup>1 2</sup>

An estimated 14,754 Waipahu residents—20.29% of the total population—are classified as low-income.<sup>7</sup> More than an economically distressed area, Waipahu is a working-class, immigrant gateway community that has long served as home to Native Hawaiian, Filipino, Pacific Islander, and other immigrant families who contribute significantly to Hawai‘i’s labor force while facing persistent barriers to healthcare access.

Many residents are employed as essential workers in service, construction, hospitality, and caregiving industries and often balance multiple jobs, nontraditional work hours, and family caregiving responsibilities. Waipahu is also highly transit-dependent, with many households relying on public transportation to access healthcare, social services, employment, and education—making proximity, extended service hours, and coordinated care critical to meeting community needs.

Waipahu continues to experience significant social and health inequities that contribute to poor health outcomes. According to the State of Hawai'i Primary Care Needs Assessment Data Book Tracker:

- **8.5% of residents live below 100% of the Federal Poverty Level (FPL)**, ranking seventh highest in Honolulu County and twenty-second statewide.
- **12.4% of households receive SNAP, cash assistance, or other public benefits**—the third highest rate in Honolulu County and twelfth highest statewide.
- **The average per capita income is \$29,543**, making Waipahu the fourth lowest in Honolulu County and fifteenth lowest statewide.
- **32.5% of children live in households receiving public assistance**, ranking third highest in Honolulu County and ninth highest statewide.
- **4.5% of adults age 25 and older lack a high school diploma**, ranking fourth highest in Honolulu County and thirteenth highest statewide.

In addition to economic hardship, Waipahu residents face language access barriers, multigenerational housing conditions, high chronic disease burden, and limited access to preventive care. These factors compound health disparities and increase reliance on safety-net providers, underscoring the need for co-located primary care, behavioral health, and care-enabling social services that are accessible, culturally responsive, and integrated within trusted community settings.

## 5. Geographic Coverage

The Waianae Coast Comprehensive Health Center (WCCHC) has served the West O'ahu community since 1972. WCCHC's primary service area is the Wai'anae Coast, where approximately 64% of its patient population resides. Secondary service areas include Kapolei, 'Ewa, and Waipahu, which together account for an additional 26% of patients served.

WCCHC has proudly served the Waipahu community since 1996, marking 30 years of continuous service this year. This longstanding presence reflects WCCHC's sustained commitment to addressing the healthcare needs of Waipahu residents and supporting access to comprehensive, community-based care.

As West O'ahu continues to experience rapid population growth, WCCHC remains committed to strategically investing in and expanding services within the 'Ewa, Kapolei,

and Waipahu communities. These efforts are essential to ensure sustained access to comprehensive, high-quality healthcare services for individuals and families throughout the region.

### **III. Service Summary and Outcomes**

#### **1. Scope of Work, Tasks, and Responsibilities**

To fulfill the expansion of WCCHC’s Waipahu Family Health Center, WCCHC’s Planning & Design and Operations teams will work collaboratively with selected contractors to complete the planning, permitting, and construction of the Waipahu Family Health Center expansion. The project will encompass planning activities, including design development and preparation of architectural, mechanical, electrical, and plumbing construction documents; permitting through the City and County of Honolulu Department of Planning and Permitting; and construction, including general contractor bidding and full project buildout.

The team will ensure compliance with all relevant federal, state, and city regulatory requirements. The Chief Nursing Officer, Chief Financial Officer, Chief Administrative Officer, and Senior Director of Facilities Operations will provide overall project oversight, monitor progress, and ensure alignment with clinical, operational, budgetary, and timeline requirements throughout the duration of the project.

The anticipated project timeline is October 2026 through March 2029.

#### **2. Projected Annual Timeline**

<b>PROJECT TIMELINE</b>	<b>STATUS</b>	<b>COMPLETION DATE</b>
<b>Planning</b> (Project Design Development and Construction Documents. Architectural, Mechanical, Electrical, Plumbing, etc.)	Pending	October 2026 – September 2027
<b>Permitting</b> (Project Review and Approvals from Department of Planning and Permitting)	Pending	October 2027 – March 2028
<b>Construction</b> (General Contractor Bid and Complete Construction Project)	Pending	April 2028 – March 2029

*See attached for detailed proposal.*

#### **3. Quality Assurance and Evaluation Plans**

WCCHC has an active and robust quality improvement, compliance, and project oversight infrastructure to ensure accountability, effectiveness, and successful implementation of both capital and programmatic initiatives.

At the forefront of this work is WCCHC's Planning and Design Team, which has extensive experience overseeing healthcare construction projects funded through Grant-in-Aid (GIA) appropriations provided by the Hawai'i State Legislature. The Planning and Design Team works in close coordination with executive leadership, operations, finance, and external consultants to manage project planning, design development, permitting, construction oversight, and compliance with all applicable federal, state, and county requirements. This team has successfully delivered multiple legislatively funded projects on time, within scope, and in alignment with legislative intent and community needs.

Complementing this work, WCCHC maintains a comprehensive quality improvement and compliance framework that reflects an integrated, multidisciplinary approach across the organization. Quality and performance improvement activities involve medical providers, clinical and non-clinical leadership, mid-management, and program managers through the following established committees and leadership structures: the Peer Review Committee; Quality Improvement Committee; Compliance and Risk Management Committees; Adult Medicine, Pediatrics, Family Medicine, and Women's Health Specialty Committees; Disaster Preparedness Committee; Health and Safety Committee; Clinical Leadership Team; and the Executive Leadership Team. Improvement of the overall organization is addressed through the Quality Improvement Committee, the Executive Leadership Team, and the Board of Directors.

#### **4. Measure(s) of Effectiveness**

The effectiveness of this project will be measured by WCCHC's successful conversion of newly leased office space into fully functional clinical space at the Waipahu Family Health Center, located within the Filipino Community Center and adjacent to WCCHC's existing Primary Care Clinic.

##### **Project effectiveness will be demonstrated through:**

##### **❖ Completion of Capital Improvements**

- Successful conversion, build-out, and activation of the 1,940-square-foot office space into clinical space in accordance with the approved project scope, budget, and timeline.
- Completion of two additional exam rooms, a dedicated Social Services Resource Hub, and a health and wellness training center.

##### **❖ Increased Capacity and Access**

- Increased number of patients served as a result of expanded clinical capacity.
- Improved appointment availability and reduced wait times for primary care and Family Medicine & Fluoride Varnish services.
- Enhanced ability to accommodate same-day and walk-in visits, as operationally feasible.

##### **❖ Improved Clinic Operations and Patient Experience**

- Improved patient flow and reduced congestion within clinical areas.
- Enhanced patient experience through safer, more efficient use of space that supports coordinated care delivery.
- WCCHC will track construction milestones, clinic utilization metrics, and operational performance data to assess the impact of this capital investment on expanding access to comprehensive healthcare and supportive services for underserved individuals and families across West O‘ahu.

## **IV. Financial**

### **1. Budget**

WCCHC is requesting \$1,889,000 to convert, build out and retrofit a newly acquired office lease space to a clinic space at the Filipino Community Center, creating an expanded clinical space directly adjacent to its existing primary care clinic on the first floor and behavioral health clinic on the second floor.

The newly leased space will support the expansion of the Waipahu Family Health Center and include two additional exam rooms, a Social Services Resource Hub, and a dedicated waiting area to accommodate the recently launched Family Medicine & Fluoride Varnish service launched in December 2025 and future implementation of walk-in services.

The requested funds will support the following project components:

- **\$234,000** for planning
- **\$65,000** for design
- **\$1,560,000** for construction
- **\$30,000** for equipment

These strategic investments will significantly enhance WCCHC’s Waipahu Family Health Center’s clinical footprint at the Filipino Community Center, increasing capacity to serve more individuals and families in Waipahu with comprehensive, coordinated, whole-family healthcare, on-site application assistance for essential public benefit programs such as Medicaid and SNAP, and health and workforce training training in a trusted, accessible community setting.

*See attached for detailed budget forms.*

### **2. Anticipated Quarterly Funding for FY 2027**

The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2027.

<b>Quarter 1</b>	<b>Quarter 2</b>	<b>Quarter 3</b>	<b>Quarter 4</b>	<b>Total Grant</b>
\$472,250	\$472,250	\$472,250	\$472,250	\$1,889,000

**3. Source of Funding Seeking for FY 2027**

WCCHC will continue to seek additional funding to support the expansion of WCCHC’s Waipahu Family Health Center at the Filipino Community Center through a diverse range of sources, including federal, state, and city programs; grants; private foundations; and other funding opportunities dedicated to public and community benefit.

**4. State and Federal Tax Credits**

WCCHC is not, and will not, be pursuing tax credits for any current capital projects.

**5. Prior Three Years and FY 2027 Program Funding**

WCCHC did not receive any funding for expansion of WCCHC’s Waipahu Family Health Center.

**6. State and Federal Tax Credits**

As of October 31, 2025, WCCHC had \$25 million in unrestricted current assets. The federal Health Resources and Services Administration (HRSA), the agency overseeing the community health center program under which WCCHC is funded, expects a health center to maintain cash on hand to cover an equivalent of two months of operating expenses.

**V. Experience and Capability**

**1. Necessary Skills and Experience**

WCCHC is a non-profit, federally qualified health center that has served the West O’ahu community for more than 53 years. Over five decades, WCCHC has steadily expanded both its physical campus and programmatic offerings, demonstrating strong institutional capacity to plan, manage, and steward financial resources and capital development projects.

WCCHC is supported by a highly experienced and tenured executive leadership team, along with an in-house Facilities, Planning, and Design team that has successfully overseen multiple major construction and renovation projects. These include projects funded through Hawai’i State Legislature Grant-in-Aid (GIA) appropriations, such as the expansion of WCCHC’s emergency department and significant dental clinic renovations—investments that have greatly strengthened access to care and improved health outcomes for the Wai’anae Coast community.

Building on this showing of success, WCCHC is seeking capital funding to expand services that will similarly benefit the Waipahu community. Waipahu is a predominantly working-class and immigrant community that faces challenges comparable to those experienced on the Wai‘anae Coast, including barriers related to affordability, access, language, and timely primary care. WCCHC’s proven experience managing complex capital projects and delivering culturally responsive, community-based healthcare uniquely positions the organization to successfully implement this next phase of expansion and meet the growing needs of Waipahu families and the broader West Oahu Community.

## 2. Facilities

Waianae Coast Comprehensive Health Center (WCCHC) operates a network of facilities strategically located throughout West O‘ahu to ensure accessible, community-based healthcare services for medically underserved populations. WCCHC’s facilities include a main campus in Wai‘anae and eight satellite clinics located in Makaha, Wai‘anae, Nānākuli, Kapolei, ‘Ewa, and Waipahu.

WCCHC’s satellite clinic locations include:

- **Mākaha** at Hoa ‘Āina O Mākaha
- **Wai‘anae** at Wai‘anae Mall and Tamura Super Market
- **Nānākuli** at Nānākuli Village Center
- **Kapolei** at Kapolei Medical Park
- **‘Ewa** at Child & Family Service
- **Waipahu** at the Filipino Community Center

In addition, WCCHC operates six school-based health centers along the Wai‘anae Coast to provide convenient access to care for students and families. These sites are located at:

- Wai‘anae High School
- Wai‘anae Intermediate School
- Wai‘anae Elementary School
- Kamaile Academy Public Charter School
- Nānākuli High & Intermediate School
- Nānāikapono Elementary School

WCCHC’s main campus in Wai‘anae serves as the organization’s central hub and offers a comprehensive range of healthcare services. These include a 24-hour emergency department, imaging and laboratory services, primary care clinics, specialty clinics, behavioral health services, dental services, an on-site pharmacy, case management and outreach services, the WIC program, health promotion and research offices, a dining facility, the Native Hawaiian Healing Center, an outdoor garden amphitheater, and administrative and information technology offices.

## **Waipahu Family Health Center**

WCCHC's Waipahu Family Health Center, located at the Filipino Community Center, is the largest and oldest tenant within the facility and serves as a critical access point for healthcare for working families and immigrant communities in West O'ahu.

The first-floor houses WCCHC's primary care clinic, which includes:

- 6 Medical Exam Rooms
- 2 Primary Care Counseling Rooms
- 1 Nutrition Counseling Room
- 1 Patient Assistance Service Room
- A Patient Check-in and Reception area
- A Medical Assistant Workstation
- A Patient Assistance Services kiosk that supports patients with applications and redeterminations for Medicaid, SNAP, Section 8 housing assistance, sliding fee scale, and other government assistance programs

Directly adjacent to the existing primary care clinic, WCCHC has newly leased a 1,940-square-foot office space on the first floor of the Filipino Community Center. This space will be converted into clinical space and designed as a seamless extension of the Waipahu Family Health Center's primary care clinic. The expansion will increase clinical capacity, improve patient flow, and expand access to comprehensive primary care and social supportive services for the Waipahu community.

The second floor includes WCCHC's behavioral health clinic, which consists of:

- 5 Behavioral Health Therapy Room
- 1 Medical Assistant Workstation Room
- A Patient Check-in and Reception Area

Together, these facilities support WCCHC's integrated, whole-person care model by delivering coordinated medical, behavioral health, nutrition, and social services in accessible locations throughout West O'ahu.

## **VI. Personnel: Project Organization and Staffing**

### **1. Proposed Staffing, Staff Qualifications, Supervision and Training**

Staffing is not applicable to this request.

### **2. Organization Chart**

See attached for the organizational chart.

### 3. Compensation

Position	Salary
President/Chief Executive Officer	\$360,000 - \$440,000
Chief Medical Officer	\$330,000 - \$400,000
Emergency Department Director	\$320,000 - \$390,000

## VII. Other

### 1. Litigation

WCCHC has no pending litigations or outstanding judgments against the agency.

### 2. Licensure or Accreditation

Not applicable to WCCHC's Waipahu Family Health Center Clinic Expansion at the Filipino Community Center.

### 3. Private Educational Institutions

The grant request is to support WCCHC's Waipahu Family Health Center Clinic Expansion at the Filipino Community Center. Funding will not support or benefit a sectarian or non-sectarian private education institution.

### 4. Future Sustainability Plan

WCCHC is deeply committed to providing comprehensive healthcare services for the whole family at the Waipahu Family Health Center, located at the Filipino Community Center. In 2026, WCCHC will mark *30 years of providing healthcare services in the Waipahu community*, reflecting a long-standing investment in the health and well-being of working families, immigrant communities, and residents who rely on culturally responsive, community-based care.

The sustainability of services in Waipahu is grounded in WCCHC's strong, multi-decade partnerships with key community agencies, including Leeward Public Health Nursing, Leeward Women, Infant and Children (WIC), the Filipino Community Center, and numerous social service and community-based organizations. These partnerships enable WCCHC to deliver coordinated, wraparound care that addresses both medical and social needs, ensures continuity of care, and supports patients across the lifespan.

By securing capital funding to expand clinical space within the Filipino Community Center, WCCHC will further strengthen this integrated care model by modernizing facilities, improving patient flow, and increasing service capacity. This investment will ensure the long-term sustainability of healthcare services in Waipahu, allowing WCCHC to continue meeting the evolving needs of the community while maintaining financial stability, operational efficiency, and high-quality care for future generations.

#### Data Sources:

1. U.S. Census Bureau, American Community Survey (ACS) 2019–2023, ZIP Code Tabulation Area 96797.
2. Hawai'i Department of Health; Hawai'i Health Matters; Behavioral Risk Factor Surveillance System (BRFSS).
3. American Diabetes Association; Hawai'i Diabetes Statistics; CDC PLACES (modeled estimates).
4. Hawai'i Health Matters. *Adults with New Cases of Diabetes*, Honolulu County (2019).
5. Trust for America's Health; BRFSS-derived hypertension estimates (2021).
6. U.S. Health Resources and Services Administration (HRSA), Health Professional Shortage Area (HPSA) Designations, Central O'ahu Primary Care.
7. U.S. Health Resources and Services Administration (HRSA) GeoCare Navigator

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

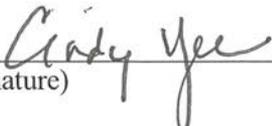
The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Waianae Coast Comprehensive Health Center  
(Typed Name of Individual or Organization)

 1/23/2026  
(Signature) (Date)

Cindy Yee Chief Financial Officer  
(Typed Name) (Title)

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Waianae Coast Comprehensive Health Center

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9.				
10.				
11.				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES	30,000			
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	1,859,000			
<b>TOTAL (A+B+C+D+E)</b>	<b>1,889,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	1,889,000	Cindy Yee	808-697-3128	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested		<i>Cindy Yee</i>	1/23/2026	
(d) Total Private/Other Funds Requested		Signature of Authorized Official	Date	
<b>TOTAL BUDGET</b>	<b>1,889,000</b>	Cindy Yee, Chief Financial Officer		
		Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2026 to June 30, 2027

Applicant: \_\_Waianae Coast Comprehensive Health Center

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: \_Waianae Coast Comprehensive Health Center

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Connex Integrated Wall System	2	\$5,000.00	\$ 10,000.00	\$ 10,000.00
Exam Chairs	4	\$5,000.00	\$ 20,000.00	\$ 20,000.00
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>	<b>6</b>		<b>\$ 30,000.00</b>	<b>\$ 30,000.00</b>
<b>JUSTIFICATION/COMMENTS:</b>				

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

# BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: \_Waianae Coast Comprehensive Health Center

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY:2024-2025	FY:2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029
PLANS			234,000.00			
LAND ACQUISITION			-			
DESIGN			65,000.00			
CONSTRUCTION			1,560,000.00			
EQUIPMENT			30,000.00			
<b>TOTAL:</b>			<b>1,889,000.00</b>			
<b>JUSTIFICATION/COMMENTS:</b>						

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

Applicant: Waianae Coast Comprehensive Health Center

Contracts Total: 24,859,588

	<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	Optimizing Virtual Care	03/01/22-06/30/24	HRSA	Federal	2,000,000
2	Security Gate/Parking Expansion	09/15/21-09/14/24	HRSA	Federal	925,689
3	School Based Expansion	05/01/22-04/30/25	HRSA	Federal	400,000
4	Teaching Health Center Planning	12/01/21-11/30/24	HRSA	Federal	472,834
5	Community Health Center Operations	02/01/25-01/31/26	HRSA	Federal	3,990,277
6	Community Health Center UDS+	02/01/24-01/31/25	HRSA	Federal	47,748
7	Integrated Substance Use Disorder Training Prog	07/01/23-06/30/25	HRSA	Federal	1,072,500
8	Early Childhood Development	09/01/23-08/31/25	HRSA	Federal	400,000
9	Bridge Funding	09/01/23-12/31/24	HRSA	Federal	22,873
10	Nurse Practitioner Residency	08/01/23-07/31/25	HRSA	Federal	1,393,451
11	Opioid-Impacted Family Support	09/30/24-08/31/25	HRSA	Federal	600,000
12	Expanded Hours	12/01/24-11/30/25	HRSA	Federal	500,000
13	USDA Waianae Ohana Produce Prescription	09/01/20-08/31/25	USDA National Institute of Food and Agriculture	Federal	499,479
14	USDA Waianae Ohana Produce Prescription - Expanded	06/15/21-06/14/25	USDA National Institute of Food and Agriculture	Federal	431,250
15	Primary Care	07/01/19-06/30/25	State of Hawaii Department of Health	State	Rate Schedule
16	Emergency Room Subsidy	07/01/24-06/30/28	State of Hawaii Department of Health	State	9,000,000
17	GIA Op - Emergency Medical Services	07/01/23-06/30/24	State of Hawaii Legislature	State	1,000,000
18	GIA - City and County Ka Ike Ola	11/01/24-10/31/25	City and County of Honolulu	State	150,000
19	USDA West Oahu Produce Prescription	09/14/25-09/14/26	USDA National Institute of Food and Agriculture	Federal	153,487
20	DOH - ADAD	10/01/24-09/30/26	State DOH	State	250,000
21	DOH - Trauma	07/01/25-06/30/26	State DOH	State	50,000
22	NIH UH Compass	09/25/23-09/24/28	Federal US DOH	Federal	1,500,000
23					
24					
25					
26					
27					



# WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER

## WAIANAЕ DISTRICT COMPREHENSIVE HEALTH AND HOSPITAL BOARD, INCORPORATED DBA WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER ORGANIZATIONAL CHART

