

House District   42  

Senate District   20  

**THE TWENTY-SIXTH LEGISLATURE  
HAWAII STATE LEGISLATURE  
APPLICATION FOR GRANTS & SUBSIDIES  
CHAPTER 42F, HAWAII REVISED STATUTES**

Log No:

For Legislature's Use Only

Type of Grant or Subsidy Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

SUBSIDY REQUEST

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Subsidy" means an award of state funds by the legislature, by an appropriation to a recipient specified in the appropriation, to reduce the costs incurred by the organization or individual in providing a service available to some or all members of the public.

"Recipient" means any organization or person receiving a grant or subsidy.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN): \_\_\_\_\_

**1. APPLICANT INFORMATION:**

Legal Name of Requesting Organization or Individual:

**KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

Dbas:

Street Address: c/o 91-216 Koanimakani Place, Kapolei

Mailing Address: PO Box 700911, Kapolei, 96709

**2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:**

Name SHIRLEY S. SWINNEY

Title President

Phone # (808) 520-2338

Fax # (808) 520-2340

e-mail sskswinney@yahoo.com

**3. TYPE OF BUSINESS ENTITY:**

- NON PROFIT CORPORATION
- FOR PROFIT CORPORATION
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL

**6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:**

KCDC HERITAGE CENTER PROJECT.  
THE INTENT OF THIS REQUEST IS TO CONSTRUCT A MULTI-PURPOSE FACILITY AND COMMUNITY HUB THAT WILL BE A MODEL OF COMMUNITY DEVELOPMENT AND SUSTAINABLE ACTIVITIES.

4. FEDERAL TAX ID #: XXXXXXXXXX

STATE TAX ID #: XXXXXXXXXX

**7. AMOUNT OF STATE FUNDS REQUESTED:**

FISCAL YEAR 2014: \$ 1.65 MILLION \_\_\_\_\_

**8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:**

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ \_\_\_\_\_

FEDERAL \$ \_\_\_\_\_

COUNTY \$ \_\_\_\_\_

PRIVATE/OTHER \$ 2.5 MILLION

TITLE:

SHIRLEY SWINNEY, PRESIDENT  
NAME & TITLE

1.25.13  
DATE SIGNED

## Application for Grants and Subsidies

If any item is not applicable to the request, the applicant should enter “not applicable”.

### I. 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. Include the following:

1. A brief description of the applicant’s background:

Kapolei Community Development Corporation (KCDC) is a 501(c3) organization who serves to improve the quality of life for the Kapolei region and the 2,000 Native Hawaiian families who will reside there. The intent of the grant funds is to construct a multi-purpose facility and community hub that will be a model of community development and sustainable activities. KCDC Heritage Center Project will be a venue for the delivery of culturally enriched services and educational programs to support economic and social development.

In 2007, in response to inquiries from the growing native Hawaiian population in Kapolei, a door-to-door survey to assess the needs among all existing homestead residences was conducted. The survey determined a specific community goal: Provide a facility to serve as a community hub that could support culturally relevant programs aimed at raising the quality of life for native Hawaiians. The first step toward this goal was to secure a land base.

In 2008, Kapolei homestead leaders petition to the Hawaiian Homes Commission resulted in preliminary approval for lease to Trust land conditioned on the formation of a Federal tax exempt beneficiary organization with demonstrated capacity to receive, develop and manage the land for community good and benefit. KCDC was formed and is led by a board of committed community members who set a course based on objectives to build organizational capacity and to plan, design and fund a community facility.

KCDC was aware that DHHL had committed itself to a regional planning effort that allowed homestead communities to take a leadership role in planning the future of their communities. Regional Plans were created to serve as community planning and communication documents with the primary purpose of engaging the homestead and broader community in achieving specific community goals. Within each region the Hawaiian Homes Commission adopted a statewide policy to provide land dispositions for both community and revenue generating purposes. KCDC pursued and actively participated in this process and, with the support of its community, had its projects recognized and included as Priority Projects in DHHL’s Kapolei Regional Plan.

To compliment the regional planning effort, DHHL created a community capacity building program called Kulia I Ka Nu’u (Strive for Excellence) to assist communities in establishing core community infrastructure to be able to take on future responsibilities. KCDC strenuously applied itself and became the first beneficiary organization to achieve Kulia I ka Nu’u certification. Since 2009 and forward, KCDC’s continual commitment to capacity building included intensive professional training and mentoring in organizational development and project coordination.

By 2012, the Hawaiian Homes Commission designated two parcels of land in East Kapolei to KCDC. KCDC has site control of the lands via separate general leases:

Parcel 1, is situated mauka of the DHHL office building is 4 acres, subdivided into 5 building pads or Tax Map Key (TMK). Two of the subdivided TMK's have been designated to KCDC for community use in establishing a multi-purpose community hub and educational center known as the Heritage Center (HC) Project. Under KCDC direction, consultants completed preliminary planning and conceptual design for the HC Project. This task was assisted by the input from a community focus group comprised of homesteaders residing in the region.

Parcel 2, situated at the corner of Kualaka'i Parkway and Kapolei Parkway is a 4.992 acre parcel. Development for this property presents opportunity for a public/private partnership and benefits it would afford. For KCDC, ground lease from this property will underwrite a steady revenue stream to finance, operate and maintain the HC Project. KCDC preliminary planning is completed and property is being marketed.

KCDC procured and directed professional services for planning, legal, marketing and design. Otherwise, the community initiative was largely backed by 'sweat equity' as its work has been accomplished through the contribution of volunteers led by Shirley Swinney, KCDC President. KCDC has successfully managed \$9M through grants, donations and land leases. KCDC acquired services for financial accounting to comply with all 990 Federal tax reporting standards. Successfully managed funds have come from the Department of Hawaiian Home Lands, Office of Hawaiian Affairs/Community-based Development, and the Department of Business and Development/Community-Based Development. Pacific Links Hawaii Foundation named KCDC as a beneficiary to a recent fundraising event.

KCDC members participate in various capacities with other service or educational organizations in Kapolei among them – the Association of Hawaiian Civic Clubs, Malama Learning Center, Ke Ola Mamo, Hawaii Maoli, Special Olympics Hawaii, the Kroc Center and UHWO. KCDC members also serve on public commissions and boards. KCDC's dedication and community work was recognized by the Senate for the 26<sup>th</sup> Legislative Session.

1. The goals and objectives related to the request;

Goal: To create a community hub that enables the delivery of culturally relevant services and educational programs.

Objective: To construct a multi-purpose educational and cultural center on Hawaiian Home Lands in the master planned community of Kapolei on the island of Oahu.

2. State the public purpose and need to be served;

As a community hub, KCDC Heritage Center Project will provide the physical infrastructure to support a range of services, have facilities to support programs for micro-business incubation and start-up, educate visitors of cultural heritage and highlighting the significant accomplishments of Prince Jonah Kuhio Kalaniana'ole, the founder of the Hawaiian Home Lands Trust; while also serving as administrative offices to conduct KCDC and the homestead association business.

3. Describe the target population to be served; and

The target group to be served will be the homestead communities that surround the project, however, the services and programs are available to anyone. The KCDC Heritage Center Project will also serve the Hawaiian and greater community by establishing an educational and historical resource in a proposed heritage gallery.

4. Describe the geographic coverage.

KCDC Heritage Center Project is located in the Kapolei region on homestead land adjacent to the DHHL headquarters.

## II. 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.

1. Describe the scope of work, tasks and responsibilities;

This request is a capital improvement request for the construction of facilities. The scope of work for this project is two-fold. Grant-in-Aid funds will directly contribute to KCDC's facilities, while at the same time, be part of a larger network and collaborative community center that provides comprehensive services.

KCDC is working with several Native Hawaiian service organizations including Hawai'i Maoli, Ke Ola Mamo-Native Hawaiian Health Care System (Ke Ola Mamo) and the Department of Hawaiian Home Lands (DHHL) and has formed a partnership called Kīpuka. The partnership will construct a community center to be located on DHHL lands just mauka of their Kapolei headquarters. The resulting community center will provide programs and facilities to strengthen community and enable it to be self-sufficient. All these services will also be available in a single convenient location, making essential services like education and health care more accessible to the community.

The partnership will include the development of three co-located facilities: KCDC Heritage Center, Ke Ola Mamo Clinic and Hawaii Maoli's Prince Kuhio Center. The co-location of services will allow the organizations to work together synergistically, capitalizing on their strengths, reducing opposition, and truly maximizing on resources to provide the most good for the community.

KCDC Heritage Center Project is planned for class and conference rooms, outdoor learning area, kitchen facilities, a large hall for meetings or events and space for KCDC administration. The other two buildings will include office space, a credit union, computer room, and community facilities, including a whole building dedicated to comprehensive medical services managed by Ke Ola Mamo. The neighboring partners will individually plan, design and construct their separate facilities. The organizations will

collaborate on the installation and maintenance of the shared common areas. The entire Kipuka project will provide comprehensive services to the Kapolei community so that the center becomes a hub for activity and a one stop shop for services.

| Scope  | Tasks   | Responsibilities   |
|--|---|--|
| To design and construct Phases 1 and 2 of a master-planned 14,000 square foot facilities as part of a larger Kipuka project. | To design facilities in collaboration with the rest of the project to be completed by June 2013.  | Shirley Swinney will direct the work and be supported by VP, Joe Lewis, and an assistant to coordinate and manage the project.             |
|  | To submit the plans for permitting and obtain a permit by December 2013.                          | Shirley will work with the architect to submit the plans for permitting and follow the process to ensure a timely acquiring of the permit. |
|  | To select and work with a contractor in the construction of the facilities                        | Shirley will work to coordinate with the entire Kipuka project members to ensure this is completed and that construction occurs on time.   |
|  | To start and complete the actual construction of the facilities to be completed by December 2014. | Shirley will work with the contractor and other Kipuka members to ensure on time construction and completion.                              |

- The applicant shall provide a projected annual timeline for accomplishing the results or outcomes of the service;

The timeline is included in the chart above this answer.

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

The successful construction of the facilities along with the intended use will indicate the appropriate use of funds. We will contract for project management services for quality assurance to monitor, evaluate and assure expected results. There will be weekly reports and action items, and monthly meetings to ensure that the results are accomplished on time and within budget.

- The applicant shall 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.

The measure of effectiveness that will be used to provide a standard and objective way to assess the program accomplishment will be the successful construction of the facilities that will provide convenient access to services for the Kapolei homestead area.

### III. Financial

#### Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2012-2013.

| Quarter 1 | Quarter 2 | Quarter 3 | Quarter 4 | Total Grant |
|-----------|-----------|-----------|-----------|-------------|
|           |           |           | 1.65      | 1.65        |

3. The applicant shall provide a listing of all other sources of funding that they are trying to obtain for fiscal year 2012-2013.

DHHL: \$2.25 million (secured)  
 SOH/GIA: \$1.65 million  
 Office of Hawaiian Affairs; \$1 million  
 Kamehameha Schools: \$1 million  
 Foundation: \$ .5 million  
 USDA/RBEG: \$100,000  
 NAHASDA: \$75,000  
 Community Equity/In-kind: \$250,000 (secured)

4. The applicant shall provide a listing of all state and federal tax credits that have 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.

Ewa Highway Impact Fee Credit (Secured): \$57,210.38  
 TMK (formerly) 9-1-151:56 (91-1250 Kinoiki Street, Kapolei)

### IV. Experience and Capability

#### A. 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.

**Shirley Swinney**, is KCDC President. Since its 2008 inception, Shirley has spearheaded the development for KCDC and its projects. Shirley connected the communities through their involvement in planning and

implementing a community-wide celebration in honor of Prince Kuhio and the opening of the new DHHL headquarters. Her skill as an effective and respected community organizer is recognized by invitation for her participation with other area public and private agencies involved with similar capital projects. Her organizational and management skills lend to her ability to successfully complete the projects. Through intensive training in community and project development, she increased her capacity and has demonstrated her ability to effectively oversee and direct the work of contracted consultants over project development and management. Shirley created a network of experts who contribute their time and expertise to the projects, as needed.

Her ability to deliver quality work utilizing a transparent and community-based methodology enabled her to gain community support. Through community support and her demonstrated capacity, KCDC was able to secure control over two parcels of land via separate 65 year leases from DHHL. The combined appraised value for the lands controlled by KCDC is \$8.5 million.

Shirley led consultant work in planning and preliminary design for Heritage Center Project. She also has oversight to marketing and legal consultants work in the successful marketing for the commercial property. Shirley spearheads KCDC negotiations and intends to secure a development agreement while assuring community interest and benefit. Shirley will oversee finalizing a development agreement and establishing ground lease rent which will provide KCDC with a revenue stream for 65 years.

**Joe Kuhio Lewis**, is KCDC Vice-President. Besides being an active community leader and advocate, Joe is currently pursuing a Master's degree in Public Administration from UH Manoa. Joe serves full-time as the Community Outreach and Engagement Coordinator for the Office of Hawaiian Affairs. In this capacity, his experience organizing and facilitating community events and workshops have greatly benefitted the at-large community.

Joe also managed an annual \$255,000 grant through the United States, Department of Education aimed at increasing retention of non-traditional students in the University of Hawaii System. Through this work he gained relevant background in project and fiscal management.

Joe has extensive experience in non-profit board governance, serving as Director for Ke Ola Mamo Health Care System and Vice-President of the Ahahui Sivila Hawaii O Kapolei and Director for King Kamehameha Hawaiian Civic Clubs. Joe is also a member of the Native Hawaiian Chamber of Commerce, Honolulu Rotary Club and the Kupu Kawai Council.

**B. 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. Also describe how the facilities meet ADA requirements, as applicable.

KCDC Heritage Center facility will serve as headquarters for KCDC. The facilities will be conducive for administration of daily business and programmatic operations, as well as, provide shared office and meeting space for the Kapolei homestead community associations. The facilities will be designed to meet ADA requirements, as applicable.

**V. Personnel: Project Organization and Staffing**

**A. 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.

KCDC oversight will be led by Shirley Swinney and Joe Lewis. Funding from this application will support contracting for project and construction management services.

**B. 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 organizational chart that illustrates the placement of this request.

See the Organizational Chart attached.

**VI. Other**

**A. 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; we have no pending litigation or outstanding judgments.

**B. Licensure or Accreditation**

Specify any special qualifications, including but not limited to licensure or accreditation that applicant possesses relevant to this request.

Not applicable.



## BUDGET REQUEST BY SOURCE OF FUNDS

(Period: July 1, 2013 to June 30, 2014)

Applicant: KCDC

| BUDGET CATEGORIES                   | Total State Funds Requested<br>(a) | (b)   | (c) | (d) |
|-------------------------------------|------------------------------------|---|-----|-----|
| <b>A. PERSONNEL COST</b>            | 50,000.00                          |   |     |     |
| 1. Salaries                         |                                    |   |     |     |
| 2. Payroll Taxes & Assessments      |                                    |   |     |     |
| 3. Fringe Benefits                  |                                    |   |     |     |
| <b>TOTAL PERSONNEL COST</b>         | 50,000.00                          |   |     |     |
| <b>B. OTHER CURRENT EXPENSES</b>    |                                    |   |     |     |
| 1. Airfare, Inter-Island            |                                    |   |     |     |
| 2. Insurance                        |                                    |   |     |     |
| 3. Lease/Rental of Equipment        |                                    |   |     |     |
| 4. Lease/Rental of Space            |                                    |   |     |     |
| 5. Staff Training                   |                                    |   |     |     |
| 6. Supplies                         |                                    |   |     |     |
| 7. Telecommunication                |                                    |   |     |     |
| 8. Utilities                        |                                    |   |     |     |
| 9                                   |                                    |   |     |     |
| 10                                  |                                    |   |     |     |
| 11                                  |                                    |   |     |     |
| 12                                  |                                    |   |     |     |
| 13                                  |                                    |   |     |     |
| 14                                  |                                    |   |     |     |
| 15                                  |                                    |   |     |     |
| 16                                  |                                    |   |     |     |
| 17                                  |                                    |   |     |     |
| 18                                  |                                    |   |     |     |
| 19                                  |                                    |   |     |     |
| 20                                  |                                    |   |     |     |
| <b>TOTAL OTHER CURRENT EXPENSES</b> | -0-                                |   |     |     |
| <b>C. EQUIPMENT PURCHASES</b>       | -0-                                |   |     |     |
| <b>D. MOTOR VEHICLE PURCHASES</b>   | -0-                                |   |     |     |
| <b>E. CAPITAL</b>                   | 1.60 Million                       |   |     |     |
| <b>TOTAL (A+B+C+D+E)</b>            | 1.65 Million                       |   |     |     |
| <b>SOURCES OF FUNDING</b>           | 1.65 Million                       | Budget Prepared By:                           |     |     |
| (a) Total State Funds Requested     |                                    | Shirley Swinney (808) 383-1228                |     |     |
| (b) DHHL/OHA                        | 3.25 Million                       | Name (Please type or print) _____ Phone _____ |     |     |
| (c) KS/Foundation/Federal           | 1.675 Million                      | 1-25-13                                       |     |     |
| (d) In-Kind                         | 250,000.00                         | Date _____                                    |     |     |
| <b>TOTAL BUDGET</b>                 | 6.825 Million                      | Shirley Swinney, President                    |     |     |
|                                     |                                    | Name and Title (Please type or print)         |     |     |



## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: KCDC

Period: July 1, 2013 to June 30, 2014

| DESCRIPTION<br>EQUIPMENT       | NO. OF<br>ITEMS | COST PER<br>ITEM | TOTAL<br>COST | TOTAL<br>BUDGETED |
|--------------------------------|-----------------|------------------|---------------|-------------------|
|                                |                 |                  | \$ -          | -0-               |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
|                                |                 |                  | \$ -          |                   |
| <b>TOTAL:</b>                  |                 |                  |               | -0-               |
| <b>JUSTIFICATION/COMMENTS:</b> |                 |                  |               |                   |

| DESCRIPTION<br>OF MOTOR VEHICLE                              | NO. OF<br>VEHICLES | COST PER<br>VEHICLE | TOTAL<br>COST | TOTAL<br>BUDGETED |
|--|--------------------|---------------------|---------------|-------------------|
|  |                    |                     | \$ -          | -0-               |
|  |                    |                     | \$ -          |                   |
|  |                    |                     | \$ -          |                   |
|  |                    |                     | \$ -          |                   |
|  |                    |                     | \$ -          |                   |
| <b>TOTAL:</b>  |                    |                     |               | -0-               |
| <b>JUSTIFICATION/COMMENTS:</b>                               |                    |                     |               |                   |
| We are not requesting funds for equipment or motor vehicles. |                    |                     |               |                   |

**BUDGET JUSTIFICATION  
CAPITAL PROJECT DETAILS**

Applicant: KCDC

Period: July 1, 2013 to June 30, 2014

| FUNDING AMOUNT REQUESTED   |   |               |                          |                                     |   |              |
|--|---|---------------|--------------------------|-------------------------------------|---|--------------|
| TOTAL PROJECT COST<br>\$6.825 Million  | ALL SOURCES OF FUNDS<br>RECEIVED IN PRIOR YEARS |               | STATE FUNDS<br>REQUESTED | OTHER SOURCES OF<br>FUNDS REQUESTED | FUNDING REQUIRED IN<br>SUCCEEDING YEARS |              |
|  | FY: 2011-2012                                   | FY: 2012-2013 | FY:2013-2014             | FY:2013-2014                        | FY:2014-2015                            | FY:2015-2016 |
| PLANS  | .25M(secured)                                   |               |                          |                                     |   |              |
| LAND ACQUISITION   |   | 2.0M(secured) |                          |                                     |   |              |
| DESIGN   |   | .25M(secured) |                          |                                     |   |              |
| CONSTRUCTION   |   |               | 1.65M                    | 2.675M                              |   |              |
| EQUIPMENT  |   |               |                          |                                     |   |              |
| <b>TOTAL:</b>  | .25 Million                                     | 2.25 Million  | 1.65 Million             | 2.675 Million                       |   |              |
| <b>JUSTIFICATION/COMMENTS:</b><br>Land secured; planning funds secured; design funds secured. We are in the process or submitting for other funding. |   |               |                          |                                     |   |              |

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

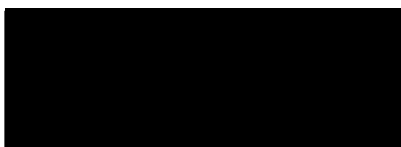
The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants and subsidies 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 or subsidy 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 or subsidy 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 or subsidy.
- 2) 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 or subsidy is awarded shall be conducted or provided.
- 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.

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants or subsidies used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant or subsidy 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 or subsidy 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.

Kapolei Community Development Corporation



Organization)

1.25.13

(Date)

Shirley Swinney

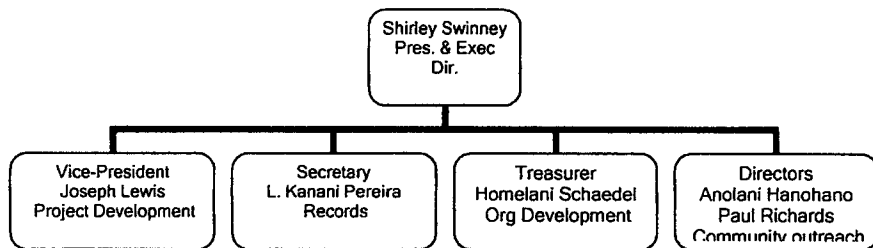
President

(Typed Name)

(Title)

KAPOLEI COMMUNITY DEVELOPMENT CORPORATION

ORGANIZATIONAL CHART



**KAPOLEI COMMUNITY DEVELOPMENT CORPORATION  
(KCDC)**

*Ho'ihi i ka wa hala, ka'i i ka wa mua*  
*(Respecting the Past, Leading the Future)*

Contact Information:  
Shirley Swinney  
President, KCDC  
Email: [sskswinney@yahoo.com](mailto:sskswinney@yahoo.com)  
Website: [www.Kapoleicdc.org](http://www.Kapoleicdc.org)  
Phone: (808) 383-1228

## **KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

*Ho'ihi i ka wa hala, ka'i i ka wa mua  
(Respecting the Past, Leading the Future)*

### **HERITAGE CENTER**

The Heritage Center (HC) is envisioned to be the piko or central gathering place for community uses and services emphasizing sustaining families and culture while promoting self-sufficiency. The facility will serve as a community hub for direct services where members of the neighboring homestead communities have access to family learning or workforce development programs, can be inspired by their history, and will create social and cultural connections to improve their quality of life.

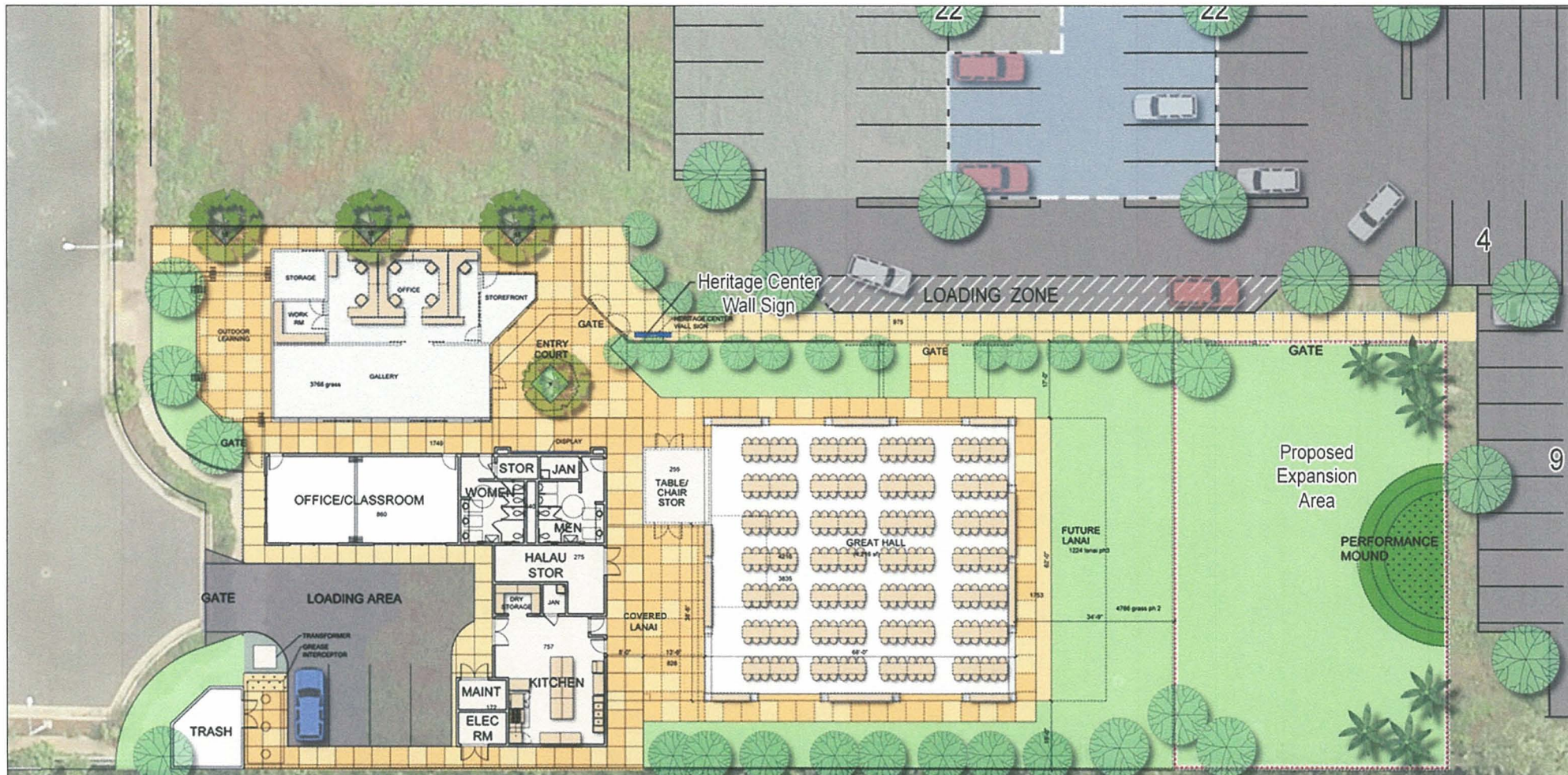
KCDC envisions the center as a facility that connects its users both physically and consciously to the outdoors, the principles of sustainability, and the values of the Native Hawaiian culture. Throughout the facility, users should feel a connection to the outdoors through informal gathering spaces, lanais, and outdoor learning environments.

In addition, KCDC seeks to create a facility that practices the principles of sustainability. KCDC desires to utilize design methodologies for energy efficient building design. Some of those methodologies should include: cross ventilation, daylighting, proper site orientation, native and low tolerant landscaping, energy efficient equipment and appliances, renewable and recyclable materials, and alternative energy sources.

Defining features of the Heritage Center include:

- It will be the piko, central gathering place, for the Kapolei homesteads.
- It will be located in a rapidly growing urban region that will include 2,000 homestead residences at build out.
- It will offer venues for small and large events.
- It will provide indoor/outdoor space for educational programs aimed at family and cultural enrichment.
- It will promote community and economic gain by incorporating spaces for workforce development classes and micro-business incubation.
- It will present a pictorial history to educate visitors of the ali'i heritage and be inspired by the accomplishments of Prince Jonah Kuhio Kalaniana'ole.
- It will be KCDC administrative office and have space for conducting homestead association business.
- It will have a storefront to showcase craft and products by homesteaders.
- It will incorporate clean energy design and operate efficiently to minimize costs.





**Building Floor Area Summary**

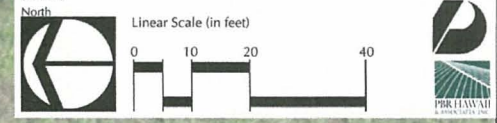
|                            |                        |
|----------------------------|------------------------|
| GREAT HALL                 | 5,143 NET SF           |
| GREAT HALL SIDE LANAI      | 2,116 NET SF (1,058x2) |
| GREAT HALL BACK LANAI      | 1,128 NET SF           |
| <b>SUBTOTAL GREAT HALL</b> | <b>8,387 NET SF</b>    |
| RESTROOMS                  | 604 NET SF             |
| KITCHEN/ELEC./MAINT.       | 959 NET SF             |
| STORAGE                    | 709 NET SF             |
| CLASSROOM/CONFERENCE       | 798 NET SF             |
| <b>SUBTOTAL</b>            | <b>3,070 NET SF</b>    |
| OFFICE                     | 884 NET SF             |
| GALLERY                    | 784 NET SF             |
| STOREFRONT                 | 133 NET SF             |
| OUTDOOR LEARNING           | 479 NET SF             |
| <b>SUBTOTAL</b>            | <b>2,280 NET SF</b>    |
| <b>TOTAL</b>               | <b>13,737 NET SF</b>   |

**GREAT HALL SEATING**  
 - LUAU TABLES: ± 336 (300 with small stage)  
 - 10 SEAT ROUND: ± 270 (250 with small stage)

12/28/12

## Preferred Master Plan Heritage Center

Kapolei Community Development Corporation (KCDC) Island of O'ahu



# KAPOLEI COMMUNITY DEVELOPMENT CORPORATION

*Ho'ihi i ka wa hala, ka'i i ka wa mua*  
(Respecting the Past, Leading the Future)

*Kapolei Community Development Corporation (KCDC) is a collaboration of native communities serving the Kapolei homestead region.*

**EXECUTIVE SUMMARY:** Founded in 2008, KCDC built its organization around community participation and began regional conversations to assess and define its initiatives. By 2010, KCDC adopted a 5-Year Strategic Plan, a community building plan. It laid out KCDC's primary goals and objectives and set a course going forward. A primary theme of KCDC's strategic plan was one of self sufficiency: self sufficiency of the organization, self sufficiency of the community and self sufficiency of the person.

KCDC committed itself to a Department of Hawaiian Home Lands (DHHL) regional planning effort that allowed homestead communities to take a leadership role in planning the future of their communities. Regional Plans were created to serve as community planning and communication documents with the primary purpose of engaging the homestead and broader community in achieving specific community goals. Within each region the Hawaiian Homes Commission adopted a statewide policy to provide land dispositions for both community and revenue generating purposes.

To compliment the regional planning effort, DHHL created a community capacity building program called Kulia I Ka Nu'u (Strive for Excellence) to assist communities in establishing core community infrastructure to be able to take on future responsibilities. KCDC became the first beneficiary organization to achieve Kulia I ka Nu'u certification.

KCDC's ability to implement its community plan is based on the Hawaiian Homes Commission designation for two land parcels in East Kapolei. Parcel 1 is for community uses and a facility called the Heritage Center. Parcel 2 is for commercial development and is provisionally called Ho'omaka.

## **Community Project – Heritage Center**

Parcel 1, situated mauka of the DHHL office building is on a 4 acre parcel subdivided into 5 TMK's. Two of the subdivided TMK's are designated to KCDC for use in establishing a community hub. Heritage Center is envisioned for multiple uses including space for indoor and outdoor learning areas, administration office, meeting room, kitchen facility, hall for large gatherings and storefront promoting homestead cottage industry products. The facility design features include a pictorial history of Hawaiian ali'i and in particular, Prince Jonah Kuhio Kalaniana'ole.

## **Commercial Project – Ho'omaka**

Parcel 2, situated at the corner of Kualaka'i Parkway and Kapolei Parkway is a 4.992 acre parcel. The entire parcel has been designated to KCDC for economic development and is currently zoned for mixed-use. Lease proceeds are intended to support self-sufficiency for the community project and the organization.

# Kapolei Community Development Corporation

**Parcel 1**  
**Community Facility**  
**Heritage Center at Kipuka**

**Parcel 2**  
**Commercial Development**  
**Ho'omaka**



## **KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

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### **VISION**

KCDC envisions Kapolei homesteads as a vital and thriving group contributing to the positive growth of the larger community. KCDC sees developing partnerships to implement programs or services able to enhance quality of life and promote self-sufficiency. KCDC pictures instilling a Hawaiian sense of community by incorporating traditional values in the daily practice of relating to people and places with aloha.

- **Aloha** – We abide in our faith by showing respect, harmony, and kindness.
- **Malama** – We are good stewards who care for our families, our communities and the 'aina.
- **Kokua** – We look beyond ourselves and reach to help others.

### **MISSION**

KCDC mission is to foster family and cultural preservation founded on the tenets of Community, Culture, Education and Partnerships.

### **MO'OLELO**

In days past, water was kept for family sustenance in a water gourd hung from a supportive netting of strong cordage. Today, we see braiding our associations into a strong, unified effort to support community initiatives. Like the water placed in the ipuwai, our efforts placed into our initiatives will sustain us.

### **BOARD OF DIRECTORS**

KCDC is majority managed by homesteaders from Malu'ohai, Kaupe'a and Kanehili who serve for the betterment of the Kapolei homestead region. Members are committed volunteers combining an array of talent, education, experience and skill. Each member contributes to the initiation and coordination of work over organizational or project development. As part of a greater community, members extend their service by participating in various capacities with public and private organizations in Kapolei.