

House District 6

Senate District 3

THE TWENTY-NINTH LEGISLATURE  
APPLICATION FOR GRANTS AND 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): DEPARTMENT OF HAWAIIAN HOME LANDS

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:

La'i'opua 2020

Street Address: 74-5599 Luhia Street, #E5  
Kailua Kona, Hawaii 96740

Mailing Address:

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name CRAIG "BO" KAHUI

Title Executive Director

Phone # 808-327-1221

Fax # 808-327-1223-

e-mail : bokahui@laiopua.org

3. TYPE OF BUSINESS ENTITY:

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

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

LA'I'OPUA 2020 CIP FUNDING:  
REQUEST FOR \$950,000 CAPITAL IMPROVEMENT FUNDS FOR THE FINAL PHASE 3 CONSTRUCTION OF THE 13,671 SQ. FT. LA'I'OPUA COMMUNITY CENTER

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2018: \$ 1,277,806

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 \$ 500,000  
FEDERAL \$ \_\_\_\_\_  
COUNTY \$ \_\_\_\_\_  
PRIVATE/OTHER \$ \_\_\_\_\_

TYPE

CRAIG "BO" KAHUI, EXECUTIVE DIRECTOR  
NAME & TITLE

JANUARY 19, 2018  
DATE SIGNED

JAN 13 2018 JFA 1:36 PM

## Application for Grants and Subsidies

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

### I. Background and Summary

1. *A brief description of the applicant's background;*

La'i'Ōpua 2020 is a Kona-based 501(c)(3) tax-exempt organization whose primary purpose is to identify community needs, develop and foster the creation of community facilities, and plan and partner with service providers to offer a variety of services and programs for residents of the Villages of La'i'Ōpua and the broader North Kona area. La'i'opua 2020 serves as the charitable arm of the Kaniohale Community Association (KCA), the Hawaiian homeowners association for the Kaniohale subdivision built by the Department of Hawaiian Home Lands (DHHL).

La'i'Ōpua 2020 (L2020) was incorporated in March 2006 and received its federal 501(c)3 tax-exempt status in September 2007. The organization is guided by a board of 7 area residents. Our current focus is for the planning and construction and operation of the La'i'Opua Community Center Complex within the Villages of La'i'Opua Hawaiian homestead subdivision serving the West Hawaii Region.

2. *The goals and objectives related to the request;*

La'i'Ōpua 2020's goal is to create a modern day "*pu'uhonua*", a place of security and safety, where one can readily access a wide spectrum of health, education, recreation, and social services that are affordable and easily accessible. La'i'Opua 2020 has secured a 65-year general lease (with sub-leasing authority) from DHHL for the 26.75 acre parcel of vacant land adjacent to Kealakehe High School to develop the La'i'opua Community Center Complex. When fully built out, the complex will include a community center, medical and dental clinic, child and adult day care facility, a Kamehameha Schools Preschool, gymnasium, aquatic center, amphitheater, meeting facilities, and office space. In total, the complex is projected to cost close to \$92 million dollars. This complex will serve as a regional resource, hosting and providing an array of programs and services to meet the health, social, educational and recreational needs of both the Hawaiian homesteads in the Villages of La'i'Opua and residents of the greater North Kona community

**Figure 1 La'i'Opua Community Center Master Complex Plan**

The vision for the complex arose out of community discussions in 2005 about the lack of recreational facilities and social services close to La'i'Opua. The project was initially conceived as a community center building and sports fields. As discussions throughout the community continued, the vision for the complex grew and several organizations became interested in partnering with L2020. Currently, our partners include the West Hawai'i Community Health Center (WHCHC), Kealakehe High School, the Kamehameha Schools, the Office of Hawaiian Affairs, Alu Like, Legal Aid Society, Child and Family Service, Kona Adult Day Care Services, Neighborhood Place of Kona, Friends of the Children's Justice Center, and the County of Hawai'i. (See **Exhibit A- La'i'Opua 2020 Community Center Master Plan, CCMP**)

Given the scope of this development, the planning, design, and construction have been broken into phases. In the planning and design phase, we completed the engineering studies, environmental and archeological reviews, and secured the entitlements needed to begin the construction phase (See **Exhibit B- Task sheet for list of studies and approvals**).

More importantly, La'i'Opua 2020 qualified and secured sufficient funding in the amount of \$4.08M in New Market Tax Credits Program and partner West Hawaii Community Health Center (WHCHC) received \$5.0M from the Health Resource Service Administration funding to initiate the first phase construction of the 26,000sf medical center for both civil and building construction. La'i'Opua 2020 was responsible for the pre entitlement and planning phase and civil construction work for the on- and off-site infrastructure for the medical center conducted By Goodfellows Bros. . Hawaii Home Builders General contractor received the "vertical construction contract" and completed the medical & dental construction.. Both La'i'Opua 2020 and partner West Hawaii Community Health Center (WHCHC) received the medical and dental center "Certificate of Occupancy" in late April 2015. WHCHC currently provide family health and dental services for the Villages of La'i'Opua and surrounding communities.

To this end, La'i'Opua 2020 is seeking a \$1,277,806 capital improvement project grant for the vertical/building construction work for the final Phase 3 -- 7,671 sq. ft. community center facility.. This grant request represents 50% the total building construction cost of **\$2,555,613**. It is anticipated that the final Phase 3 of the community center building construction will take 9- 12 months beginning October 2018 and be completed by September 2019. Overall, development of the entire community center complex should be completed in approximately 12 months, subject to the passage of this 2018 GIA CIP funding request. See **Exhibit BB for the design of Phase 3.**

Phase 1 & 2 Community center construction included the "infrastructure and building construction for a 6,000 of the 13,671 sq. ft. facility. This community center facility is the anchor for numerous organizations serving West Hawaii to include, but not limited to OHA, Legal Aid, Partners in Development, Neighborhood Place of Kona, La'i'opua 2020, Villages of La'i'opua Master Association, and DHHL office, and more.

La'i'Opua 2020 secured \$2 Million for the construction of Phase 1 & 2 community center. In addition, L2020 received \$8.M through New Market Tax Credits- Community Development Funding Initiative (CDFI), US Treasury Department.. These State CIP and HRSA funds were allocated for vertical building construction of La'i'Opua Community Center. La'i'Opua 2020 completed the Community Center 1st phase construction and has initiated Phase 2 which is schedule to be completed in March 2018.

Group 70 International created the overall master conceptual plan for the 26.75 acres and the conceptual design for the medical and community center facilities. Sandwich Isles Development - Arcadia Design created the medical clinic architectural design which opened in April 2015. Additional planning, design, and site work has been contracted to licensed civil engineers and construction specialists to include contracts with RM Towill- Civil Engineering firm. Funds for this work came from State Grant \$500,000 and private funding of \$1,504,000 in a New Market Tax Credit allocation.

Special note: La'i'Opua 2020 has submitted 4 options to the community center construction budget for Phase 3, but not to exceed the request of \$1,277,807 which is 50% of the community center construction cost. L2020 is submitting matching grant opportunities to the Federal Economic Development Agency and other Private sources, (see page 10, Grant Funding Opportunities).

3. *State the public purpose and need to be served;*

The La'i'Ōpua Community Center complex is based on the premise that vital and necessary social infrastructure should be determined and in place as part of the region's overall comprehensive development, rather than well after the fact. While the initiative for this project has come from the native Hawaiian residents of Kaniohale (a.k.a. Villages of La'i'Ōpua), upon its completion, the La'i'Ōpua Community Center complex will serve the entire population of the Kailua-Kona and North Kona regions.

The County of Hawai'i projects that the population of North Kona will increase by about 28% to 42,275 by the year 2020 (assuming a moderate rate of growth.) This growth will include a significant number of Hawaiians living in DHHL's new developments and low- and moderate-income families living in Hawaii Housing Finance and Development Corporation's (HHFDC) affordable housing development. When fully built out, the Villages of La'i'Opua and HHFDC's Forest City development will include about 4,100 homes and approximately 20,000 residents. Currently, DHHL is constructing the civil infrastructure for Village IV Phase I- Akau for 117 homestead units.

This population increase drives the need for health, social, and educational programs and services. For example, the Kona Community Hospital, the nearest health care facility, is some 15 miles away from La'i'Opua. It is not close enough nor does it have the capacity to meet the health needs of these future residents.

While the goal of this project is to bring much needed health, recreational, and social services to a growing community, *the added economic benefit is the creation of new jobs through both the construction and operations of the future facilities.* Using the multiplier of 14 construction related jobs per \$1 million (the factor used by the Hawaii Department of Business, Economic Development, and Tourism for estimating job creation with federal Recovery Act money), we can project approximately **140 construction jobs** will be created with the current construction of the medical center and an **additional 36 more jobs** over the course of this 16 month project.

In addition, the community center and medical clinic will contribute to the economic vitality of the region. Both will provide jobs for area residents, including critical entry-level jobs, along with training and career-building opportunities that are community-based. They (employed -workers) will also purchase goods and services from local business. A study published by the National Association of Community Health Centers estimated that the average economic impact (direct, in-direct, and induced) of a small rural health center in Hawaii in 2005 was a little over \$1million and employed the equivalent of 129 full-time people.

Similar data from a 2009 report by the Building Owners and Managers Association (BOMA) found that the equivalent of 17.8 full-time positions were created for every \$1million spent on operating costs for an office building. Add to this the expenditures and employment created by the other planned facilities, including the pre-school, gym, and adult day-care center, we can clearly see that this first construction phase of the medical center is the beginning of the creation of a significant economic engine for this region of the Kona Coast. The community center facility construction clearly adds value to the medical center construction as La'i'opua 2020 tailors its construction activities with DHHL Village IV housing construction coordinating our construction activities and cost saving measures.

4. *Describe the target population to be served; and*

The initial users of the community center and medical clinic will be the 620 La'i'Opua homestead households<sup>1</sup> and the residents of the surrounding Kealakehe region<sup>2</sup>. In the near future, when both DHHL and HHFDC future projects have completed construction, the anticipated 20,000 residents will be the primary users of the facilities.

In addition, as land owned by the State- HHFDC (274 acres adjacent to L2020 project), Queen Lili'uokani Trust (1,200 acres south of the Villages of La'i'Opua) and Lanihau (337 acres to the north) are developed, the population will increase even more.

Using recent economic and employment data, we can expect that many of the future residents will be low to moderate income families with a need for affordable and easily accessible services. For example, the 2010 Hawaii State Data Book estimated the median household income for Hawaii County to be \$55,645 (the lowest in the state) and almost 10% of families were below the poverty line. Based on recent data reports, residents of Hawaii County also have the lowest life expectancy. In November 2011 (most recent published figures) the unemployment rate for Hawaii County was 9.6%. In comparison, the overall rate for the state was 6.6%. These are all indications of a need for social services.

5. *Describe the geographic coverage.*

The La'i'Opua Community Center Complex is located within the Villages of La'i'Opua - a master-planned community covering approximately 980 acres on the mid-level and lower slopes of Hualalai in the ahupua'a of Kealakehe, along the North Kona coast. The conceptual plan for the area, as originally designed by the State- Hawai'i Housing Finance and Community Development Corporation (HHFDC), consists of 14 villages encompassing single and multi-family residences, recreational facilities, community facilities, commercial complexes, several parks, and cultural preserve sites. The medical center and community center complex is planned and built on Village 6.

DHHL is developing four of 14 villages for native Hawaiian homesteaders. To date, 225 homes in Village Three (the Kaniohale homestead) and 65 of 117 homes in Village Five have been completed. In addition, Village 4 construction of 118 units of 236 will be available for occupation in two years. Village of La'i'Opua Master Association, (formally Kaniohale-Village 3) which was completed in 1998, includes a small 750 square-foot community center. DHHL is currently planning for the estimated construction of about 392 single-family additional residential units in Villages Four and Five. When completed, the numbers of Hawaiian homesteads in the region will more than triple.

Although the majority of users of the complex's services and programs will come from the immediate surrounding neighborhoods, it is anticipated that the facilities will draw residents from Kealakekua in the south to Kawaihae in the north.

<sup>1</sup> This includes the existing 270 homes and 350 planned for construction.

<sup>2</sup> HHFDC existing Affordable Housing project above Villages of La'i'Opua comprise of 288 units (100 below 50% AMI). In addition, HHFDC/ Forest City Hawaii- Kamakana Villages development will add 2300 units to the area over 25 years.

## 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 will fund the La'i'Opua Community Center complex - the Phase 3 vertical construction for the remaining 7,671sf multi-purpose community center building. At this stage, all of the off-site utilities are in place and brought in from the top of the property along Keanulehu Drive. The on-site utilities (ie., electric, plumbing, water and sewer) for Phase 3 community center is completed. Therefore, the scope and tasks related to the "**Phase 3 community center vertical building construction**" are as follows:

The scope of work for this grant includes:

- A. Concrete Slab & Building Framing\*/ Plumbing\*/ Elect
- B. Exterior: Roofing/ Siding/Elec./ Plumbing
- C. Interior: Drywall/ AC/IT-Data/ Elect\*/Windows
- D. Interior Finishes: Paint/ Cabinet/ Flooring/Hardware/Elec./ AC
- E. Exterior Finishes: Trim/ Painting/ Glazing/Fixtures/ Signage
- F. Complete community commercial kitchen facility construction and install equipment

La'i'Opua 2020 will manage the related tasks above include soliciting bids and hiring contractors; overseeing day-to-day construction, managing the permitting and inspection processes; ensuring compliance with governmental regulations; and continuing to raise funds for future phases of construction.

It's important to note the bulk of the off-site cost of the vertical construction is for installation of the external electrical and lighting systems (See Exhibit C - Project Cost Summary & Itemized budget.) Given the Legislature's limited grant resources, L2020 sought to provide several funding plan options for the Phase 3 and the community commercial kitchen construction. While L2020 is requesting \$1,277,806, L2020 has provided several options to continue its quest to complete its mission to provide the community a resource workforce center and gathering place for its residents. More importantly, the completion of community commercial center kitchen is crucial both to the residents and L2020's sustainability plan generating nominal revenue to support L2020's programs and operations.

### 2. *The applicant shall provide a projected annual timeline for accomplishing the results or outcomes of the service;*

Overall, development of the entire 26 acre complex should be completed in approximately three to six years. The time line is dependent on securing funding, approval of permits, coordination with DHHL's construction, and development of regional infrastructure (roads, sewer, water).

The construction of the final phase 3 community center is projected to take 9 to 12 months. A detailed timetable for the complete build-out of the La'i'Opua Community Center Complex is attached, (see **Exhibit D- Project Time Line**)

This grant is for the building construction for the final phase 3 community center complex. The timeline for this work is provided below. The site prep work completed prior to the grant funding period is shown and highlighted in yellow as well.

### La'i'Opua Community Center Facility Construction Time Table

Phase 3 CIP Quarterly Spend-Down		2018	2019				Total
		Qtr 1 Oct	Qtr 2 Jan	Qtr 3 Apr	Qtr 4 Jul		
<b>2018 State Grant CIP Funding</b>		419,450	219,452	319,452	319,452	1,277,806	
<b>Federal/ Private Funding</b>		219,451	319,452	519,452	219,452	1,277,807	
<b>Total</b>	<b>Option 1</b>	<b>638,901</b>	<b>538,904</b>	<b>838,904</b>	<b>538,905</b>	<b>2,555,613</b>	
<b>Task Civil &amp; Site Work/Construction</b>	<b>Site Work Completed</b>						
Design & Review (Completed)							
Permitting (Completed)							
Bid Solicitation & Contracting (Completed)							
Grading & Grubbing							
Underground Utilities*							
<b>Task:</b> <b>Phase 3 Building Construction</b>		<b>Qtr 1 Oct</b>	<b>Qtr 2 Jan</b>	<b>Qtr 3 Apr</b>	<b>Qtr 4 Jul</b>		
Concrete Slab & Building Framing*/ Plumbing*/ Elect							
Exterior: Roofing/ Siding/Elec./ Plumbing							
Interior: Drywall/ AC/IT-Data/ Elect*/Windows							
Interior Finishes: Paint/ Cabine/ Flooring/Hardware/Elec./ AC							
Exterior Finishes: Trim/ Painting/ Glazing/Fixtures/ Signage							
Parking, Sidewalks, Striping & Landscaping							
The construction cost for commercial kitchen included No equipment expenses for Option 1 Funding Plan.							
<b>Option 1 Funding Plan Total</b>		<b>638,901</b>	<b>538,904</b>	<b>838,904</b>	<b>538,905</b>	<b>2,555,613</b>	
<b>Task Complete</b>	<b>Task Pending</b>						
*Inspections Included							



3. *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.*

Fiduciary oversight will be provided by La'i'Opua 2020's board of directors (L2020 BOD) (see **Exhibit G-** Board of Directors Lists). Monthly board meetings will be held to evaluate and monitor the progress of the project and deal with any delays or obstacles inhibiting the success of the project. La'i'opua 2020 Board members provide various skills and oversight for the project. **L2020 BOD- Porter Defries**, a local attorney has extensive expertise in land use, real estate and contract issues; **L2020 BOD President- Sam Walker, Sr.** works as an Engineer/ Safety Compliance Officer for EM Rivera & Sons and has extensive expertise in OSHA and related engineering safety issues. **L2020 BOD Greg Ogin**, Pres. Clarke Realty Inc., has experience in real estate commercial development on the mainland and Hawaii.

**Craig "Bo" Kahui, La'i'Opua 2020's Executive Director**, will provide overall management of the project. He will be responsible for communication and coordination of activities among the partners and contractors, he will also oversee procurement, community outreach, public information, project reporting, and fundraising.. Mr. Kahui has served as President of the Villages of La'i'opua Master Association, formally Kaniohale Community Association and he has garnered significant experience in the field of community planning and development. Prior to La'i'Opua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector.

**STEVE MACHESKY (PROJECT MANAGER):** Mr. MACHESKY has over 30 years of construction industry experience in design, building, and project management. As project manager, Mr. Macheskyr will take charge of the development and oversee all development-related processes, including establishing timelines, and cost and fiscal management, and will work with the County and Executive Director to ensure that the project will be coordinated, scheduled and completed in a timely manner according to compliance standards and project specifications. Any material deviations from project and construction specifications and schedules will be submitted to the Executive Director to then, reported to the Board for actions to include County review and approval, if necessary.

La'i'Opua 2020 uses the software Quickbooks Pro to manage its accounts. Per generally accepted accounting principles, a chart of account has been established to record transactions such as revenue, expenditures, assets and liabilities. Quickbooks Pro can be summarized into financial statements such as a Balance Sheet and Profit & Loss and other statements typically associated with a Non Profit entity. Internal controls have been established to assure all financial transactions are reviewed, authorized and recorded on a timely basis. Financial reports will be provided to the board on a monthly basis.

By using a project management system to track daily progress and accounting software to track expenditures, we will have the ability to measure our progress, make adjustments, and take corrective action in a timely manner.

4. *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.*

While the ultimate measure of effectiveness is the successful completion of construction and occupancy of the facilities, for the purposes of this grant, success is completing the pre-vertical community center phase 2 construction within 16-18 months. We have established several standards to ensure the project stays on track and we achieve our intended outcome. These are:

1. To use a fair and open procurement process for the selection of contractors.
2. To be fiscally responsible by containing costs and remaining within the projected budget.
3. To complete tasks within the projected timeline (for tasks within our control).
4. To maintain thorough and auditable financial and contract records.
5. To be transparent and accountable by providing regular reports and updates to the public and our funders.

La'i'Opua 2020 will provide the expending agency- DHHL with the detailed timeline reference to track our progress and measure our achievements. We will use a procurement process modeled after the state's practice to retain contractors. Contractors will be required to provide bi-weekly progress reports, which in turn will be provided to the expending agency. Regular reports from the project manager will describe work progress, costs, construction issues, inspection reports, and potential change orders. Financial reports will be provided on a regular basis to document the expenditure of grant funds. Any material deviations from specifications and schedules will be submitted by the Executive Director to the La'i'Opua 2020 Board of Directors and the expending agency for approval, prior to implementation of any changes.

To date, La'i'opua 2020 has been in compliance with the State and Federal requirements to report its annual taxes and has received its Certificate of Compliance. In addition La'i'opua 2020 has its Certificate of Good Standing (See Exhibit E).in keeping with its annual organization update with the State.

### **III. Financial Budget**

1. *The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.*

**See Page 16, Exhibit AA**

2. *The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2019.*

**CIP- Budget Quarterly Expense represents 50% the total pre & post vertical phase 3 building construction cost of \$ \$1,277,806**

Funding Spending	QTR. 1 Oct	QTR. 2 Jan	QTR. 3 Apr	QTR. 4 Jul	TOTALS
<b>2018 GIA-CIP Request</b>	419,450	219,452	319,452	319,452	1,277,806
<b>Private Funding</b>	219,451	319,452	519,452	219,452	1,277,807
<b>CIP- Total Project Cost</b>					<b>\$2,555,613</b>

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2018-2019. See Below

La'i'Opua 2020 will be seeking additional funding sources for the matching 2018-19 GIA CIP. In total La'i'Opua 2020 will be applying for the Federal Office of Economic and Community Development, Federal Economic Development Administration and New Market Tax Credit allocation funds for the community center building construction. The \$4.1M grant solicitation application amount is ambitious, but necessary if L2020 is to complete the building construction and initiate its workforce initiative and community programs and services.

<b>La'i'Opua 2020 Proposed &amp; Pending Grants</b>				
Source of Funds	Application Date	Funding Date	Restrictions	Grant Amount
State GIA-2018 CIP	1/19/2018	10/01/2018	Capital Improvement	1,255,613
State GIA-2018 OP	1/19/2018	07/2018	Operation funding	225,110
Federal OECD	2/01/2018	10/01/2018	FF&E/	500,000
Federal EDA	3/01/2018	09/0/2018	Capital Improvement	1,255,613
Private-NMTC	1/31/2018	04/01/2018	Capital Improvement	500,000
Office of Hawaiian Affairs	1/31/2018	6/31/2017	Program Funding	200,000
DHHL	3/31/2018	6/31/2018	Program Funding	200,000
<b>Total Proposed &amp; Pending Grant Funding Program</b>				<b>4,136,336</b>

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

La'i'Opua 2020 had not received or granted any State of Federal Tax Credit within the prior three years.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2019 for program funding

**See Exhibit AA pg. 9.**

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2017.

All of the grants encumbered are restricted assets.

#### **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.*

Through the conceptual design and entitlements phase over the past four years between 2013 thru 2017, the La'i'Opua project has been managed by a team of staff and volunteers comprised of the executive director, board members, community residents, and various technical consultants. Within this time period, the team has managed to raise \$12,657,109 million dollars and completed all of the conceptual design and entitlements work to begin construction and secured participation and financial commitments from major organizations such as West Hawaii Community Health Center for the medical center –pre entitlement and the community center construction of phase one and two..

La'i'opua 2020 has demonstrated its development and construction abilities and experience through the construction of a multi-media technology center on the grounds of Kealakehe High School. L2020 secured a federal grant for nearly \$1 million to construct the center. L2020 oversaw the design, planning, and construction of a 1500 sq. ft. facility called "Kau I Ka Malie" (KIKM) - Multi-Media Cultural Learning Center. The project was completed in seven months and on budget. It was dedicated in December 2011 and has offered and instituted education programs within the Kealakehe High School and to residents in the surrounding communities. According to Kealakehe High School Principle Wilfred

Murakami, the Kau I Ka Malie construction was efficient and effectively managed by La'i'opua 2020 to the DOE State of Hawaii standards. In addition, through community outreach, L2020 had secured in-direct and in kind contributions that brought the construction costs to under \$112.00 per sq. ft. in 2011 dollars.

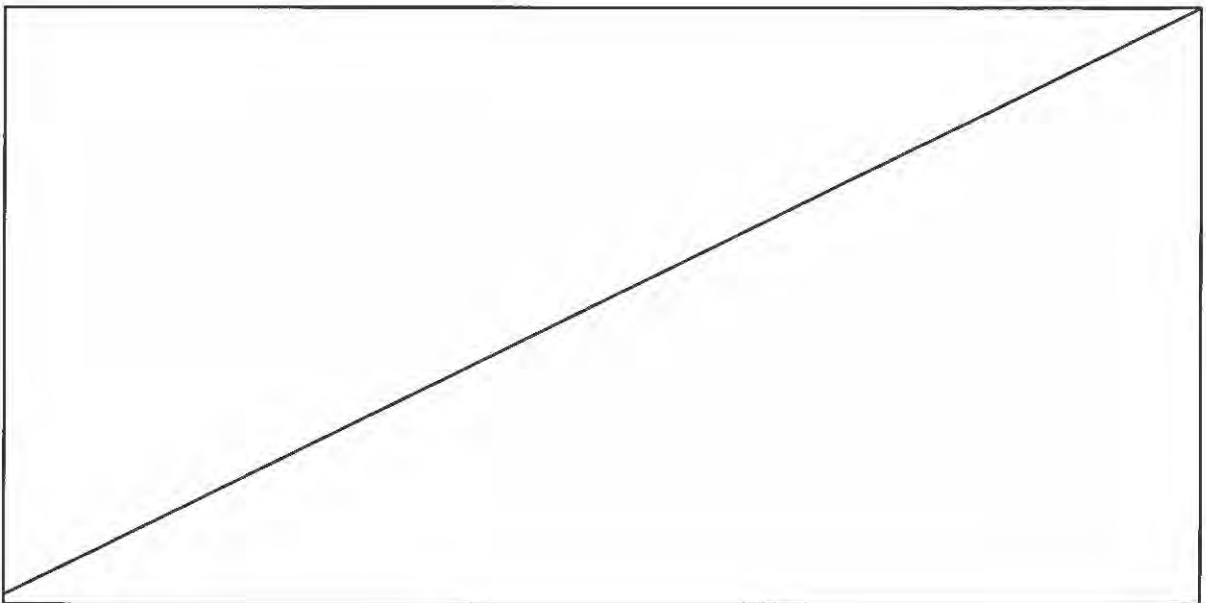
Through the construction of the technology center, La'i'Opua 2020 has developed experience with procurement procedures, construction management, regulatory compliance, financial management, progress reporting, community outreach, and volunteer coordination. In addition to the qualifications of the staff, the La'i'Opua 2020 board includes an attorney, a commercial property developer, a construction company safety compliance officer, a cultural specialist, and community leaders. This diversity of skills and capacity will ensure that the project is run professionally and in accordance with governmental regulations and standards.

**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.*

La'i'opua 2020 operates out of a rented office in Kailua-Kona. The La'i'Opua Community Center office building meets all ADA requirements. The constructed L2020 office is on the 1<sup>st</sup> floor and the office is wheelchair accessible.

Once constructed, the community center facility will be the headquarters of La'i'opua 2020. The community center building, as well as the other facilities planned for the 26 acre parcel will be designed to meet ADA requirements. Because the facility will include adult day care service, special attention will be given to the needs of the kekies (children) and kupuna (elders).



## 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.*

Currently, there are two people on staff and a Project Manager-contractor Their qualifications are described below.

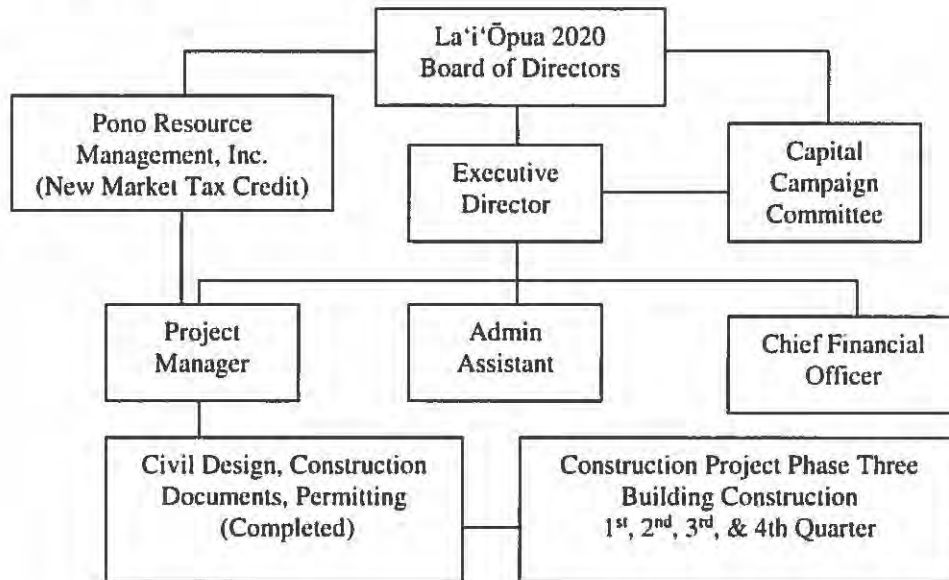
**CRAIG V. KAHUI (EXECUTIVE DIRECTOR):** As executive director, Mr. Kahui is responsible for the management of the organization and day-to-day operations. While construction is underway, he will work with the Board in the development of community relations, financial and personnel management, planning and marketing, and administration. He will also work with the La'i'Opua 2020 capital campaign committee throughout the lifetime of the campaign. Mr. Kahui has significant experience the field of community planning and development. Prior to La'i'Opua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector. Once the La'i'Opua Community Center complex is completed and operational, Mr. Kahui will be responsible for managing the overall operations, finances, facilities and common areas of the La'i'opua Community Center in accordance with all Board-approved policies, plans, decisions and directives.

**DIANA AKAO (ADMINISTRATIVE ASSISTANT):** The administrative assistant is responsible for management of the office, and for providing assistance to the executive director and others in the areas of communication, correspondence, support, references and referrals, record-keeping and the development, compilation and presentation of documents, bids and proposals under the direction of the Executive Director. Ms. Akao has over 10 years of administrative experience in a similar capacity for various companies and organizations.

**STEVE MACHESKY (PROJECT MANAGER- non-employee):** Mr. MACHESKY has over 30 years of construction industry experience in design, building, and project management. As a General Contractor, Mr. Machesky will take charge of the development and oversee all development-related processes, including establishing timelines, and cost and fiscal management, and will work with the County and Executive Director to ensure that the project will be coordinated, scheduled and completed in a timely manner according to project specifications. Any material deviations from specifications and schedules will be submitted by the project manager to the Executive Director for review and approval by the La'i'Opua 2020 Board of Directors

**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.



**VI. Other**

**1. Litigation**

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

**La'i'Opua 2020 has no pending litigation.**

**2. Licensure or Accreditation**

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

La'i'Opua 2020 has acquired several licenses and accreditation. **See Exhibit F**

- County Workforce Vendor/ Training Provider- Renewal Pending
- State DHS Certified to Conduct C.N.A. Training
- Regional Testing Center for State C.N.A Licensing
- Alulike Training & Career Vendor/ Sponsor

Support Letters- **See Exhibit G**

Community Newsletter- **See Exhibit H**

**3. Private Educational Institution**

La'i'Opua 2020 grant request will not be used to support or benefit a sectarian or non-sectarian educational institution.

**5. Future Sustainability Plan- See Exhibit DD**

La'i'Opua 2020's future sustainability plan is an ambitious forecast of opportunities related to L2020's leasing options in both its 26 acre Community Facilities Development and 26 acre Commercial Development. In 2008, La'i'Opua 2020 took part of a DHHL Kulia I ka Nu'u Community Development program empowering homestead community associations across the State to engage in their community development via the homestead association in its community's future.

The Kuli I ka Nu'u initiative provided homestead associations an avenue to participate in the future of their community development. In 2007, La'i'Opua 2020 became the first native Hawaiian Beneficiary Community Development Corporation (CDC) to serve the Villages of La'i'Opua Homestead Association as its CDC.

In 2020, the La'i'Opua 2020 future sustainability plan encompasses both the Community Center Master Plan lease properties and future Commercial Center lease revenues. In addition, the L2020 Sustainability Plan includes projected revenues from room rentals, workforce incubator spaces, and future adult and child daycare facility.

Finally in the year 2022, L2020 forecast and anticipates securing a developer to develop the 26 acre commercial center aligned on the mauka side of Anekeohokalole Hwy. The growth and extensive traffic on the Anekeohokalole Hwy. would attract investors to the commercial center property due to its central location in the "new urban corridor. More importantly, the County of Hawaii propose Transit Oriented Development is located and abutting the La'i'Opua Commercial Center Development.

**5. Certificate of Good Standing- See Exhibit - J****6. Declaration Statement- See Exhibit- AA, pg. 10****7. Public Purpose**

La'i'Opua 2020 declares that this grant application will be used for public purposes pursuant to Section 42F-102, Hawaii Revised Statutes.

**See Exhibit- AA Declaration Statement**



## **Table of Contents**

### **Exhibit List**

<b>Exhibit AA</b>	<b>Grant Budget Forms</b>
	<b>Pg. 5      Budget Detail</b>
	<b>Pg. 6      Personnel Budget</b>
	<b>Pg. 7      Equipment Budget</b>
	<b>Pg. 8      Budget Justification; CIP Details</b>
	<b>Pg. 9      Government Grant List</b>
	<b>Pg. 10,    Declaration Page</b>
<b>Exhibit A</b>	<b>La'i'Opua Community Center Master Plan: Updated 2016</b>
<b>Exhibit B</b>	<b>Task Sheet; Pre-entitlement and post entitlement Tasks</b>
<b>Exhibit BB</b>	<b>G70 Phasing Plan- Phase 3/ ABC Contractor Budget</b>
<b>Exhibit C</b>	<b>Project Costs Summary: Option 1-4 Funding plan</b>
<b>Exhibit CC</b>	<b>Kitchen Budget, Equipment Cost Estimate, Plans</b>
<b>Exhibit D</b>	<b>Project Timeline: Options 1-4 Timeline</b>
<b>Exhibit DD</b>	<b>Future Sustainability Plan</b>
<b>Exhibit E</b>	<b>Certificate of Good Standing</b>
<b>Exhibit F</b>	<b>Licenses &amp; Accreditation</b>
	<ul style="list-style-type: none"><li>• <b>County Workforce Vendor/ Training Provider</b></li><li>• <b>State DHS Certified to Conduct C.N.A. Training</b></li><li>• <b>Regional Testing Center for State C.N.A Licensing</b></li><li>• <b>Alulike Training &amp; Career Vendor/ Sponsor</b></li></ul>
<b>Exhibit G</b>	<b>Support Letters</b>
<b>Exhibit H</b>	<b>Community Newsletter</b>
<b>Exhibit I</b>	<b>La'i'Opua 2020 Board of Directors- list</b>

## **Exhibit AA      Grant Budget Forms:**

**Pg. 5      Budget Detail**

**Pg. 6      Personnel Budget**

**Pg. 7      Equipment Budget**

**Pg. 8      Budget Justification; CIP Details**

**Pg. 9      Government Grant List**

**Pg. 10,    Declaration Page**

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2018 to June 30, 2019

Applicant: Laiopua 2020

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
<b>TOTAL PERSONNEL COST</b>				
<b>B. OTHER CURRENT EXPENSES</b>				
Consultants				
Advertising				
Meetings				
Seminars, Conventions & Training				
Education & Development				
Office Supplies				
Office Equipment				
Printing & Reproduction				
Postage & Shipping				
Computer Expenses				
Internet Domain				
Travel				
Utility - Electricity				
Telephone				
Insurance				
Accounting				
Legal				
Fees & Subscriptions				
Web Development				
Capital Development Expense				
Misc Expense				
<b>TOTAL OTHER CURRENT EXPENSES</b>				
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	1,277,806	1,277,807		
<b>TOTAL (A+B+C+D+E)</b>				
<b>SOURCES OF FUNDING</b>		Budget Prepared By: <u>Craig Bo Kahui</u>		
(a) Total State Funds Requested	1,277,806	Craig Bo Kahui	808-896-2252	
(b) Total Federal Funds Requested	1,277,807	Name (Please type or print)	Phone	
(c) Total County Funds Requested			19-Jan-18	
(d) Total Private/Other Funds Requested		Signature of Authorized Official	Date	
<b>TOTAL BUDGET</b>	<b>2,555,613</b>	Craig Bo Kahui, L2020 Executive Director Name and Title (Please type or print)		

**BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES**

Period: July 1, 2018 to June 30, 2019

Applicant: Laiohua 2020

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>				0.00
<b>JUSTIFICATION/COMMENTS:</b>				
<b>NOT APPLICABLE</b>				

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2018 to June 30, 2019

Applicant: Laiopua 2020

DESCRIPTION EQUIPMENT	NO. OF ITEMS	AVG COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Commercial Kitchen Equipment: <b>See Exhibit CC for Details</b>	24.00	\$7,868.00	\$ 188,842.00	\$ 188,842.00
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>	<b>24</b>		<b>\$ 188,842.00</b>	<b>\$ 188,842.00</b>

**JUSTIFICATION/COMMENTS** The Community Commercial Kitchen is an integral component for the community workforce initiative and Laiopua 2020's sustainability plan.

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

**JUSTIFICATION/COMMENTS:**

Not Applicable to this Request

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2018 to June 30, 2019

Applicant: Laiopua 2020

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2016-2017	FY: 2017-2018	FY:2018-2019	FY:2018-2019	FY:2019-2020	FY:2020-2021
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION	\$ 1,500,400.00	\$500,000.00	\$ 1,277,806.00	\$1,277,807.00	\$ 500,000.00	\$ 500,000.00
EQUIPMENT						
<b>TOTAL:</b>	<b>\$1,500,400.00</b>	<b>\$500,000.00</b>	<b>\$1,277,806.00</b>	<b>\$1,277,807.00</b>	<b>\$500,000.00</b>	<b>\$500,000.00</b>
JUSTIFICATION/COMMENT L2020 received \$1.5M and \$500K in capital improvement funding between the April 2017 through January 2018. L2020 is seeking additional CIP funding for Phase 3 under this CIP grant request.						

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: Laiopua 2020

Contracts Total: 2,004,000

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)</b>	<b>CONTRACT VALUE</b>
1	Construct Phase 2 Laiopua Community Center	1/15/2018	DHHL	State	\$ 500,000.00
2					
3	Construct Phase 1 Private New Market Tax Credit	2/15/2017		US Treasury-CDFI	\$1,504,000.00
4					
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29					

**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.
  
- 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 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.

La'i'Opua 2020

(Type)

(Signature)



1/19/2018  
(Date)

Craig Kahui

(Typed Name)

Executive Director

(Title)



# **Exhibit A**

**La'i'Opua Community Center Master Plan: Updated 2016**

*La'i'Ōpua*  
*Community*  
*Center*



NOHO KAULIKE  
On Common Ground

MASTER PLAN  
UPDATE  
2016



## *La'i'Ōpua 2020*

a 501C-3 non-profit corporation  
74-5599 Luhia Street, E5  
Kailua Kona, HI 96740

Phone.....808-327-1221  
Fax .....808-327-1223  
email.....bokehula@yahoo.com

Aloha Kakou,

La'i'Ōpua 2020 was founded by Native Hawaiians in the Villages of La'i'Ōpua homesteaders association formerly known as Kaniohale Community Association (KCA), to ensure the existence of adequate health care, social services and recreational infrastructure to complement and support the Native Hawaiian homesteaders and surrounding communities residing in the greater Kealakehe community. Designed as a pu'uohonua (area of safety and peace), the La'i'Ōpua Community Center in North Kona is distinctive— meeting the vital needs of Kona Coast residents while redefining how they live, work, play and learn. For many of those who reside here, La'i'Ōpua is more than the construction of a new building and center, it's building a quality of life—a new way of life.

La'i'Ōpua Community Center will be on a 26.5-acre parcel immediately south and adjacent to Kealakehe High School, and serve as a primary regional resource for the Hawaiian people living both in the Villages of La'i'Ōpua and throughout the North Kona region, offering an array of programs and services to meet most every health, social, educational and recreational need of our people and surrounding communities. Serving as a model for emerging communities statewide, La'i'Ōpua 2020 and the surrounding communities will enjoy a pre-school, a community center facility, medical clinic, social service center, inter-generational daycare facility, abuse shelter, community gymnasium, an aquatic center, and a planned playground. In July 2015, La'i'Ōpua 2020 and partner West Hawaii Community Health Center successfully planned, designed and constructed the medical and dental center serving the immediate and surrounding communities in West Hawai'i.

La'i'Ōpua 2020 shall "holomua" (move forward), as we are compelled to phase our community development plan and develop the next phase to include the pre-school and community center facility. Our current construction start-up for the next phase will begin in November 2016. The other social & recreational components shall follow upon availability of funding. E Komo Mai, Come Nana I Ke Kumu, Look to the Source A me Kulia I Ka Nu'u, Strive for Excellence.

Mahalo,  
Craig "Bo" Kahui  
Executive Director

## La'i'Ōpua Community Center in Context

The La'i'Ōpua Community Center is in the "Piko" of the growing urban community of Kealakehe, Hawai'i.

**(A) La'i'Ōpua, Village 3:** Completed. This Hawaiian Homes community provides 225 residential units.

**(B) West Hawaii Civic Center:** The \$50 million West Hawai'i Civic Center facility offers residents a amphitheater, services from 15 County agencies, a Hawai'i County Council Chamber, and Office of the County Clerk. The County Facility is located at the intersection of Ane Keohokalole and Kealakehe Parkway.

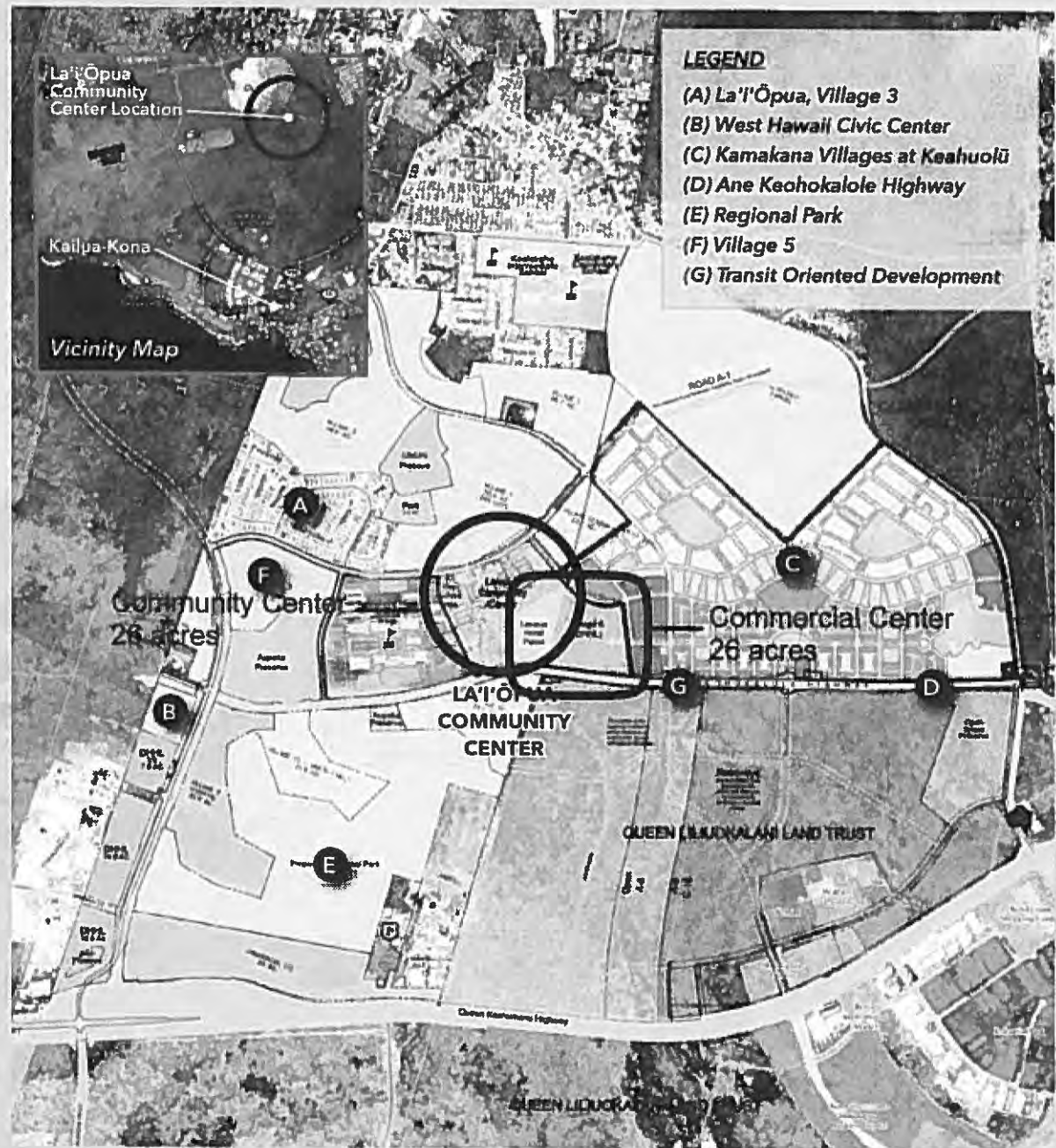
**(C) Kamakana Villages at Keahuolū :** Proposed. Keahuolū Kamakana Villages is a State affordable housing project. HHFDC granted development rights to Forest City, Inc, whose plans include 2,400 high and low density residential units, an elementary school, commercial and park space.

**(D) Ane Keohokalole Highway:** Phase One - Completed. The 3 mile, \$35 million thoroughfare to Palani Road broke ground in March 2010. Federal stimulus dollars were appropriated for the construction of this Mid Level Road from Henry and Palani to Kealakehe Parkway, and further to Hinalani Street.

**(E) Kealakehe Regional Park:** 2011 Executive Order No. 4355 amends the land use to designate 193 acres for a Regional Park.

**(F) Village 5:** Consists of 50 units built out of a planned total of 118 residential units. Habitat of West Hawaii built 9 units.

**(G) Transit Oriented Development:** Proposed. The county has designated the Intersection of Ane Keohokalole Highway and Manawale'a Street as a TOD providing public and commercial services to this area.



Through charrettes held in November and December of 2007, and August of 2010, the partners have articulated a vision of a community center that is built on the cultural and spiritual values inherent in the land and people of Hawai'i which serves as a pu'uhonua for those in need.

### 1. Spiritual & Cultural Values

Values of aloha, mālama 'āina, pono, and lōkahi serve as the guiding principles in the vision for the La'i'Ōpua Community Center. Taking care of the land, water, air, and each other in spiritual harmony and creating opportunities for healthy lifestyles, both mentally and physically, are integral for the Community Center. Design integrated with the landscape, offering views of the ocean and connection to the wind and the sun are vital to the complex.

### 2. Pu'uhonua

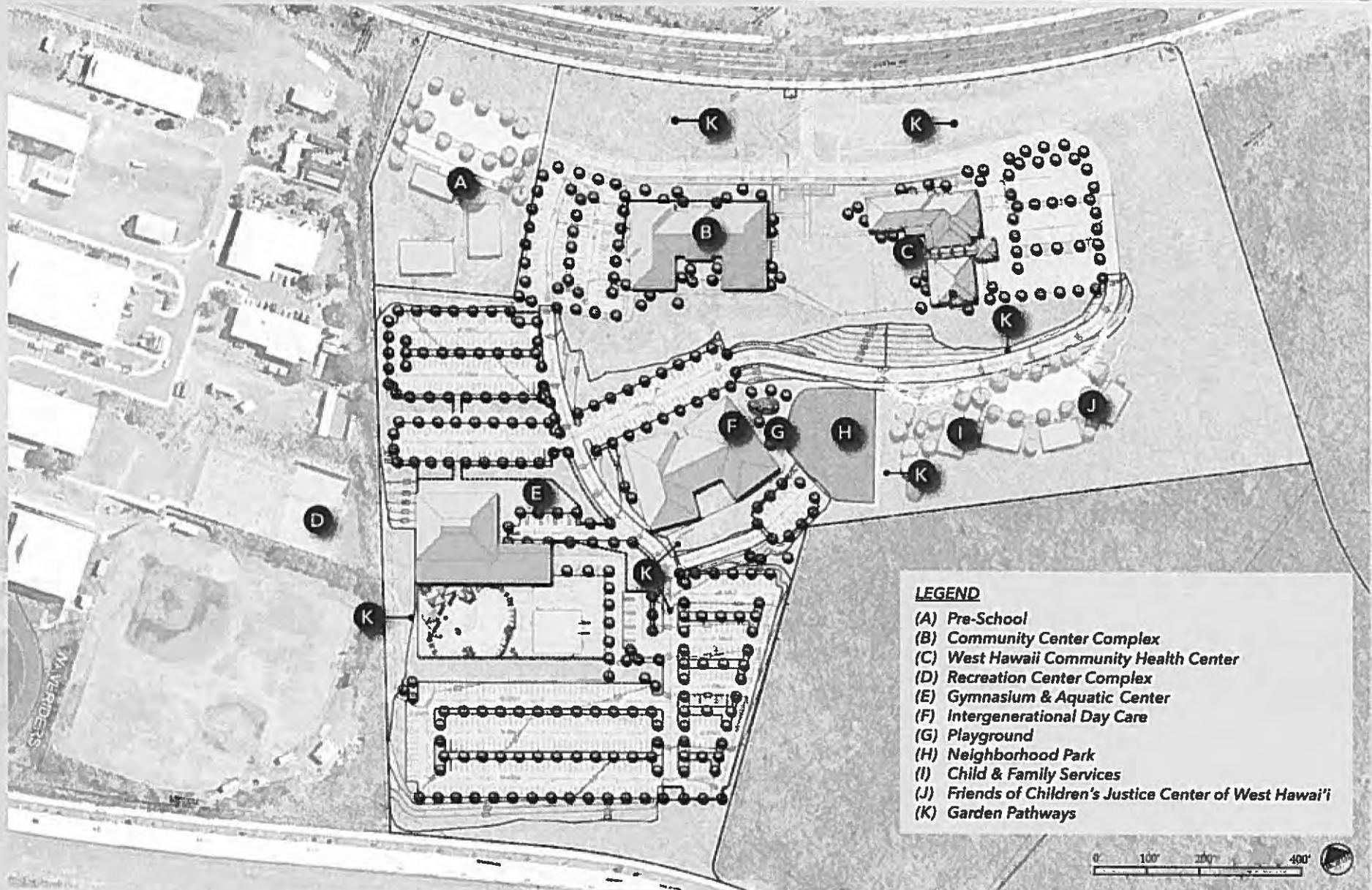
Traditionally, a pu'uhonua is a place of cultural agreement, allowing one to make right what was previously in discord. The Community Center is envisioned as a pu'uhonua, where one is safe, welcome to reflect, receive help, and reconnect again with family and community. Programs will offer health and wellness services in western practice and traditional means for transformation. Walking paths integrated with the natural landscape will allow for outdoor connection, reflection, and healing. During natural disasters, the Community Center can serve as a safe place of refuge and shelter.

### 3. Interconnectedness & Village Setting

Being respectful, interconnected, restored, useful, and caring within the community are core cultural values. Located at the heart of La'i'Ōpua, the Community Center is a place for residents to gather, celebrate, and enjoy the company of the community members. Pedestrian connections from the Community Center to the surrounding residential areas and to the Kealakehe High School facilities will broaden existing services to the community. Garden spaces will create scale and promote activities for healthy lifestyles. Multigenerational activities are key and program spaces will allow and foster interactions.



## Conceptual Plan



The Conceptual Plan recommends developing a Community Center at La'i'Ōpua on the vacant parcel makai of Keanalehu Drive and adjacent to Kealakehe High School belonging to the Department of Hawaiian Home Lands to be leased and managed by the La'i'Ōpua 2020 organization. The plan calls for new construction of approximately 80,000 square feet over an area of approximately 16 acres with future expansion potential.

**(A) Preschool**

A land parcel has been set aside for a future preschool near the entrance of the Laiopua Community Center.

**(B) Community Center Complex**

As the primary anchor of the La'i'Ōpua Community Center, the 14,000 square foot community center complex will be the home of the La'i'Ōpua 2020 board. This facility will support office spaces, conference rooms, adult job force training classrooms, workforce development programs, a business incubation center, a culinary incubation kitchen, and open air pavilion spaces for gatherings and community events.

**(C) West Hawai'i Community Health Center**

The West Hawai'i Community Health Center (WHCHC) is committed to bringing medical, dental, behavioral health, family planning, and health education to La'i'Ōpua. As the other anchor, the 11,000 square foot medical center has the ability to stabilize patients and call ambulatory transportation assistance. WHCHC is committed to developing a health academy in partnership with Kealakehe High School.

**(D) Recreation Center Complex**

La'i'Ōpua 2020 and Kealakehe High School have partnered to turn existing high school playfields into regional recreational resources. New road access to the baseball fields and tennis courts along with lighting and parking are proposed to support the use of these fields by the community.

**(E) Gymnasium & Aquatic Center**

A new gymnasium and an aquatic center containing pools for competition, aquatic recreation and safety instruction will expand athletic program opportunities to Kealakehe High School. These facilities will support indoor volleyball, basketball and a family oriented pool.

**(F) Intergenerational Care Center**

The Family Support Services of Hawai'i (FSSH) is committed to provide infant and toddler day care programs and educational support to existing family infant care providers at La'i'Ōpua. In a cluster of small cottages, the Kona Adult Day Care will also be providing support for respite and education for families and other caregivers.

**(G) Playground**

**(H) Neighborhood Park**

**(I) Child & Family Services**

La'i'Ōpua 2020 is committed to bringing programs for Alternative to Violence, Sex Abuse Treatment and Therapeutic Foster Homes through group counseling, video conferencing, and employee assistance to the center. The facility will be served by a cluster of small cottages.

**(J) Friends of Children's Justice Center of West Hawai'i**

The Friends of the Children's Justice Center of West Hawai'i partners with the State Judiciary sex assault services program for children and families and are committed to bringing these services to La'i'Ōpua.

**(K) Garden Pathways**

A pedestrian pathway of garden plants which promote healthy diets such as herb gardens and plants for hula and flower lei making will weave around to interconnect social service facilities.

## Community Center

The La'i'Opua 2020 Community Center is a multipurpose facility that will include the La'i'Opua 2020 offices, business incubator spaces, a great room gathering space, and two open air covered pavilions with associated restroom facilities.

The purpose of the proposed incubator spaces is to create a resource that possesses everything needed for the highest standard of assisting and training our clients. By establishing this mission, the incubator would create higher job sustainability for the Native Hawaiians and other community residents. The business incubation center will offer our clients the expertise that a successful company needs to develop their new product or service in today's new market.

The Business Incubation Center will provide adults with the mentoring tools needed to increase their likelihood of success. This proposed incubator would include facility space, office equipment, business instructor based training, mentoring, networking

with participating employers, educational resources, a media center to provide multimedia tools, printing center, culinary kitchen, and a technology center.

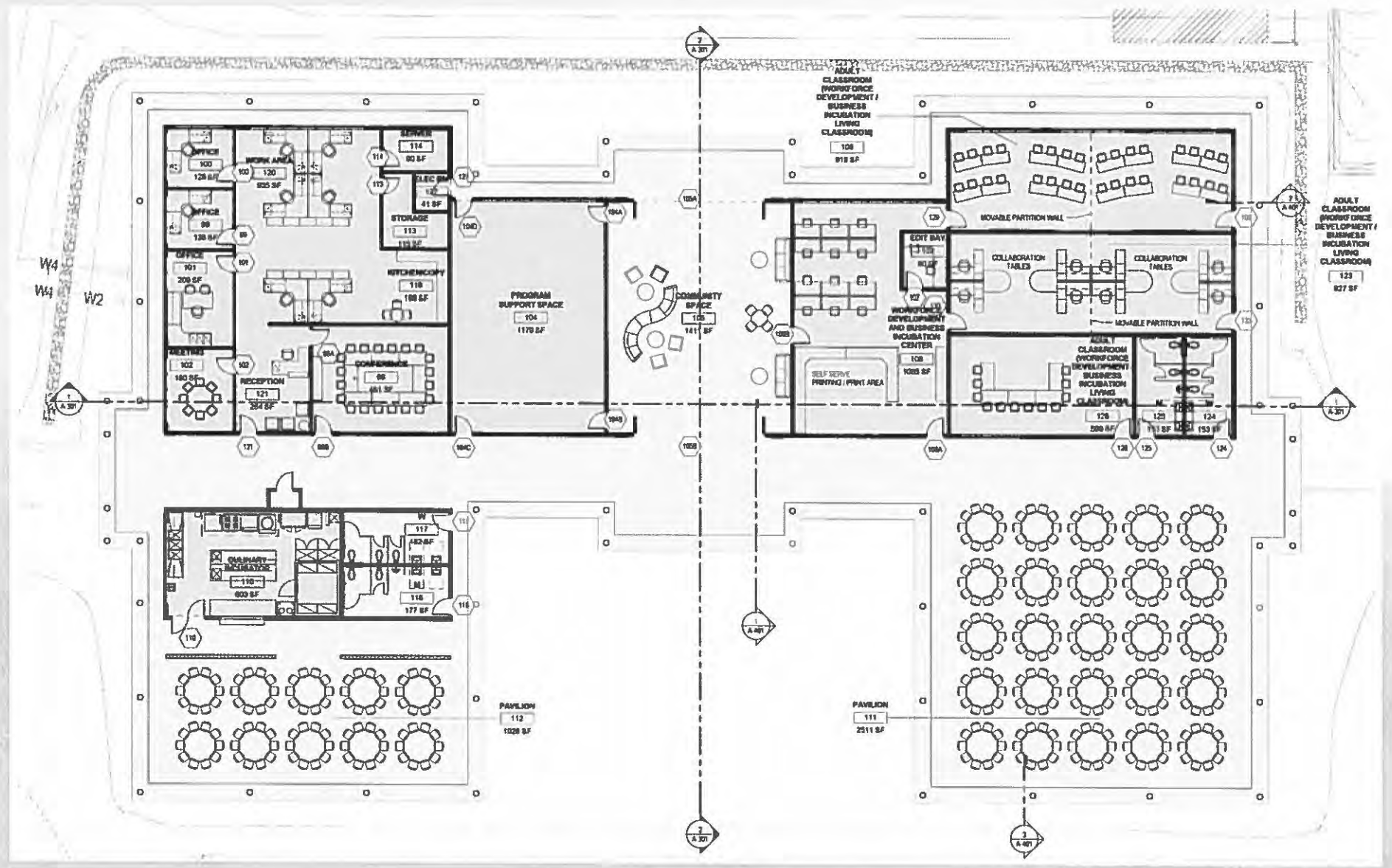
La'i'Opua 2020's key to success will undoubtedly be through the identification of markets and implementation strategies. The Business Incubation Center intends on being self reliant with all marketing and selling strategies. Our Media Center will process all materials needed to create all marketing sources to the public. We will be in direct contact with the Department of Workforce and other major clients who will assist our clients work related aspects.

The covered pavilions will also provide a potential revenue stream as a rentable space for gatherings such as but not limited to, weddings, luaus, and various community events, providing full service kitchen accommodations for events, as well as beautiful views overlooking West Hawai'i's scenic coastline.





# Community Center



Floor Plan



## Aquatic Center & Gymnasium

During a charrette held in September of 2015, the community defined a vision of the Aquatic Center built upon three main themes: Culture, Intergenerational Interaction, and Community.



Aquatic Center Perspective

# Aquatic Center & Gymnasium

## 1. Culture

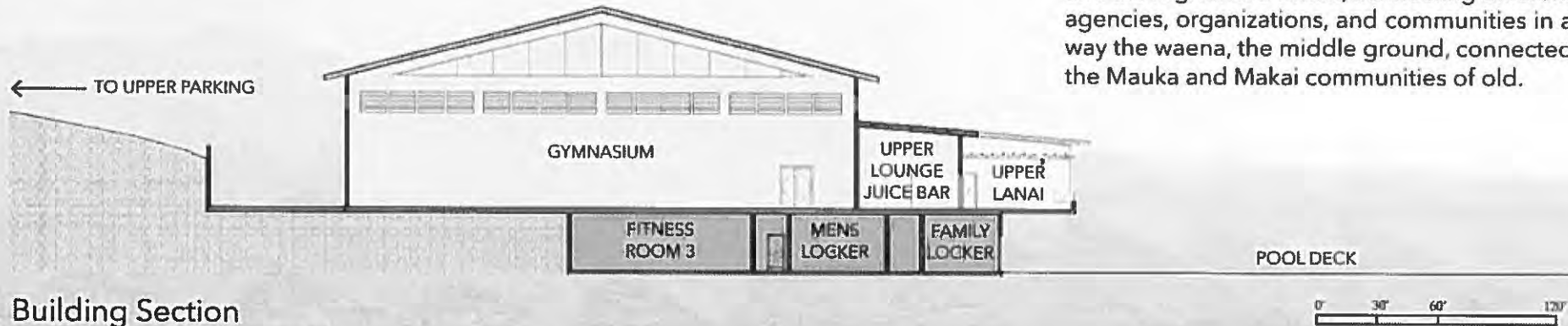
The aquatic center will be a place of culture that embraces regional marine and ocean themes in order to preserve and embrace the Hawaiian culture and heritage of the area. The center will also allow opportunities for interpersonal connections with different members of the community, and become a location that is distinctly known for representing, defining, and educating others in the Kona way of life.

## 2. Multigenerational + Intergenerational

The aquatic center will be a place that not only includes and cares for all generations, but encourages communication and interaction between the generations, to provide a link between past and future members of the community, thereby solidifying the overarching theme of OHANA in the community that crosses all ages.

## 3. Community Hub

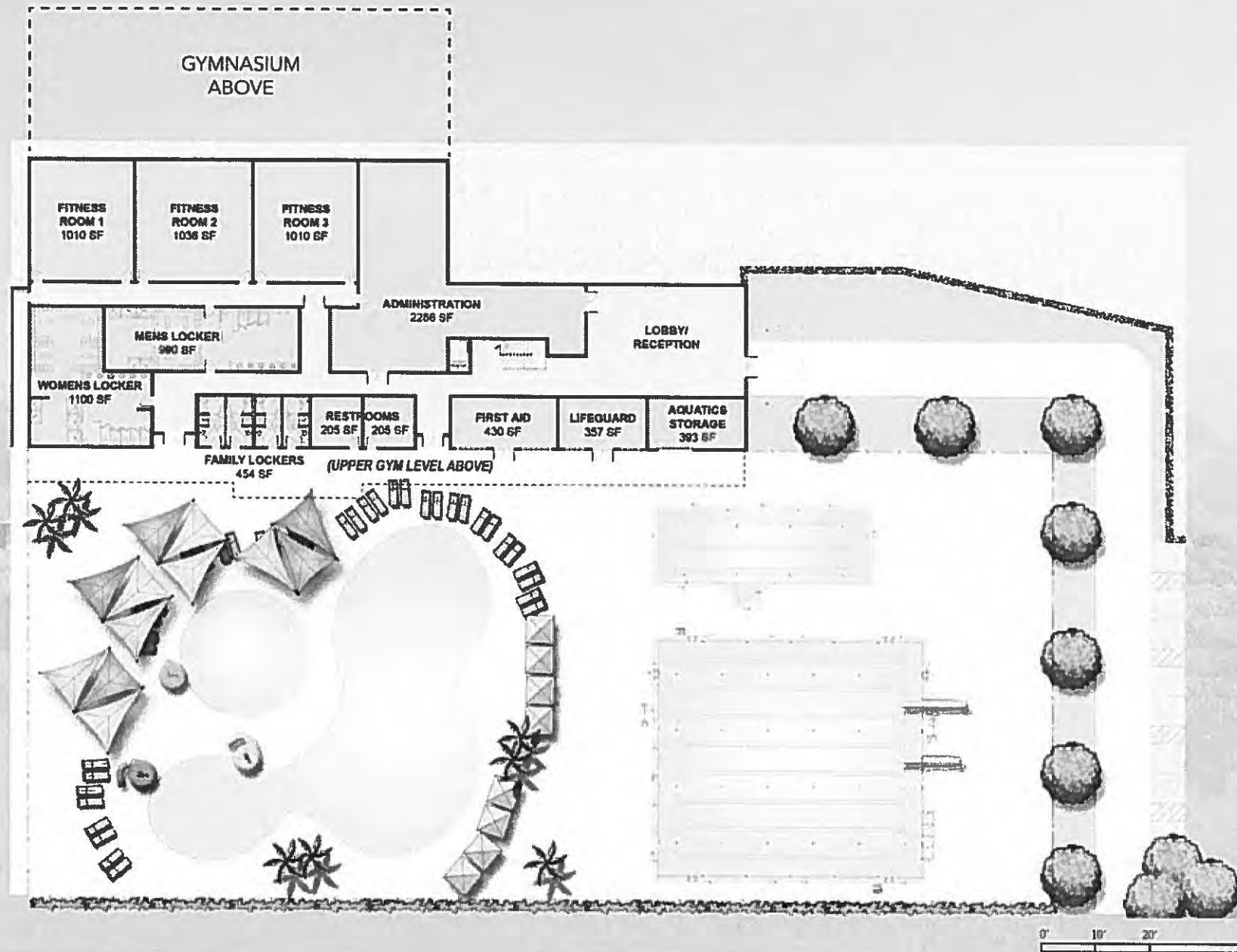
The aquatic center will be a hub of the community, as a place that promotes physical action, health, and wellness across all ages. The center will also create jobs for the community, and will develop capable youth to become high achievers that will influence other areas of the island. The center will also encourage sports in a way that ties back to the region's history as a royal playground, and will become a piko for the La'i'Opua master plan and the region as a whole, connecting different agencies, organizations, and communities in a way the waena, the middle ground, connected the Mauka and Makai communities of old.



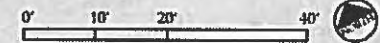
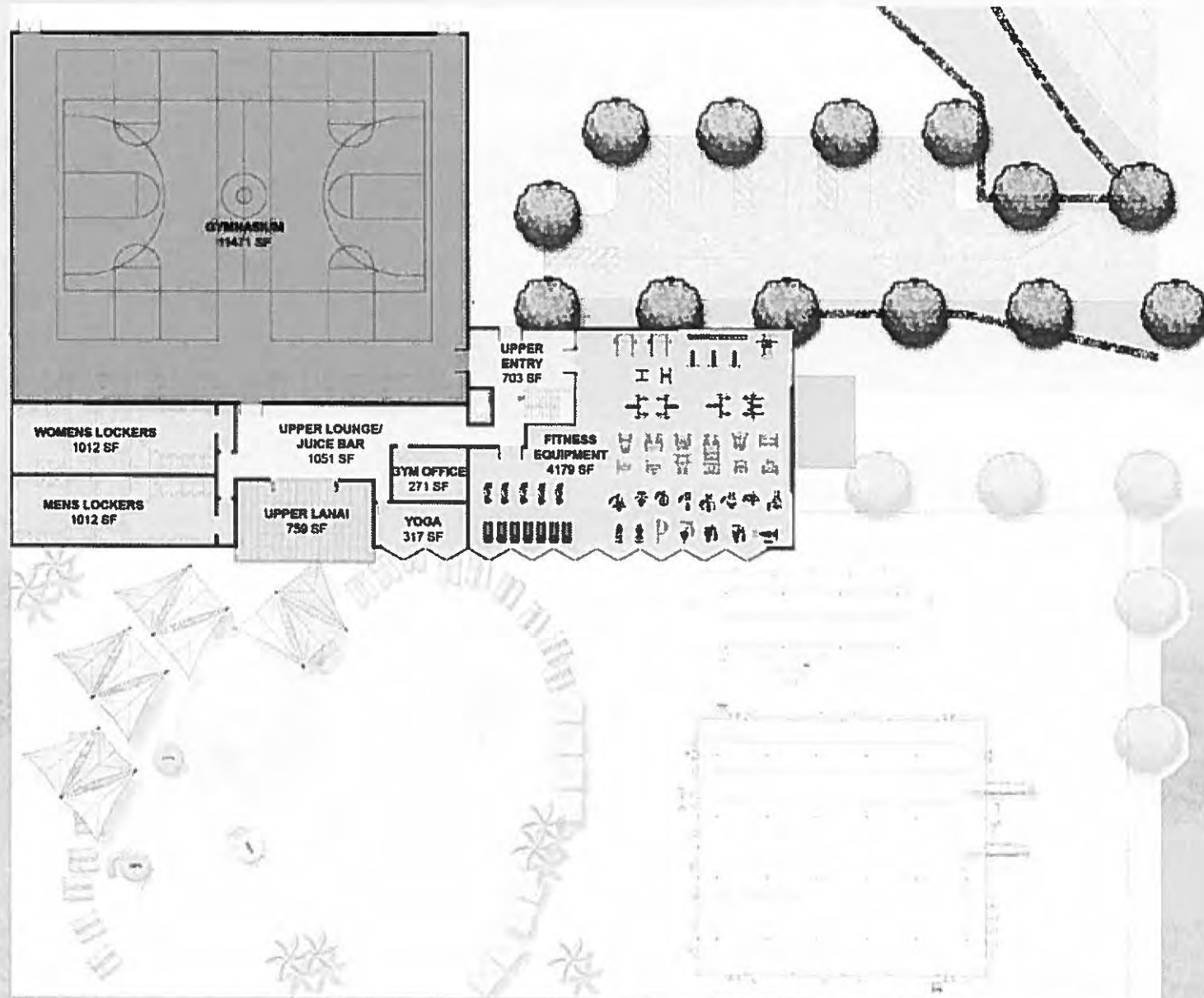
Building Section



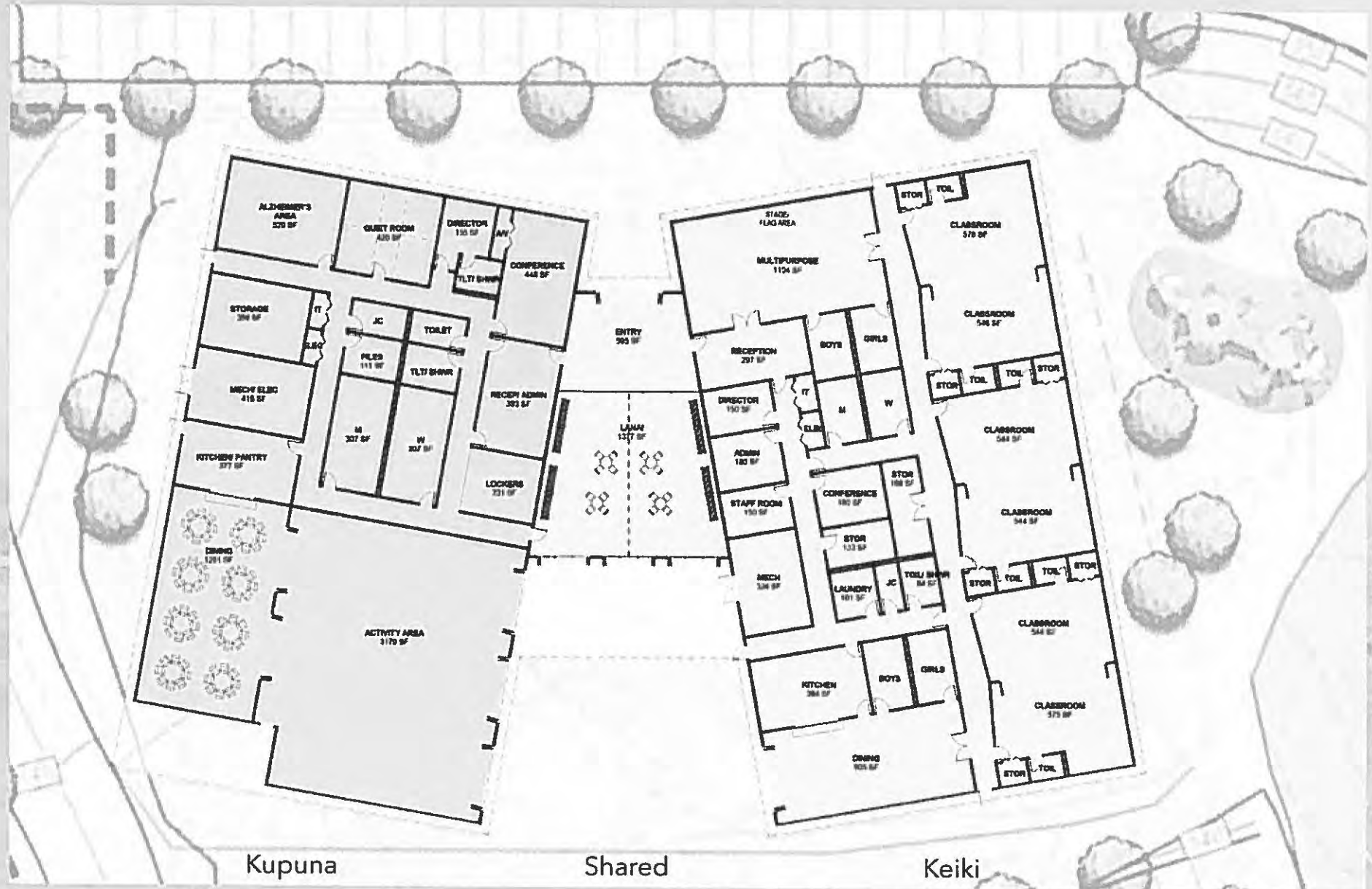
# Aquatic Center Plans - Lower Pool Level



# Aquatic Center Plans - Upper Gym Level



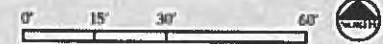
# Intergenerational Day Care Plan



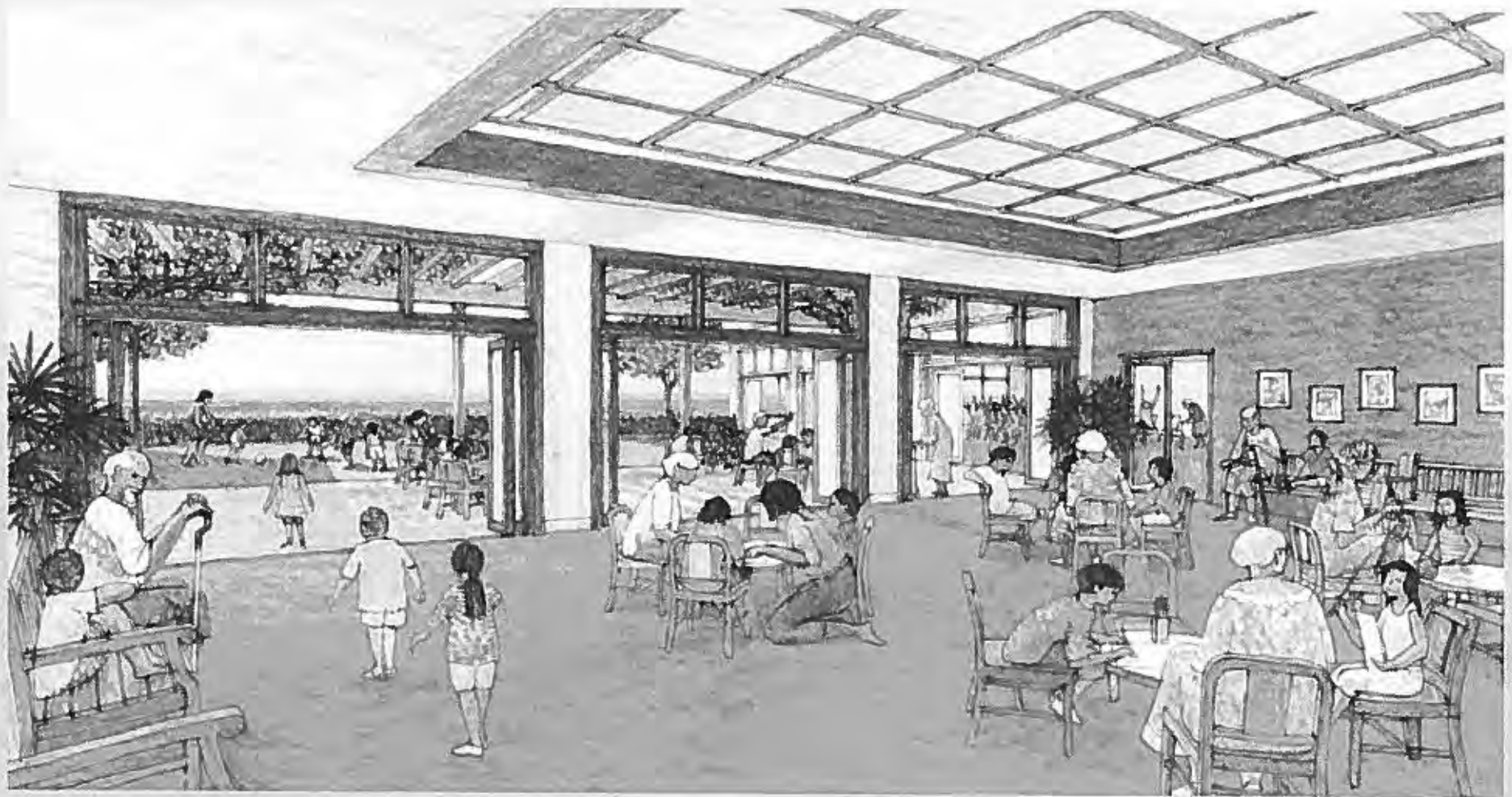
Kupuna

Shared

Keiki



*Intergenerational Day Care Perspective*



## Cost & Phasing

### Cost

The total cost of development is estimated in January 2015 dollars. Estimate is based on current cost for construction on the Big Island. Funding for development is expected to be shared with service providers and other partners. Approximately, an additional 15% of construction cost is expected for fees associated with architectural design, civil, surveys, permitting preparations and project management.

### Phasing

The La'i'Ōpua Community Center will be developed in three phases. The first phase involves construction of the Preschool, Community Center, and associated road and parking areas. The second phase of construction includes the gymnasium, aquatic facilities, linkages to Kealakehe High School athletic fields, the intergenerational daycare and playground, and associated parking and site work. The third phase will be the cottages of social service facilities.

<i>La'i'Ōpua Facility</i>		<i>Total Cost*</i>
<b>Phase 1 - (2016-2018)</b>		
<i>Preschool</i>		<i>\$7,500,000</i>
<i>Community Center Complex</i>		<i>\$5,995,000</i>
<i>Site Work, Lighting &amp; Road Access</i>		<i>\$20,000,000</i>
<i>Sub-Total</i>		<i>\$33,495,000</i>

<b>Phase 2 - (2017-2018)</b>		
<i>Aquatic Center &amp; Gymnasium</i>		<i>\$26,000,000</i>
<i>Intergenerational Daycare &amp; Playground</i>		<i>\$14,500,000</i>
<i>Site Work</i>		<i>\$3,000,000</i>
<i>Sub-Total</i>		<i>\$43,500,000</i>

<b>Phase 3 - (2019-2020)</b>		
<i>Child &amp; Family Center</i>		<i>\$2,830,000</i>
<i>Family Service Center</i>		<i>\$2,000,000</i>
<i>Site Work</i>		<i>\$10,000,000</i>
<i>Sub-Total</i>		<i>\$14,830,000</i>

### Financing

Funding for development of site work, infrastructure, and the La'i'Ōpua Community Center is expected to be shared amongst public and private partnerships. Letters of commitments from public agencies, non-profit organizations, private foundations and companies are attached. Highlights include:

- Kamehameha Schools - committed to build and operate a preschool
- West Hawaii Community Health Center - committed to seeking public and private funds to develop a medical center
- DHHL - land and funding
- OHA - funding
- County Parks and Recreation - Staff for gym and athletic facilities
- Kona Community Hospital - urgent/emergency services facility

Cost estimates are based on costs for construction on the Island of Hawai'i. \*All costs 2015; \*\*± 15% for design related fees; Estimated escalation rate for the next 5 years: 2016-2017 = 8.9%, 2017-2018 = 7.8%, 2018-2019 = 7%, 2019-2020 = 6%; 2020-2021 = 5%



## La'i'Ōpua Community Center

La'i'Ōpua 2020 - Schedule of Grants Received (3/31/07 - 11/30/15)			
<b>Federal</b>			
US Department of Education - NHEA		\$967,357.00	
US Department of Housing & Urban Development - EDI 2010		\$475,000.00	
US Health Resource Service Administration		\$5,000,000.00	
New Market Tax Credit (NMTC)		\$4,700,000.00	
	Subtotal	\$11,142,357.00	\$11,142,357.00
<b>State</b>			
State 2010-2011 CIP- Design Award		\$1,526,000.00	
OHA/DHHL 2010-2011 Kulia I Ka Nu'u Award		\$250,000.00	
DHHL 2009-2010 Implementation Award		\$40,000.00	
DHHL 2009-2010 Regional Plan Priority Grant		\$32,000.00	
State 2009 Sewer-CIP Bond Award		\$250,000.00	
2009 OHA-Planning Grant		\$150,000.00	
DHHL 2008 Priority Grant		\$243,716.00	
State 2007 Grant-In Aid Award		\$125,000.00	
DHHL Capacity Grant		\$2,525.00	
DHHL Grant-In Aid Capacity Grant -		\$400,000	
State 2014 Grant-In-Aid Award		\$950,000	
	Subtotal	\$3,969,241.00	\$3,969,241.00
<b>County</b>			
County of Hawaii Aquaponic Grant		\$18,000.00	
<b>Private</b>			
Kona Kai Ola Foundation I & II		\$48,300.00	
Private Foundation		\$50,000.00	
	Subtotal	\$116,300.00	\$116,300.00
	<b>TOTAL</b>		<b>\$15,227,898.00</b>

La'i'Ōpua 2020 has raised \$15.2 million through public and private partnerships:

Over \$10.2 Million dollars of funding requests are pending.

### Status

Below is significant La'i'Ōpua 2020 pre-development tasks and benchmarks completed:

- County of Hawaii (COH) re-zoned Village VI to CV7.5
- COH approved sub-division
- Preliminary Engineering Report Completed by RM Towil
- Sewer, water, & electrical entitlements approved
- NEPA Environmental EIS & EA completed
- Archeological Survey completed and approved by SHPD
- Phase one Sewer construction & installation scheduled for October
- Architect contract executed & schematic design
- Community Center building permit application scheduled to be submitted for County review April 2016
- Community Center construction scheduled to begin October 2016

La'i'Ōpua 2020 - Grants Pending				
Grants Pending	Application	Funding	Grant Amount	Limitations
New Market Tax Credit	2/1/16	6/1/16	\$1,950,000.00	Community Center
State 2016 Grant-In-Aid	1/1/16	9/1/16	\$2,995,000.00	General Operations
Federal 2016 Office of Community Economic Development	3/1/16	10/1/16	\$1,000,000.00	Community Center
Federal 2016 Economic Development Agency	3/1/16	11/1/16	\$1,000,000.00	Community Center
State 2016 Grant-In-Aid OP	1/22/16	7/16	\$199,000.00	Operation Funding
Office of Hawaiian Affairs	11/31/16	6/31/17	\$225,000.00	Program Funding
Department of Hawaiian Home Lands	3/31/16	6/31/16	\$225,000.00	Program Funding
<b>TOTAL GRANTS PENDING</b>			<b>\$7,744,000.00</b>	

## Private & Public Partnerships

### La'i'Ōpua 2020 Executive & Board of Directors

Sam Walker Sr., <i>President</i>	EM Rivera & Sons - <i>Engineer/Safety Compliance Officer</i>
Dora Aio-Leamons, <i>Secretary</i>	Villages of La'i'Ōpua Homestead Community Association - <i>President</i>
Daisy L. K. Mitchell, <i>Treasurer</i>	Manager Agape Ventures, LLC - <i>Member</i>
Gregory G. Ogin, <i>Director</i>	Clark Commercial Group - <i>President</i>
Thomas J. Hickcox, <i>Director</i>	Hawaii County Police Department, <i>Retired</i>
Avery Kramer, <i>Director</i>	Cellana - <i>Bioengineer</i>
T. Porter DeVries, <i>Director</i>	DeVries & Associates, Attorneys at Law, P.C. <i>Esq.</i>

### Letters of Support

Hawai'i Island Caucus	Senate and House of Representatives, State of Hawai'i
Josh Green, M.D.	3rd District State Senate
Nicole Lowen	District 6, Vice Chair, Committee on Energy & Environmental Protection, & Vice Chair, Committee on Ocean Marine Resources & Hawaiian Affairs
Clift Tsuji	Executive Director, District 2: Keaukaha; Parts of Hilo, Waiakea, and Panaewa
Ken Ito	House of Representatives, State of Hawai'i
Maile Shimabukuro	House of Representatives, State of Hawai'i
Jobie M. K. Masagatani	Chairman, Hawaiian Homes Commission
Robert K. Lindsey, Jr.	Trustee, Office of Hawaiian Affairs
Wilfred F. Murakami	Principal, Kealakehe High School
Billy Kenoi	Mayor, County of Hawai'i
Clayton S. Honma	Director, County of Hawai'i, Department of Parks and Recreation
Thomas Kā'eo Duarte	Vice President, Community Engagement and Resources Group
Robert H. Ozaki	President and Chief Executive Officer, Queen Lili'uokalani Trust
Michelle Malia Hiraishi	Executive Director, Hui Mālama Ola Nā 'Ōwi, Native Hawaiian Health Care System
Linda Jeffrey	Facilitator, West Hawai'i Hui Laulima
Richard J. Taffe	Executive Director, West Hawai'i Community Health Center, Inc.
Rowena L. Tiqui	Executive Director, Kona Adult Day Center
Pablo Penaloza	President, Alaka'i Academy Child Development Center

# Appendices - Letters of Support



HAWAII STATE LEGISLATURE  
STATE CAPITOL  
MCJOLLAH HAWAII BUILDING  
September 3, 2010

Governor Linda Lingde  
State of Hawaii  
State Capitol  
Honolulu, HI 96813

Dear Governor Lingde:

The Hawaii Island legislators team respectfully requests that you sign the authorization that will release the Grant-In-Aid (GIA) Capital Improvement Project (CIP) funds for the planning and design of the La'iohua Community Center.

As legislators we are constantly being reminded that in today's economy, we must take advantage of public - private partnerships to grow and manage our state. The legislatively authorized funds for the La'iohua Community Center is one of these partnerships, a small amount of state funds that will be leveraged by a non-profit yet a social organization. In addition to creating construction jobs and permanent employment, the La'iohua Community Center will provide core government service facilities in a key location of the Kailua-Kona community.

As indicated on the requesting documents submitted to the Budget and Finance Department, the Department of Hawaiian Home Lands has issued a funds grant to La'iohua for \$250,000 for sewer infrastructure. This is in addition to providing the long-term low-cost lease. A Federal Housing and Urban Development (HUD) Economic Development Initiative (EDI) grant for \$175,000 has been utilized to complete some of the initial site archaeological and engineering tasks.

If you have any questions, concerns and/or need any additional information to make a favorable decision, please contact Representative Danny Coffman as soon as possible at 344-9605. This project is in his district and accordingly he takes responsibility for coordinating any needed follow-up action.

Respectfully,



**Hawai'i Island Caucus**  
Senate and House of Representatives, State of Hawai'i



The Senate  
STATE CAPITOL  
HONOLULU, HAWAII 96813

December 7, 2015

Re: Support for La'iohua 2020

Aloha,

It is my pleasure to provide my strong support for La'iohua 2020 and the work that they continue to do in our community. I have expressed my support for La'iohua 2020 in the past years and will continue to support all of their efforts to serve not only the native Hawaiian community of La'iohua, but also its surrounding Kona communities.

As a state legislator and a physician, I have seen the benefits that our communities have received through projects such as the West Hawaii Community Health Center which provide critical medical services to our people, as well as the benefits we will receive from a modern day Pu'uhouua.

I believe that the people of West Hawaii can continue to benefit through the commitment and efforts of La'iohua 2020, and I will continue to offer my full support in their mission to provide access to healthcare and better our communities.

Sincerely,



State Senate

3<sup>rd</sup> District

**Josh Green, M.D.**  
3rd District State Senate

## Appendices - Letters of Support



REPRESENTATIVE NICOLE LOWEN  
HAWAII STATE CAPITOL  
415 S. BERETANIA STREET # 425  
HONOLULU, HAWAII 96813

August 24, 2015

To Whom It May Concern:

As the State Representative for House District 6, I would like to provide this letter of support for La'i 'Opua 2020. The vision of La'i 'Opua is to create a community center facility which will include health and child care services; recreational and educational programs; and a variety of other programs to foster community engagement and greatly expand the opportunities available to nearby residents. La'i 'Opua 2020's goal is to create a place of wellness, safety, unity and, ultimately, a better quality of life for the Kona community.

This vision has already taken root with the construction and recent opening of a new location of the West Hawaii Community Health Center at the La'i 'Opua site on land that has generously been made available by the Department of Hawaiian Homelands. The construction that is currently completed also includes the foundation for the community center that will be built in the future. La'i 'Opua 2020 has been successful in securing funding from both State and County governments, and has leveraged these funds to bring in additional federal dollars. They have demonstrated their ability to work with community members and organizations to achieve common goals. Clearly, leadership both on Hawaii Island and across the State support the goals of La'i 'Opua and recognize this organization's ability to bring its vision to fruition. I have confidence that any funds granted to this organization will be put to their best use to improve the community.

I strongly support the vision of La'i 'Opua and urge others to do the same.

Sincerely,

Representative Nicole Lowen  
House District 6

Representative Nicole Lowen - District 6 - Vice Chair, Committee on Energy & Environmental Protection, and Vice Chair, Committee on Ocean, Marine Resources, & Hawaiian Affairs  
415 S. Beretania St., Room 425, Honolulu, Hawaii 96813 - (808) 546-8400

**Nicole Lowen**  
District 6, Vice Chair, Committee on Energy & Environmental Protection, &  
Vice Chair, Committee on Ocean Marine Resources & Hawaiian Affairs



HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

August 26, 2015

VIA ELECTRONIC MAIL

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Opua 2020  
74-5599 Luhia St., #E-5  
Kailua-Kona, HI 96740

Dear Mr. Kahui:

I am pleased to accept your invitation and join other community leaders and citizens for continued support towards the completion of the West Hawaii Community Health Center. It was in 2008 when the Hawaii Island Caucus of legislators submitted a collective letter in support of the development of your multi-purpose community center development project for much needed social, educational, recreational, cultural, and medical services for residents of the West Hawaii Island region.

There is still a dire need for the addition of social infrastructure as Hawaii homes and neighboring communities in the Kealahou ahupua'a will be shared with future housing development of over 4,800 single and multi-family units.

As a public servant, I support and partner with your initiative to build a modern day Pu'uhonua which will serve the Native Hawaiian village community and surrounding areas that "reflect the core values of our island people."

In keeping with those principles and aspirations, I urge all to welcome and support La'i 'Opua 2020 as it seeks to complete the West Hawaii Community Health Center.

Sincerely,

Representative Clift Tsuji  
District 2: Kaunakakai, Parts of Hilo, Waialeale and Panaeoa  
State Capitol 415 S. Beretania St., Room 402, Honolulu, HI 96813  
Phone: 566-5480 Toll-free from Hawaii Island: 924-4000, ext. 12480 Fax: 565-8484  
Email: clift@capitol.hawaii.gov

**Clift Tsuji**  
Executive Director, District 2: Kaunakakai, Parts of Hilo, Waialeale, and Panaeoa



HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Representative Michael Magaoy  
415 South Beretania Street Rm. #432  
Honolulu, HI 96813

*M. K.*

To the Honorable Representative Magaoy:

I support the construction of the La'opua Community Center that will serve Native Hawaiians and the people of the Hawaiian Homes community of Kaneohe.

A community center that promotes education, provides child-care, serves as a safe-haven for youth and elderly alike, is essential to the creation and endurance of a vibrant community. For the 226 homes and 1243 individuals living in the Kaneohe community, these goals are inherent within the construction of the La'opua Community Center. Furthermore, the benefits the center will have for the children in promoting their education by providing an environment conducive to learning, is a reward that cannot be quantified.

The current center of La'opua is in a state of disrepair, small, and inadequate in serving the needs of the people in the community. Our community centers and community facilities are a representation of the state's care and investment in the people they serve. We have a responsibility to the people of Hawaii in ensuring that our communities thrive and the betterment of the Native Hawaiian people remains a point of practice.

Thank you for your consideration on this matter.

Sincerely,



Ken Ito  
State Representative  
48<sup>th</sup> District - Kaneohe

Ken Ito  
House of Representatives, State of Hawai'i



HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

February 16, 2007

Subject: La'opua Community Center Complex

To Whom It May Concern:

This letter is in support of the proposed La'opua Community Center Complex within the Villages of La'opua, a planned community by the Department of Hawaiian Home Lands in Kaneohe, North Kona, Hawaii.

The Department of Hawaiian Home Lands has recognized the need to ensure that planned projects are consistent with their Regional Plans and Initiatives.

The proposed La'opua Community Center will provide much needed educational, cultural, recreational, and other health and social service programs and support for people who reside in Kaneohe and other rapidly growing neighboring communities on the island of Hawaii.

Your consideration and support for this program is appreciated.



Maile Shimabukuro  
Chair, Committee on Human Services & Housing

Representative Maile S.L. Shimabukuro, District 45  
(Wai'anae-Māhala-Māhala)  
Chair, Committee on Human Services & Housing  
Member, Commission on Education, Higher Education, Health & International Affairs  
Hawaii State Capitol, Room 406, Honolulu, Hawaii 96813  
Phone: (808) 586-8460/Fax: (808) 586-8464/E-mail: irpchimabukuro@capitol.hawaii.gov

Maile Shimabukuro  
House of Representatives, State of Hawai'i

# Appendices - Letters of Support

DEPARTMENT OF  
HAWAIIAN HOME LANDS

DEPARTMENT OF  
HAWAIIAN HOME LANDS



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
1555 KALANIANAʻOLUHANA DRIVE  
HONOLULU, HAWAII 96813

JOHIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOHIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

September 1, 2015

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

Dear Mr. Kahui:

Subject: DHHL Letter of Support

The Department of Hawaiian Home Lands (DHHL) is pleased to offer this letter of support to La'i 'Ōpua 2020. DHHL has supported the work and vision of La'i 'Ōpua 2020 to create the modern day Pu'u honua that is articulated in its 2012 master plan. The realization of this vision will help to serve and better the conditions of the native Hawaiian beneficiaries of the Hawaiian Home Lands Trust. DHHL congratulates La'i 'Ōpua 2020 on its recent completion of the West Hawaii Community Health Center and looks forward to the future achievements of this community-based organization.

Me ke aloha

Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission

**Jobie M. K. Masagatani, Chairman**  
Chairman, Hawaiian Homes Commission

PHONE (808) 594-1855



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
560 N. NIMITZ HWY, SUITE 200  
HONOLULU, HAWAII 96817

FAX (808) 594-1855

29 September 2015

Aloha,

I would like to lend my kāko'o, my support, to this great effort. La'i'ōpua 2020 (L2020) is a bright spot for our Kona community. The medical and dental facilities have been completed. Also, the County of Hawaii has issued the Certificate of Occupancy for the facilities. Now, West Hawaii Community Health Center is providing much needed services to the broader West Hawaii community.

The project has completed approximately 70% of the community center design documents which will host numerous programs and services. One of the most positive points of this project is that it intends to include a workforce development and business incubation center. This is something that I strongly support.

Currently, L2020 conducts several programs including Hawaiian language, Aquaponics, Hydroponics, a Financial Literacy program in partnership with Hawaiian Community Assets, Certified Nursing Assistant program and computer training courses. All of these programs are already strengthening the abilities of the West Hawaii community.

I encourage continued support of L2020 and welcome any questions you may have. Please feel free to contact me at [robertl@oha.org](mailto:robertl@oha.org) or call my office at (808) 594-1855.

Aloha,

Trustee Robert K. Lindsey, Jr.  
Chair, Board of Trustees

**Robert K. Lindsey, Jr.**  
Trustee, Office of Hawaiian Affairs

David Ige  
Governor



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
KEALAKEHE HIGH SCHOOL  
74 8000 PUKULAMAI STREET  
KAILUA-KONA, HAWAII 96740  
PHONE: (808) 327-4300 • FAX (808) 327-4307

Kathryn S. Halesyoshi  
Superintendent

William F. Kenoi  
Mayor



Walter K.M. Lau  
Managing Director

Randall M. Kawahara  
Deputy Managing Director

County of Hawai'i  
Office of the Mayor

25 Kapaemahu Street, Suite 200 • Hilo, Hawaii 96720 • (808) 931-4211 • Fax (808) 931-4222  
1175 S. 74th St. Ste. Keohokaloa • Hwy. 114, Hilo, Hawaii 96720  
(808) 931-3444 • Fax (808) 931-4150

October 20, 2015

Craig "Bo" Kahui, Executive Director  
La'i'Opua 2020  
74-5599 Iuhia Street  
Kailua Kona, HI 96740

Subject: Support for Workforce and Vocational Training Partnership

Aloha Mr. Kahui

Over the last 5 years, La'i'Opua 2020 and Kealakehe High School have worked together to bridge our relationship and through your concerted efforts, La'i'Opua 2020 has brought additional resources to our campus to deliver STEM and cultural curriculum utilizing the Kau I Ka Mālie Center.

Over the years, La'i'Opua 2020 has helped with the Kealakehe High School - CEPA courses in which graduating seniors needed additional credits to graduate. Your organization assisted our seniors in earning the necessary credits for graduation.

La'i'Opua 2020 has our continued support to assist in the delivery of the new workforce and vocational training initiatives developed by La'i'Opua 2020. In fact, over the past 16 months, La'i'Opua 2020 has been conducting the highly successful Certified Nursing Assistant Program.

Therefore, I'm in full support of the development of workforce development and vocational training programs to include the Carpenter's Apprentice program on Kealakehe High School. More importantly, we will provide your Carpenter's Apprentice program access to the school's resources to include, but not limited to the CTE- Building and Construction Workshop and the new Computer Assistant Design Lab- (CAD Lab).

On behalf of Kealakehe High School, Staff and Students, we appreciate your continued support to bring additional educational and vocational training opportunities to our campus and surrounding communities.

Sincerely,

Wilfred F. Murakami  
Principal

**Wilfred F. Murakami**  
Principal, Kealakehe High School

August 24, 2015

Subject: La'i'Opua 2020 Community Center Development plan

Aloha,

As Mayor of the Island of Hawai'i and on behalf of our West Hawai'i residents, I'm submitting this letter to you in full support of La'i'Opua 2020 and the work that they are continuing to do to build a modern day pu'uhonua, or safe place to serve the native Hawaiian community of La'i'Opua and surrounding Kona communities.

The County of Hawai'i is committed to working together with La'i'Opua 2020 and their partners to ensure that the people of Kealakehe Ahupua'a have all the resources they need to build a strong, healthy, vibrant community. That commitment is embodied in the Ana Keohokaloa Highway, which was completed to alleviate and mitigate traffic congestion ensuring safe travel for the families of the area. We are also a part of the Kealakehe community ourselves, with the West Hawai'i Civic Center bringing county government services together in one place for the first time in Kona's history.

The effort and perseverance of La'i'Opua 2020 has come to fruition in projects like the West Hawai'i Community Health Center, now providing critical medical and dental care to the community. We look forward to continuing to support La'i'Opua 2020 in their endeavors to further build the community.

Aloha

Billy Kenoi  
MAYOR

**Billy Kenoi**  
Mayor, County of Hawai'i

County of Hawai'i is an Equal Opportunity Provider and Employer

# Appendices - Letters of Support

William F. Kewol  
Mayor



**County of Hawaii**  
**DEPARTMENT OF PARKS AND RECREATION**  
101 Paasahi Street, Suite 6 • Hilo, Hawaii 96720  
(808) 961-8311 • Fax (808) 961-8411  
<http://www.hawaiicounty.gov/parks-and-recreation/>

Clayton S. Honma  
Director

Kenneth J. Van Bergen  
Deputy Director

August 24, 2015

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Opua 2020  
74-5599 Luhie Street, #E-5  
Kailua-Kona, HI 96740

Subject: Hawaii County Department of Parks and Recreation Support for La'i 'Opua 2020 Community Center Development Plan

Aloha Mr. Kahui,

Mahalo to you and La'i 'Opua 2020 members for having the vision and dedication to create a modern pu'uhonua or safe haven through your 2020 Community Development Plan that calls for a multi-purpose community center, recreation complex, and medical center. When completed, this project will improve the quality of life for West Hawaii residents by helping to meet their social, educational, recreational, and medical needs.

The progress that's been made toward achieving your grand vision is very impressive and a testament to your commitment, perseverance, and hard work. The recent opening of medical and dental facilities makes much-needed care available to Villages of La'i 'Opua residents and the larger West Hawaii community.

The Hawaii County Department of Parks and Recreation remains dedicated to working with community members who share our mission to provide a wide variety of recreational programs and services with excellence, integrity, and aloha. The Department is proud to support the La'i 'Opua 2020 Community Center Development plan. We look forward to partnering with La'i 'Opua at its proposed athletic facilities that will benefit generations of West Hawaii keiki, families, and kōpuna.

Sincerely,

Clayton S. Honma  
Director

County of Hawaii is an Equal Opportunity Provider and Employer



**KAMEHAMEHA SCHOOLS®**

August 25, 2015

La'i 'Opua 2020  
74-5599 Luhie Street, #E-5  
Kailua-Kona, Hawaii 96740

Subject: Support for La'i 'Opua 2020

Aloha mai kākou:

Kamehameha Schools (KS) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealahou by La'i 'Opua 2020. KS also considers this to be an opportune time and encourages others to come alongside the collective effort to strengthen this important community resource. Given that West Hawaii is designated as a medically underserved community, it is awe-inspiring to see the new medical and dental facility come to fruition, filling a long-standing gap. It is also very exciting that the organization is now moving forward with the community center. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawaii.

As an organization also dedicated to the well-being of Native Hawaiian children and families, KS values our relationship with La'i 'Opua 2020 and is confident that our partnership will continue to develop in the years to come. We are proud to have contributed to the success of the Certified Nurses Aide Program and will continue to fund more scholarships in the coming year. We believe in La'i 'Opua 2020's mission and work so much so, that we plan to explore more ways that we can partner with them for two main reasons: (1) to support La'i 'Opua 2020's plan towards organization sustainability, and (2) to better impact our West Hawaii communities via KS services and programs.

As a Hawaiian community living in the beautiful but rugged, dry lands of Kekaha, La'i 'Opua 2020 sets an example for not only how to survive but thrive as kanaka maoli. Their efforts to achieve a healthy physical, emotional, mental, and spiritual space at Kealahou are inspiring and will prove to be a worthwhile investment.

Māhū hōhōhō:

Thomas Kā'eo Duarte  
Vice President  
Community Engagement and Resources Group

cc: Board of Trustees  
Livingston "Jack" Wong, CEO  
Jamee Miller, West Hawaii Regional Po'o

567 South King Street • Honolulu, Hawaii 96813-3036 • Phone 808-523-6200

Founded and Endowed by the Legacy of Princess Bernice Pauahi Bishop

Clayton S. Honma  
Director, County of Hawaii, Department of Parks and Recreation

Thomas Kā'eo Duarte  
President and Chief Executive Officer, Queen Lili'uokalani Trust



QUEEN LILI'UOKALANI TRUST

Alaska Corporate Tower  
1100 Alaska Street, Suite 1100  
Honolulu, Hawaii 96813  
Telephone (808) 203-6150 Facsimile (808) 203-6151

August 21, 2006

Mr. Micah Kane  
Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96803

Micah, Aloha:

Thank you for sharing your vision for Kealahou/ Lanopua with us.

This is to express our intent to build a Queen Lili'uokalani Children's Center facility in your proposed community center. As discussed, we will need to relocate our Kona unit sometime in the near term depending on the timing of other projects.

Our trustees and Queen Lili'uokalani Children's Center management believe our relocating to your proposed center will enhance our ability to provide services to our beneficiaries. We support your vision to cluster agencies to better serve the needs of the Hawaiian community.

If this is acceptable to you, we would like to huddle to start the process, establish preliminary timetables, etc. as timing is significant for us. LeeAnn Crabbe and Michelle Oram will coordinate/facilitate planning from our end.

Please call me at 203-6150 if you have any questions. Looking forward to working with you.

Aloha,

Robert H. Ozaki  
President and Chief Executive Officer

cc: Trustees  
Claire Asam, Ph.D.



Uplifting the Nation

Hui Mālama Ola Nā 'Ōiwi  
Native Hawaiian Health Care System

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(808) 325-3174

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(808) 425-0202  
(808) 425-0203

Your Native Hawaiian Partner  
in Health Care

La'i'Ōpua 2020  
Craig "Bo" Kahui  
74-5599 Lubia Street, #E-5  
Kalihi-Kona, Hawaii 96740

08/26/15

Subject: La'i'Ōpua 2020 Support

Aloha e Bo,

Hui Mālama Ola Nā 'Ōiwi, the Native Hawaiian Health Care System for Hawai'i Island, expresses deep and on-going support for La'i'Ōpua 2020, and the creation of a modern day Pu'uhonua. La'i'Ōpua 2020 will provide much needed services via their multi-purpose community center, recreation complex, and medical center for the residents of the Kealahou and West Hawai'i communities.

Hui Mālama Ola Nā 'Ōiwi (Hui Mālama) provides health enhancement, disease prevention, and wellness services to Native Hawaiians on Hawai'i Island. Although Hui Mālama targets Native Hawaiians, all individuals of our communities are invited for services. Hui Mālama is a 501(c)(3) non-profit agency established under the Native Hawaiian Health Care Improvement Act. Native Hawaiians face immense health issues, especially in the areas of obesity, hypertension, diabetes, cancer, and heart disease. The mission of Hui Mālama is to provide culturally sensitive disease prevention and health enhancement services to address these health disparities, and enhance the quality of life of our Native Hawaiian people and all people of our island community. Hui Mālama Health Enhancement Services are free to all individuals, and provide a comprehensive health education, management, and monitoring program. The program includes education and on-going monitoring, outreach services, case management, and transportation services.

Hui Mālama Ola Nā 'Ōiwi is committed to working with La'i'Ōpua 2020 to enhance the lives of our Hawaiian children and families, and bring much needed services to the Villages of La'i'Ōpua Hawaiian Homestead Community. Our collaboration will help to provide social, educational, recreational, cultural, and medical services and programs for the Villages of La'i'Ōpua Hawaiian Homestead Community, the surrounding neighborhoods, and the West Hawai'i region.

Please feel free to contact me at (808) 969-9220 if you have any questions.

Michelle Malia Hiraishi  
Executive Director

Robert H. Ozaki  
President and Chief Executive Officer, Queen Lili'uokalani Trust

Michelle Malia Hiraishi  
Executive Director, Hui Mālama Ola Nā 'Ōiwi, Native Hawaiian Health Care System

## Appendices - Letters of Support



### West Hawai'i Hui Laulima

75-1888 Kalani Street, Suite 104  
Kailua-Kona, HI 96740  
(808) 331-8777

20 August 2015

Re: Support of Hawai'i Island La'i opua 2020 (L2020) Program

The Hui Laulima (which translates to "groups working together") is a consortium of West Hawai'i's major health and human service providers, faith-based groups, community associations, businesses, government and concerned individuals. It was formed in September 1999 to encourage collaboration particularly around matters affecting West Hawai'i's youth and families. There are over 50 organizations and individuals in the Hui.

L2020 represents a "building of quality life" to meet the needs of Kona Coast residents, both Native Hawaiian and surrounding communities residing in the greater Kealahou community. Many people have worked tirelessly to plan, develop, and build while securing financial assistance. The work is not done yet.

Continued efforts to move forward with "reorganizing and building a new business plan and fund development" are necessary and the Hui and all of its partnering agencies will continue to commit to working together to support this endeavor.

We need your help and ask for your financial support.

[Redacted]  
Linda Jeffrey, Facilitator  
West Hawai'i Hui Laulima



Board of Directors December 4, 2015

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Nellie Medeiros,  
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Vice President  
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Thane Paoli,  
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Kathie Brock,  
COO / HR  
Chris Rowell,  
SIS-PAC  
Richard Director

Craig "Bo" Kahul, Executive Director  
La'i Opua 2020  
74-5599 Luhia Street  
Kailua Kona, HI 96740

Aloha Bo,

West Hawaii Community Health Center is pleased to support La'i Opua 2020 to create a "modern day pu'uhonua" (area of safety and peace) which will ensure the existence of adequate health care, social services and recreational infrastructure for our ohana. The focus is to provide and implement social, educational, recreational, cultural, and health care programs for the people of the Kealahou ahupua'a and the nearby communities of north Kona.

With the recent completion of the West Hawaii Community Health Center - Kealahou facility this summer, the focus of La'i Opua 2020 has shifted to planning, designing and implementing the construction of a multi-purpose community center and important recreational complex. Once complete the L2020 initiative of its modern day pu'uhonua will redefine how the residents of West Hawaii live, work, play and learn and bring about a new quality of life for today and future generations to come.

West Hawaii Community Health Center and La'i Opua 2020 share the same mission of dedication to the health and well-being of our island residents, recognizing that the health of each individual results in having a healthy community. We value the partnership we formed 8 years ago with La'i Opua 2020 and look forward to supporting and continuing our partnership wholeheartedly. We are confident La'i Opua 2020 will bring to completion our shared vision of a "modern day pu'uhonua" in Kealahou, North Kona.

[Redacted]  
Richard J. Taffe  
Chief Executive Officer

75-5751 Kaula Highway, Suite 203, Kailua-Kona, Hawaii 96740 Administration (808) 326-3878 Fax (808) 329-9370

Linda Jeffrey  
Facilitator, West Hawai'i Hui Laulima

Richard J. Taffe  
Executive Director, West Hawai'i Community Health Center, Inc.



KONA ADULT DAY CENTER

P.O. BOX 1360  
KEALAKEKUA, HI 96751  
(808) 322-7977

October 5, 2015

La'i Opua 2020  
74-5599 Luhia St. #E-5  
Kailua-Kona HI 96740

Subject: Support for La'i Opua 2020

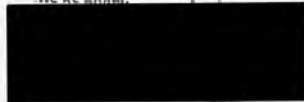
Aloha mmi kakou:

Kona Adult Day Center (KADC) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealahou by La'i Opua 2020. Given that West Hawaii is designated as a medically underserved community, it is awe inspiring to see the new medical and dental facility come to fruition, filling a long standing gap. La'i Opua 2020 will provide much needed services via their recreation complex, medical and dental center and multi-purpose center including an adult day center, child day care and a center for the Developmentally Challenged. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawaii.

Kona Adult Day Center has partnered with La'i Opua 2020 to open an Adult Day Center in their facility. We have been serving the West Hawaii community for 27 years from the Kealahou site. It is our mission to provide social and recreational programs and activities that enable unpaired adults to experience feelings of belonging, friendship, acceptance, accomplishment and independence in a caring and secure social environment. In the new facility we will be able to serve more people. As the Kona coast grows so should our accessibilities in services.

The Kona Adult Day Center supports La'i Opua 2020 and their efforts to achieve a healthy, physical, emotional, mental and spiritual space at Kealahou are inspiring and will prove to be a worthwhile investment.

Me ke aloha,



"We extend the quality of life for your family"  
www.konaadultdaycenter.com

Rowena L. Tiqui  
Executive Director, Kona Adult Day Center



ALAKA'I ACADEMY  
CHILD DEVELOPMENT CENTER

Craig "Ho" Kahui  
Executive Director  
La'i Opua 2020  
74-5599 Luhia Street #E-5  
Kailua Kona, HI 96740

Letter of Support  
for the

La'i Opua Community Center PROJECT

I, the undersigned, confirm on behalf Alaka'i Academy my interest in taking part of the La'i Opua community development initiative. I understand that the proposed housing development surrounding the Community Center Project will bring about a surge in residents in the area. The meeting with Ho Kahui helped me comprehend La'i Opua 2020 visionary design for a sustainable and culturally sensitive approach to community enlargement and improvement.

The increase in population will require a number of community based services, including childcare and early learning opportunities for children. Alaka'i Academy operates a premier Child Development Center, and currently serves families and children in North Kona. Alaka'i Academy aims to develop leaders from an early age and strive to provide an environment where children can thrive.

I therefore fully support this initiative. I encourage other community providers, legislators and donors to join this project and wish every success to the La'i Opua Community Center project Board, as well as commend them for the accomplishment of the proposed work thus far.

Mahalo Nui



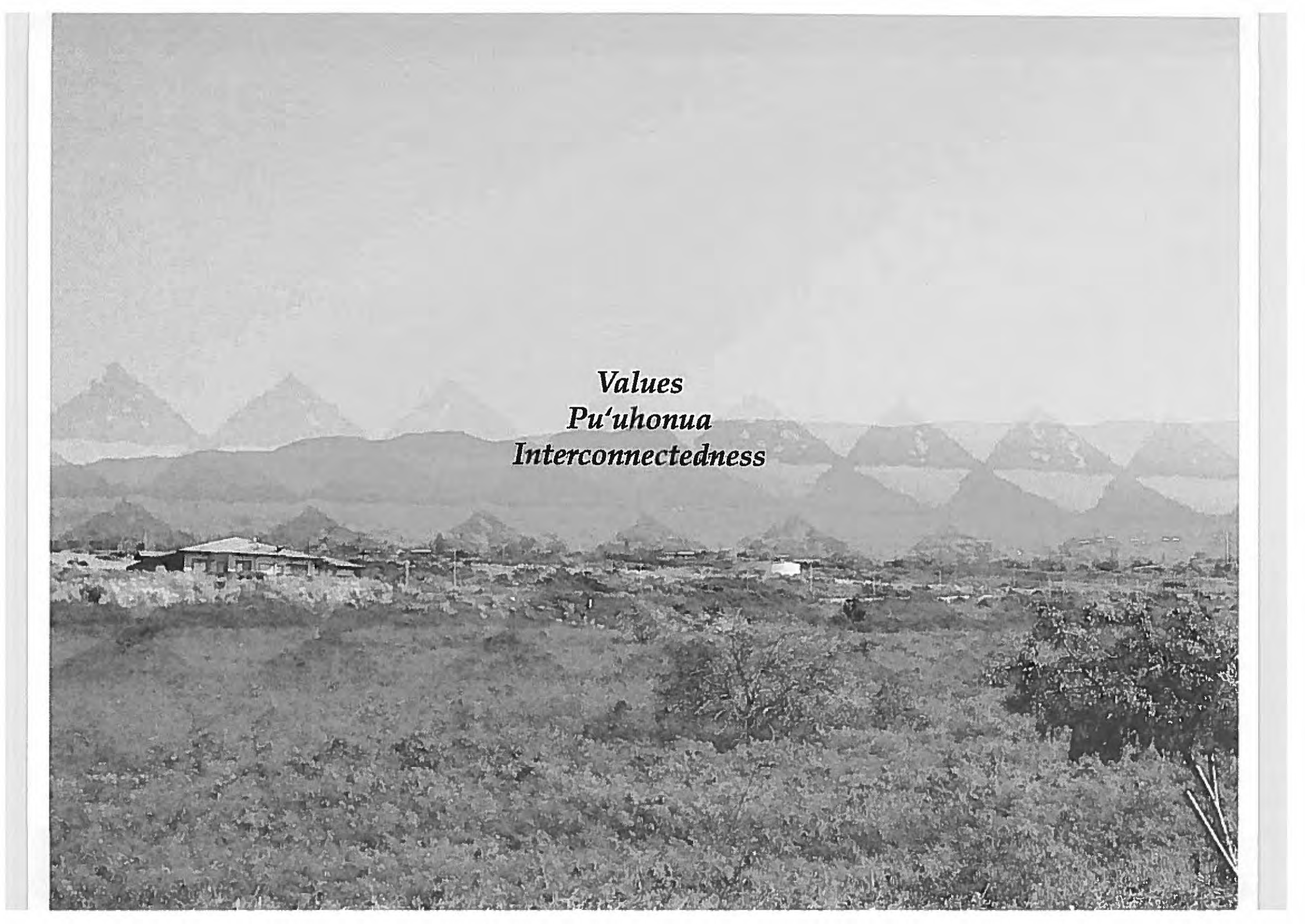
Pablo Penalzo  
President

74-5599 Luhia St  
Kailua-Kona, HI 96740

74-5599 Luhia St  
Kailua-Kona, HI 96740

74-5599 Luhia St  
Kailua-Kona, HI 96740

Pablo Penalzo  
President, Alaka'i Academy Child Development Center

A black and white photograph of a volcanic landscape. In the foreground, there is a field of dense, low-lying vegetation. In the middle ground, a small village with several buildings is visible. The background features a range of jagged, conical mountains under a clear sky. The text is centered over the middle of the image.

*Values*  
*Pu'uhonua*  
*Interconnectedness*

## **Exhibit B**

### **Task Sheet; Pre-entitlement and post entitlement Tasks**

# EXHIBIT B

## La'i'opua 2020 Community Center Development

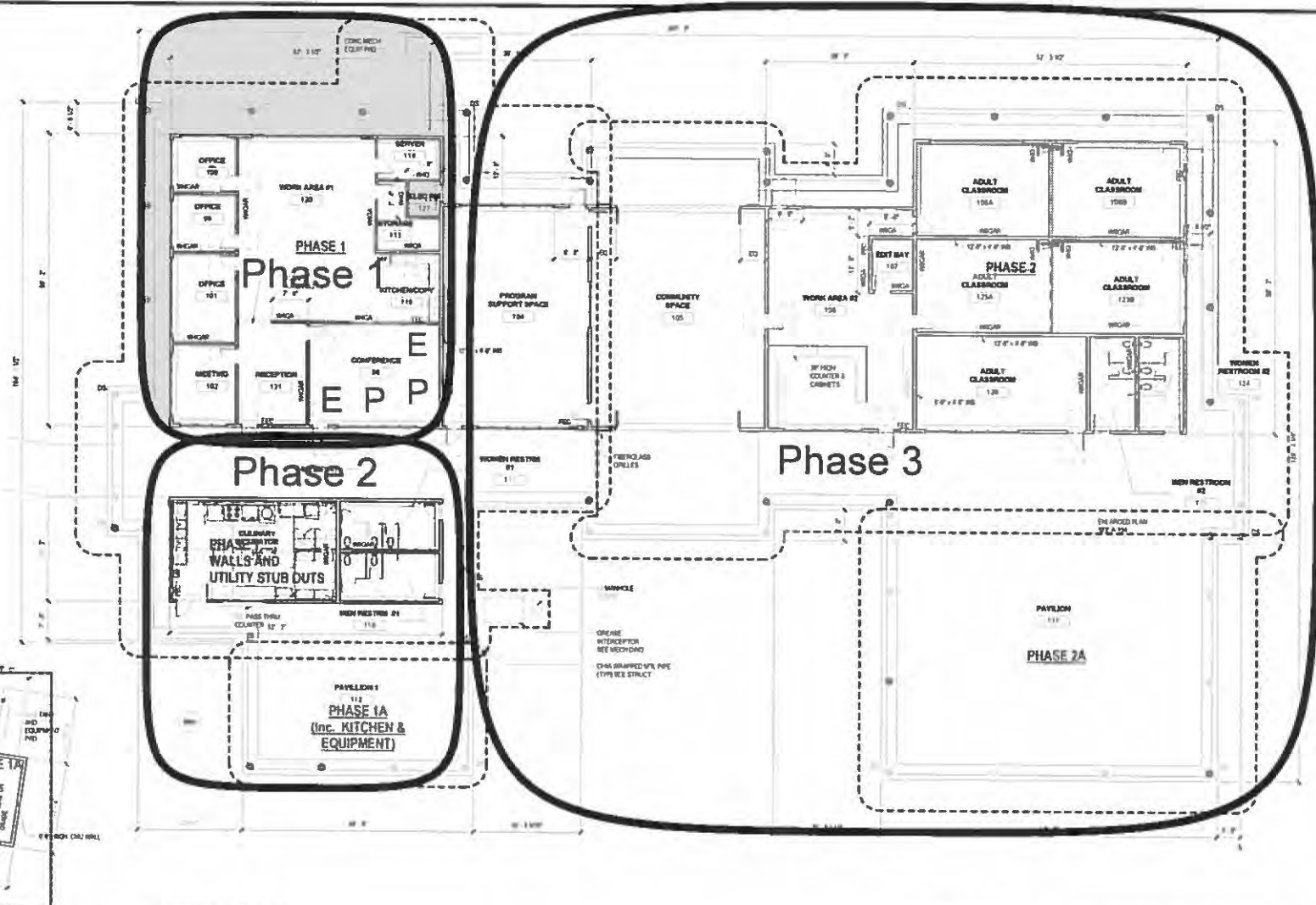
### La'i'opua 2020 & Contractor Tasks Sheet

Preliminary Entitlements & Category Range of Requirements/ Parameters & Milestones  
( Exhibits Available upon Requests)

	Parameters	Requirements	La'i'opua 2020 Project: Milestones & Tasks Completed
Building Site Criteria	Physical parameters required for site development;  <b>Completed</b>	Size/buildable area	L2020 Building TMK 7-4-021:002 Lot B1 (26+ Acres), <b>Ex. A-Site Map</b>
		Slope hazard/soil depth	The site's slope is between 3 %- 15% grade of the property. <b>Ex. B-Topo Map, Ex. B1-Topo Map</b>
		Tsunami and flood inundation	Site location not within the tsunami & flood inundation area. <b>Ex. C- Tsunami &amp; Flood Map</b>
		Lot configuration	<b>Ex. A-COH- Preliminary Subdivision Map Approved</b>
	Operational constraints such as roadways and utilities  <b>Completed</b>	Roadways	Internal roads design complete.
		Water	L2020 has secured 16 water credits for the first phased development for Community Center & Medical Clinic
		Wastewater	Site has sewer credits to the current Sewerage Treatment Plant. L2020 has constructed an interim sewer connection. Permanent sewer connection pending new Ane Keahokaloie Hwy highway construction completion June 2012
		Drainage	Consultants RM Towill to complete drainage report.
		Power and communications	Keanulehu Drive serves the site; <b>EX. C-1 Preliminary Engineering Report Completed</b>
		Pedestrian/alternative transportation accessibility	Pedestrian access and alternative transportation accessibility is planned on Ane Keahokaloie Hwy and mauka makai routes with newly planned roads Site is located within the Transit Oriented Development
Building Site Criteria	Environmental Assessment  <b>Completed</b>	Cultural/archaeological Flora/fauna Air quality/noise Environmental hazards (e.g. hazardous materials)	Federal Environmental EA and Archeological studies complete. No Findings of Significant Impact was determined. Data recovery of site 13207 <b>completed</b> . Botanical Study <b>completed</b> with no impact to flora & fauna, & Soil Survey <b>completed</b> . <b>Ex. Federal- Environmental Review, Ex. E-Archeological Report, Ex. F-Botanical Report, Ex. I Geotechnical/ Soils Survey</b>
	Design  <b>Completed</b>	<b>Community Center Complex</b>	Group 70 International (G70) contracted to complete community center architectural design- <b>Schematic Pre-design complete: DD Document 70% complete</b>
	Design  <b>Completed</b>	<b>Medical Clinic Complex</b>	Sandwich Isles Development/ Arcadia Design (SID) to complete medical clinic design- <b>Pre-design complete</b>
	Grubbing & Grading Permit <b>Pending</b>	County of Hawaii (COH) Plan Approval	COH Plan approval pending County review for first phase development grubbing & grading and infrastructure installation, <i>ie. Sewer, water, electrical, date, parking, roads, landscaping</i>
	Meets sustainable design objectives Ceded land status	Leadership in Energy and Environmental Design (LEED)	Not required, but highly recommended Non-ceded property;
Community Criteria	Governmental/land use Approvals  <b>Completed</b>	State Land Use District	Urban
		County General Plan	Urban
		County Zoning Approved	Zoned Commercial Village- (CV7.5) <b>Ex. G- DHHL Zoning Declaration, Ex. G1 County Zoning Approval, Ex. G2- Final Subdivision Approval</b>
		Special Management Area	Outside SMA area
	Relationship to surrounding community		No displacement of residents Native Hawaiian Community and Surrounding Communities support L2020 vision for the community center program & services.
	Location in relationship to population centers and commercial activity		Site location in increasing populated growth with an estimated 4100 mix units planned for the area. Office & Business centers planned adjacent to Community Center development
Surrounding land uses	Compatibility to adjacent uses or services	A. Police station and cell block is less the 1 mile to site location, and custody transfers present minimal risk. B. Commercial & Retail Services planned-TMK 7-4-021:003 C. County Civic Center D. Regional Park Planned 194 acres E. New Judiciary to start construction by 2020	
Land ownership	DHHL State-owned	State owned; Land transferred to La'i'opua 2020 with a 65 year general lease. L2020 has sub-lease authority <b>Ex. H- L2020 Community Center Lease;</b>	
Cost Considerations	Site acquisition	La'i'opua 2020 receives DHHL License & site control	State DHHL executed 65 year General License with La'i'opua 2020 August 2009
	Demolition of existing structures		No structures exist on the site location
	Required on- and off-site improvements		Site requires on-off site improvements; sewer, water, electric, and data.
	Location in relationship to other support services		Proposed site is adjacent to mixed use commercial property with potential to serve and offer other activities and services.
	Insurance		La'i'opua 2020 has secured insurance for the site

**Exhibit BB**

**G70 Phasing Plan- Phase 3/ ABC Contractor Budget**



1 PHASING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Note: Storage Rm (#113) convert to Unisex Bathroom  
E- Electrical Subout  
P- Plumbing Stubout

STALLS	REQUIRED	PROVIDED
ADA STALLS	2	4
NON-ADA STALLS	1	1
TOTAL STALLS	3	5

**PHASING PARKING COUNT** (EXTERIOR GARAGE FE AND RESTROOMS NOT INCLUDED IN AREA)

PHASE	AREA	PARKING REQUIRED (1 TALL/100 SQ FT)	COMMENTS
1	OFFICE	18	ALL ADA - ALL BE PROVIDED IN FIRST PHASE - 1 FOR ADA - TALL FOR
1	SUPPORT SPACE	5	
1	COMMERCIAL KITCHEN	5	
1A	PHASE 1A	4	
2	PHASE 2	14	
3	PHASE 3	13	
TOTAL	148,732 SQ FT	51 STALLS REQUIRED	TOTAL FOR PHASE 3A = 13 STALLS 75 TOTAL STALLS PROVIDED

Permit Set

GROUP 70 INTERNATIONAL



La'Opua Community Center

**PHASING PLAN**

Author: 201038-01  
Checker: 09/02/2016  
T-105





Phase 3 Budget	
General Conditions with Site Supervisor	270000.00
Site/Parking Lot/Concrete	772200.00
Framing/Siding	529200.00
Roofing/Insulation/Gutters	156600.00
Doors/windows	54000.00
Drywall/Tiles/ Grid Ceiling/Paint	187002.00
Mechanical with Kitchen	290520.00
Electrical	91800.00
Taxes/Insurance/Bond	204291.05
<b>Total</b>	<b>2555613.05</b>

Includes second phase of parking lot	.....772,200.00	est.
Includes finishing the second phase kitchen	.....350,000.00	est.
includes vanilla shell in phase 3 indoor spaces	....1,378,000.00	est.
includes finishing grease trap	.....55,000.00	est.
	<b>Total...</b>	

This is a budget based on preliminary drawings  
 Actual costs may vary depending on final drawings and  
 requirements as well as market conditions at time of construction

**Exhibit C**  
**Project Costs Summary**

## Laiopua 2020 Community Center- Phase 3 Construction Budget

Description	Budget Option 1	Option 2	Option 3	Option 4	50% Funding Cost Share Allocation		
					State GIA	Federal/Private	Total
General Cond	270,000.00	192,000.00	81,920.00				
Parking lot/Site work	525,200.00						
Concrete Pad/Sidewalks	247,000.00	247,000.00	247,000.00				
Framing/Siding	529,200.00	529,200.00	529,200.00				
Roofing/Gutters	156,600.00	156,600.00	156,000.00				
Windows	54,000.00						
Drywall/Ceiling/Paint	187,002.00						
Mechanical Kitchen	290,520.00	479,362.00		479,362.00			
Electrical	91,800.00	91,800.00	91,800.00				
Taxes/Insurance	204,291.00	113,264.00	88,474.00				
<b>Option 1 Total</b>	<b>2,555,613.00</b>				<b>1,277,806.00</b>	<b>1,277,807.00</b>	<b>2,555,613.00</b>
<b>Option 2 Total</b>		<b>1,809,226.00</b>			<b>904,613.00</b>	<b>904,613.00</b>	<b>1,809,226.00</b>
<b>Option 3 Total</b>			<b>1,194,394.00</b>		<b>597,197.00</b>	<b>597,197.00</b>	<b>1,194,394.00</b>
<b>Option 4 Total</b>				<b>479,362.00</b>	<b>479,362.00</b>		<b>479,362.00</b>

**Option 1- GIA \$1,277,806** request represent 50% of the total construction costs to complete Phase 3 Laiopua Communit Center. L2020 shall seek 50% Private/ Federal funds to complete project

**Option 2- GIA \$904,613** request represents 50% the construction of the "shell of the community center facility" to include the completion of the community center commercial kitchen. This does not include the FF&E estimation

**Option 3- GIA \$597,197** request represents 50% the construction cost of the "shell of the community center facility".

**Option 4- GIA \$479,362** request represents the completion of the Community Center Commercial Kitchen.

**Special Note:** Laiopua 2020 submits the above 4 options as a means for the State Legislature to review the potential construction funding option plans that would allow Laiopua 2020 to maximize its funding effort to accomplish as much as possible under the State's limited resources. Most important, the completion of the Community Commercial Center Kitchen is crucial to its sustainability plan that allows L2020 to generate nominal income revenue for the use of the commercial kitchen. Therefore, L2020 at the very leaset seek to complete the kitchen as a priority to generate income as noted under Options 2 and 4

## **Exhibit CC**

### **Kitchen Budget, Equipment Cost Estimate, Plans**



**KITCHEN  
DESIGN & EQUIPMENT**

<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>QTY</b>	<b>Amount Mfg.</b>
1	Refrigeration System	1	\$ 3,723.20 Commercial Cooling
2	Walk In Cooler	1	\$ 11,130.60 Commercial Cooling
3	Cold Storage Room Shelving	4	\$ 1,647.00 Cambro
4	Dry Storage Room Shelving	2	\$ 4,211.84 Cambro
5	Mop Sink	1	\$ 1,456.00 Advance Tabco
6	Water Filter	1	\$ 299.00 CUNO
7	Cube Ice Machine	1	\$ 8,912.80 Hoshizaki
8	Freezer	1	\$ 5,954.00 Continental
9	Wok Range	1	\$ 4,473.30 Jade Range
10	Griddle Range	1	\$ 10,080.85 Jade Range
11	Open Burner Range	1	\$ 8,486.40 Jade Range
12	Convection Oven	1	\$ 18,881.85 Jade Range
13	Hood Fire Protection System	1	\$ 8,476.00 Kidde
14	Stainless Steel Wall Liner	1	\$ 2,080.00 Custom Fabricate
15	Exhaust Hood	1	\$ 5,871.92 Captive Aire
16	Three Compartment Sink	1	\$ 4,303.00 Custom Fabricate
17	Wall Shelves	1	\$ 1,092.00 Custom Fabricate
18	Hand Sink	1	\$ 806.00 Advance Tabco
19	Work Table With Sink	1	\$ 2,899.00 Custom Fabricate
20	Over Shelves	1	\$ 2,548.00 Custom Fabricate
21	Work Table With Sink	1	\$ 2,899.00 Custom Fabricate
22	Work Table	1	\$ 3,120.00 Custom Fabricate
23	Portable Work Table	1	\$ 793.00 Custom Fabricate
24	Coffee Makers	2	NIC-Owner Furnish NIC-Owner Furnish

**Equipment Sub Total \$ 114,144.76**

<b>Crate, Freight &amp; Trucking</b>	<b>\$ 17,040.00</b>
<b>Delivery &amp; Equipment Installation</b>	<b>\$ 22,800.00</b>
<b>Sub Total</b>	<b>\$153,984.76</b>
<b>Tax</b>	<b>\$ 6,415.01</b>

**Total \$ 160,399.76**

**3 years Inflation cost @ 6% \$ 28,442.24**

**Total Equipment Cost \$ 188,842**

**Total Kitchen Construction Cost \$ 290,520 (See Exhibit C- Option 1)**

**Total Kitchen Budget \$ 479,362 (See Exhibit C Option 1,2,& 4)**

**March 11, 2015 Kitchen equipment Estimate**



**Exhibit D**  
**Project Timeline**

## Laiopua 2020 Community Center- Phase 3 Construction Timeline Options 1-4

Options Funding Plan	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	50% Funding Cost Share Allocation		
					State GIA	Federal/Private	Total
<b>Option 1</b>							
State GIA	419,450.00	219,452.00	319,452.00	319,452.00	1,277,806.00		
Federal/Private	219,451.00	319,452.00	519,452.00	219,452.00		1,277,807.00	2,555,613.00
<b>Option 1 Total</b>	<b>638,901.00</b>	<b>538,904.00</b>	<b>838,904.00</b>	<b>538,904.00</b>			<b>2,555,613.00</b>
<b>Option 2</b>							
State GIA	326,154.00	126,153.00	226,153.00	226,153.00	904,613.00		
Federal/Private	226,154.00	226,153.00	426,153.00	26,153.00		904,613.00	1,809,226.00
<b>Option 2 Total</b>	<b>552,308.00</b>	<b>352,306.00</b>	<b>652,306.00</b>	<b>252,306.00</b>			<b>1,809,226.00</b>
<b>Option 3</b>							
State GIA	249,299.00	198,299.00	100,299.00	49,300.00	597,197.00		
Federal/Private	198,299.00	149,299.00	149,299.00	100,300.00		597,197.00	1,194,394.00
<b>Option 3 Total</b>	<b>447,598.00</b>	<b>347,598.00</b>	<b>249,598.00</b>	<b>149,600.00</b>			<b>1,194,394.00</b>
<b>Option 4 Total</b>							
State GIA	219,840.00	169,841.00	69,840.00	19,841.00			479,362.00

**Special Note:** Laiopua 2020 submits the above 4 options as a means for the State Legislature to review the potential construction funding option plans that would allow Laiopua 2020 to maximize its funding effort to accomplish as much as possible under the State's limited resources. Most important, the completion of the Community Commercial Center Kitchen is crucial to its sustainability plan that allows L2020 to generate nominal income revenue for the use of the commercial kitchen. Therefore, L2020 at the very least seek to complete the kitchen as a priority to generate income as noted under Options 2 and 4 Construction Budget Exhibit C.



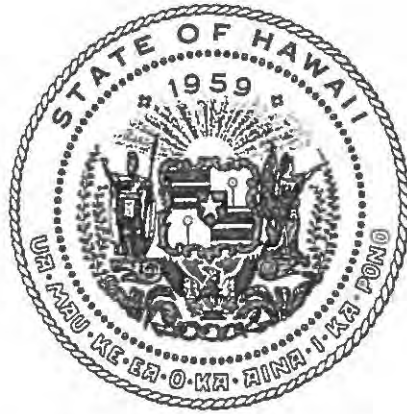
**Exhibit DD**  
**Future Sustainability Forecast Plan**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S		
1	<b>LAIOPUA 2020</b>												1	2	3	4	5	6	7		
2	<b>7 YEAR FORECAST</b>												<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>		
3																					
4	<b>SUMMARY</b>																				
5	<b>REVENUES</b>											<b>TOTAL</b>									
6	Ground Leases												1,956,000	72,000	72,000	312,000	315,600	394,800	394,800	394,800	
7	Incubator Space Rentals												138,600	-	12,600	25,200	25,200	25,200	25,200	25,200	
8	Meeting Room Rentals												359,700	-	32,700	65,400	65,400	65,400	65,400	65,400	
9	Other Business Incubator												84,500	-	9,000	15,100	15,100	15,100	15,100	15,100	
10	Other Revunes												13,800	-	-	-	3,450	3,450	3,450	3,450	
11	GRANTS												1,875,000	500,000	450,000	225,000	225,000	175,000	150,000	150,000	
12	<b>Total Revenues</b>											<b>4,427,600</b>	<b>572,000</b>	<b>576,300</b>	<b>642,700</b>	<b>649,750</b>	<b>678,950</b>	<b>653,950</b>	<b>653,950</b>		
13																					
14	<b>EXPENDITURES</b>											<b>TOTAL</b>									
15	Personnel												1,836,806	172,973	172,973	205,920	321,235	321,235	321,235	321,235	
16	Utilities												876,960	125,280	125,280	125,280	125,280	125,280	125,280	125,280	
17	Travel												50,400	7,200	7,200	7,200	7,200	7,200	7,200	7,200	
18	Insurance												52,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
19	Office Supplies												21,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
20	Capital Campaign												35,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
21	Public Accounting												42,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
22	Janitorial (PT)												144,000	27,000	27,000	27,000	27,000	27,000	4,500	4,500	
23	Landscaper (PT)												50,400	7,200	7,200	7,200	7,200	7,200	7,200	7,200	
24	Physical Plant Maintenance												35,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
25	<b>Total Expenditures</b>											<b>3,144,066</b>	<b>366,153</b>	<b>366,153</b>	<b>399,100</b>	<b>514,415</b>	<b>514,415</b>	<b>491,915</b>	<b>491,915</b>		
26																					
27	<b>NET</b>											<b>1,283,534</b>	<b>205,847</b>	<b>210,147</b>	<b>243,600</b>	<b>135,335</b>	<b>164,535</b>	<b>162,035</b>	<b>162,035</b>		
28																					
29													1	2	3	4	5	6	7		
30	<b>REVENUES</b>												<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>		
31	<b>Ground Lease Rents</b>																				
							Monthly						<b>TOTAL</b>								
32	Medical Center						2.5 acres	6,000	5% inc yr 4				518,400	72,000	72,000	72,000	75,600	75,600	75,600	75,600	
33	Commercial Center						26 acres	20,000	3% incr yr 5				1,221,600		240,000	240,000	247,200	247,200	247,200	247,200	
34	Adult Day Care						15K sf	3,000	open 2024				108,000				36,000	36,000	36,000	36,000	
35	Children Day Care						15K sf	3,000	open 2024				108,000				36,000	36,000	36,000	36,000	
36													<b>Total Ground Lease</b>	<b>1,956,000</b>	<b>72,000</b>	<b>72,000</b>	<b>312,000</b>	<b>315,600</b>	<b>394,800</b>	<b>394,800</b>	<b>394,800</b>
37	<b>Business Incubator Spaces</b>																				
							Monthly						-								
38	8 cubicles 8x6						@ \$150/mo	1,200	open mid 2021				79,200		7,200	14,400	14,400	14,400	14,400	14,400	
39	3 Dedicated Offices 12x10						@ \$300/mo	900	open mid 2021				59,400		5,400	10,800	10,800	10,800	10,800	10,800	
40	<b>Total Business Incubator Rentals</b>											<b>138,600</b>	<b>-</b>	<b>12,600</b>	<b>25,200</b>	<b>25,200</b>	<b>25,200</b>	<b>25,200</b>	<b>25,200</b>		
41																					
42																					

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
1	<b>LAIOPUA 2020</b>												1	2	3	4	5	6	7	
2	<b>7 YEAR FORECAST</b>												2020	2021	2022	2023	2024	2025	2026	
43	<b>Meeting Room Rentals</b>																			
44				SF	Annl Use	Rate	Annual					-								
45		Pavilion A	2500	15	750	11,250						61,875	5,625	11,250	11,250	11,250	11,250	11,250	11,250	
46		Pavilion B	1126	25	450	11,250						61,875	5,625	11,250	11,250	11,250	11,250	11,250	11,250	
47		Board Room.	481	36	125	4,500						24,750	2,250	4,500	4,500	4,500	4,500	4,500	4,500	
48		Meeting Rm 1	600	48	100	4,800						26,400	2,400	4,800	4,800	4,800	4,800	4,800	4,800	
49		Meeting Rm 2	900	36	200	7,200						39,600	3,600	7,200	7,200	7,200	7,200	7,200	7,200	
50		Meeting Rm 3	1100	24	350	8,400						46,200	4,200	8,400	8,400	8,400	8,400	8,400	8,400	
51							47,400	open mid 2018				260,700	-	23,700	47,400	47,400	47,400	47,400	47,400	
52		Special Events - use of all meeting spaces												-						
53				12	1500	18000	open mid 2022					99,000	-	9,000	18,000	18,000	18,000	18,000	18,000	
54		<b>Total Meeting Rooms Rental</b>											<b>359,700</b>	-	32,700	65,400	65,400	65,400	65,400	65,400
55	<b>Other Business Incubator Revenues</b>												-							
56		Printing Services incl color copies											13,500	1,000	2,500	2,500	2,500	2,500	2,500	
57		Entrepreneursip workshop Fees											-							
58		1/mo @ 30@ \$35 per month or \$1,050/mo.											71,000	8,000	12,600	12,600	12,600	12,600	12,600	
59		<b>Total Other Business Incubator Revenues</b>											<b>84,500</b>	-	9,000	15,100	15,100	15,100	15,100	15,100
60	<b>Other Revenues</b>																			
61		Special Events Sales - 3 events per year											Annual							
62		Food & Bev											650	1950		7,800	1,950	1,950	1,950	1,950
63		Merchandise											500	1500		6,000	1,500	1,500	1,500	1,500
64		<b>Total Other Revenues</b>											<b>13,800</b>			3,450	3,450	3,450	3,450	
66		<b>TOTAL REVENUES BEFORE GRANTS</b>											<b>2,552,600</b>	<b>72,000</b>	<b>126,300</b>	<b>417,700</b>	<b>424,750</b>	<b>503,950</b>	<b>503,950</b>	<b>503,950</b>
68	<b>GRANTS</b>																			
69	Unrestricted Capacity Grants																			
70		State OHA ( Office of Hawaiian Affairs)											475,000	125,000	100,000	50,000	50,000	50,000	50,000	50,000
71		DHHL ( Dept of Hawaiian Homes)											475,000	125,000	100,000	50,000	50,000	50,000	50,000	50,000
72		State GIA Grant											700,000	200,000	200,000	100,000	100,000	50,000	25,000	25,000
73		Private Donors											225,000	50,000	50,000	25,000	25,000	25,000	25,000	25,000
74		Contract Administration											-							
75		Other											-							
76		<b>Total Grants</b>											<b>1,875,000</b>	<b>500,000</b>	<b>450,000</b>	<b>225,000</b>	<b>225,000</b>	<b>175,000</b>	<b>150,000</b>	<b>150,000</b>
77		<b>TOTAL REVENUES</b>											<b>4,427,600</b>	<b>572,000</b>	<b>576,300</b>	<b>642,700</b>	<b>649,750</b>	<b>678,950</b>	<b>653,950</b>	<b>653,950</b>
78																				
79																				
80																				
81																				
82																				
83																				
84																				
85																				
86																				
87	<b>EXPENDITURES</b>											<b>TOTAL</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S		
1	<b>LAIOPUA 2020</b>													1	2	3	4	5	6	7	
2	<b>7 YEAR FORECAST</b>													2020	2021	2022	2023	2024	2025	2026	
88							begin 2020		begin 2022												
89	<b>Personnel</b>					Hrly rate	Hrly rate														
90		Executive Director				24	30	49920	62400				411,840	49,920	49,920	62,400	62,400	62,400	62,400	62,400	
91		Controller				21	24	43680	49920				336,960	43,680	43,680	49,920	49,920	49,920	49,920	49,920	
92		Executive Admin				18	21	37440	43680				293,280	37,440	37,440	43,680	43,680	43,680	43,680	43,680	
93								131040	156000				1,042,080	131,040	131,040	156,000	156,000	156,000	156,000	156,000	
94													333,466	41,933	41,933	49,920	49,920	49,920	49,920	49,920	
95							PT& B 32%	172972.8	205920				1,375,546	172,973	172,973	205,920	205,920	205,920	205,920	205,920	
96									begin 2023				-								
97		Director Programming					21		43680								43,680	43,680	43,680	43,680	
98		Director Community					21		43680								43,680	43,680	43,680	43,680	
99									87360								87,360	87,360	87,360	87,360	
100							PT& B 32%		115315.2								-	115,315	115,315	115,315	
101								<b>Total Personnel</b>						<b>1,836,806</b>	<b>172,973</b>	<b>172,973</b>	<b>205,920</b>	<b>321,235</b>	<b>321,235</b>	<b>321,235</b>	<b>321,235</b>
102	<b>Administration Expenses</b>																				
103		Utilities																			
104		Electricity office, Meeting Rms and External							\$7k per month				588,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	
105		Water							\$2K oer month				168,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	
106		Telephone - 12 land lines and internet @ \$100/mo.							\$1,200/mo.				100,800	14,400	14,400	14,400	14,400	14,400	14,400	14,400	
107		Cell Phone 2 phones//Exec Direc and Property Ph							\$240/mo.				20,160	2,880	2,880	2,880	2,880	2,880	2,880	2,880	
108								<b>Total Utilities</b>						<b>876,960</b>	<b>125,280</b>	<b>125,280</b>	<b>125,280</b>	<b>125,280</b>	<b>125,280</b>	<b>125,280</b>	<b>125,280</b>
109		Travel																			
110		Travel - 2 air trip mo. @ \$200 per							\$400/mo.				33,600	4,800	4,800	4,800	4,800	4,800	4,800	4,800	
111		Travel - Rental car, gas , parking, meals							\$200/mo.				16,800	2,400	2,400	2,400	2,400	2,400	2,400	2,400	
112								<b>Total Travel</b>						<b>50,400</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>	<b>7,200</b>
113	<b>Other Administration Expenses</b>																				
114		Insurance																			
115		Preoperty, Liability & D&O											52,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
116		Office Supplies											21,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
117		Capital Campaign & Other Fund Raising											35,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
118								<b>Total Other Administration</b>						<b>108,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>	<b>15,500</b>
119	<b>Professional Services</b>																				
120		Public Accounting - Annual Audit & Tax Returns											42,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
121		Janitorial							\$18/hr. 5hrs per day 300 days				144,000	27,000	27,000	27,000	27,000	27,000	4,500	4,500	
122		Landscaper							\$18/hr. 4hrs per visit 2 per week 50weeks				50,400	7,200	7,200	7,200	7,200	7,200	7,200	7,200	
123		Pahysical Plant Maintenance							estimate as needed				35,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
124								<b>Total Professional Fees</b>						<b>271,400</b>	<b>45,200</b>	<b>45,200</b>	<b>45,200</b>	<b>45,200</b>	<b>45,200</b>	<b>22,700</b>	<b>22,700</b>
125								<b>TOTAL EXPENDITURES</b>						<b>3,144,066</b>	<b>366,153</b>	<b>366,153</b>	<b>399,100</b>	<b>514,415</b>	<b>514,415</b>	<b>491,915</b>	<b>491,915</b>

**Exhibit E**  
**Certificate of Good Standing**



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

LA'I'OPUA 2020

was incorporated under the laws of Hawaii on 03/24/2006 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 09, 2018


Director of Commerce and Consumer Affairs



**Exhibit F**  
**Licenses & Accreditation**

# Certified Nurse Assistant (CNA) Training Program

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 [dir.state.hi.us/labor/etp/program.cfm](http://dir.state.hi.us/labor/etp/program.cfm)

View as Print-Friendly

## @ La'i'Opua Lapa'au Health Academy

### Description

The Certified Nurse Assistant Training Program teaches a curriculum that provides academic, technical, and vocational training in the field of health sciences. The comprehensive curriculum and training is designed to pass the Hawaii State Certification Exam to become a Licensed and Certified Nurse Assistant.

The program overview includes, nursing assistance in long term care, foundations of resident care, understanding your residents, body systems and related conditions, confusion, dementia, and alzheimer's disease, personal care skills, basic nursing skills, nutrition and hydration, rehabilitation and restorative care BLS/First Aid Certifications, rehabilitation and restorative care, and feeding assistant.

**The 2016-2017 Program Schedule Tentatively includes the following Dates:**

- October 16, 2016 thru December 11, 2016 on Sat & Sun 8am to 5pm
- January 8, 2017 to February 26, 2016 on Sat & Sun 8am to 5pm
- March 5, 2017 to April 23, 2017 on Sat & Sun 8am to 5pm
- **Summer Class: June 2, 2017 to July 7, 2017 held on M W F 8am to 5pm**
- August 5, 2017 to September 30, 2016 on Sat & Sun 8am to 5pm
- October 8, 2017 to December 9, 2017 on Sat & Sun 8am to 5pm

(These Class Dates and Times are Subject to Change)

### Credentials Available

CC - Certificate of Completion/Competence

### Cost of Program

\$1350.00 – "Do I have to pay this?"

### Program Duration

#### Total Weeks

8.0

#### Total Hours

130.0

### Program Categories

#### "Green" program?



No

**C3T program?**

No

**APPRENTICESHIP program?**

No

**About This Provider****La'i'Opua Lapa'au Health Academy**

Offering training in **Hawai'i County**

— see all programs from this provider

**Description of School**

Private school providing vocational and technical training in a Certified Nurse Assistant Program.

**Accreditation and/or Licensing Agency**

Certified with the State of Hawaii Department of Health and Human Services.

**Financial Aid Options**

Financial options include payment plans, sponsorship from local agencies, and scholarships which may be available.

**Yes**

This provider is accessible to people with disabilities.

**Yes**

This provider does offer job placement services to its students.

**Contact Information****Contact Person:**

Diana Akao

**Address:**

74-5599 Luhia St. #E5

Kailua-Kona, HI 96740

**Phone:**

(808) 327-1221

**Fax:**

(808) 327-1223

**Email:**

diana.akao@laiopua.org

**Website:**

<http://www.laiopua.org>

**ETP Approval Dates**

Last Approved On: June 30, 2016

Valid Through: June 30, 2017

REQUEST FOR APPROVAL  
OF  
NURSE AIDE TRAINING PROGRAM

REQUESTING AGENCY OR FACILITY INFORMATION

La'iOpua Lapa'au Health Academy

Phone: (808) 327-4325

Name of Facility/Organization

74 5000 Puuhuluhuli St.

Kailua Kona, Hawaii

ZIP Code: 96740

Address (Street, City, State)

Name of Administrator: Craig "Bo" Kahui

CURRICULUM INFORMATION

Name: Gloria DeWeese Title: RN, APRN

Submitted By

I certify that the curriculum information submitted is true and correct, and that subjects are designed to meet requirements for nurse aide training as delineated in the Omnibus Budget Reconciliation Act (OBRA) of 1987 and 1989.

Signed: 

Date: 1-4-2016

(To completed by the State)

- Program approved effective 2/12/16, not to exceed 2/11/18
- Conditions attached.
- Program not approved.
- Deficiencies attached.

Signed: 

Date: JAN 14 2016

RECEIVED

BY: g



## FACILITY AVAILABILITY/REGIONAL TEST CENTER AGREEMENT

This Facility Availability/Regional Test Center Agreement ("Agreement") is entered into between **Prometric Inc.** located at 1501 South Clinton Street, Baltimore, Maryland 21224 (hereinafter referred to as "Prometric") and Kealahou High School located at 74-5000 Puuhuluhuli Street Kailua Kona HI 96740 (hereinafter referred to as "Regional Test Center" or "RTC") for the purpose of utilizing facility space, equipment and supplies for the administration of nurse aide competency evaluation examinations.

### DEFINITIONS

For the purposes of this Agreement, the following terms shall have the meaning indicated below:

**Candidate:** Any individual who receives or takes a nurse aide competency evaluation examination at the RTC.

**Candidate Data:** Any data provided to RTC by Prometric or its client or collected by RTC from a Candidate in connection with this Agreement, including, but is not limited to, personal identification data, test results, test registrations, and any other data about or provided by a Candidate.

**Candidate Testing Fee:** Fee paid by Candidate to Prometric for the opportunity to register to test at the RTC and take a nurse aide competency evaluation examination.

**Examination:** The nurse aide competency evaluation examination comprised of the written/oral (knowledge) test and the skills demonstration portions.

**Item:** A single question or problem that may appear on a nurse aide competency evaluation examination.

**Item Bank:** A pool or group of Items, any one or more of which in combination comprise the nurse aide competency evaluation examination.

**Manual:** Any manual, guidelines or other documentation supplied to the RTC by Prometric (which is either developed by Prometric or a Prometric Client) that addresses the RTC operations, testing policies and procedures, security requirements, or similar information.


**Nurse Aide Evaluator (NAE):** A trained individual provided by Prometric to administer and evaluate the skills demonstration portion of the nurse aide competency evaluation Examination.

**Proctor:** A trained individual provided by Prometric (may be the NAEs) who will be able to access, launch, and proctor the written/oral nurse aide competency evaluation via internet-based testing delivery at the RTC.



**5.10 Entire Agreement.** This Agreement is the entire agreement between the parties and supersedes all prior representations and agreements, either oral or written. The parties may modify or amend this Agreement only in writing.


**PROMETRIC INC.**

By:   
(Electronic Signature)

Date 5/14/2014  
"Effective Date"

Kealakehe High School

*Name of Regional Testing Center*

By:   
7F3083078617431  
*Signature of Authorized Individual*

Title: Executive Director, Laiopua 2020

Date 5/12/2014



**EXHIBIT A  
TO  
FACILITY AVAILABILITY/REGIONAL TEST CENTER AGREEMENT**

**A. Facility Address.**

The physical address of the regional test center referred to in this Facility Availability/Regional Test Center Agreement between Prometric and Kealahou High School is

74-5000 Puuhuluhuli Street

Kailua Kona

HI

96740

**B. Fee.**


Prometric shall compensate RTC for non In-facility Testing candidates only and as follows for its services under the Agreement regarding delivery of the nurse aide competency evaluation IBT written/oral and skills demonstration examinations at RTC's facility. Prometric will remit all fees to the RTC on a monthly basis.


\$12.00 per Skills Demonstration Examination delivered

\$12.00 per Written/Oral Examination delivered

**C. Term.**

This Agreement shall commence on the date of acceptance by Prometric ("Effective Date") and shall be effective for one (1) year. The Agreement shall automatically renew for one year periods on the anniversary of the Effective Date unless otherwise terminated under the terms of this Agreement.

 5/12/2014

 5/13/2014

### Certificate of Completion

Envelope Number: CFE1ED36CD5C4EC8A97A595561787A83  
Subject: La'I' Opuu Lapa'au Health Academy HI CNA Regional Test Center Agreement 2012/W9  
Source Envelope:  
Document Pages: 13  
Certificate Pages: 5  
AutoNav: Enabled  
EnvelopeId Stamping: Enabled

Status: Completed

Envelope Originator:  
Mary Wilkinson  
1501 S Clinton St  
Baltimore, MD 21224  
mary.wilkinson@prometric.com  
IP Address: 63.95.218.254

### Record Tracking

Status: Original  
5/12/2014 1:09:12 PM PT

Holder: Mary Wilkinson  
mary.wilkinson@prometric.com

Location: DocuSign

### Signer Events

Craig "Bo" Kahui  
drgilagan@gmail.com  
Security Level: Email, Account Authentication (None)  
Electronic Record and Signature Disclosure:  
Accepted: 5/12/2014 2:41:01 PM PT  
ID: 4d58dead-3751-4fbb-8f24-8ab5a7598ecb

### Signature



Using IP Address: 72.253.141.218

### Timestamp

Sent: 5/12/2014 1:11:29 PM PT  
Viewed: 5/12/2014 1:31:16 PM PT  
Signed: 5/12/2014 2:53:15 PM PT

Sent: 5/12/2014 2:53:17 PM PT  
Viewed: 5/13/2014 8:51:11 AM PT  
Signed: 5/13/2014 8:52:12 AM PT

Mary Wilkinson  
mary.wilkinson@prometric.com  
Prometric  
Security Level: Email, Account Authentication (None)  
Electronic Record and Signature Disclosure:  
Accepted: 3/29/2013 10:47:49 PM PT  
ID: 591489c7-eaf7-4cfb-9be6-a8de90ec58f0



Using IP Address: 63.95.218.254

Michael Sawicki  
TestCenterContracts@prometric.com  
VP and Assistant General Counsel  
Security Level: Email, Account Authentication (None)  
Electronic Record and Signature Disclosure:  
Accepted: 1/30/2012 8:43:27 AM PT  
ID: a976fc3a-c9c6-48ce-89ac-bf0d9be5ff70



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Sent: 5/13/2014 8:52:15 AM PT  
Viewed: 5/14/2014 8:01:33 AM PT  
Signed: 5/14/2014 6:01:38 AM PT

### In Person Signer Events

Signature

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### Editor Delivery Events

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### Agent Delivery Events

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### Intermediary Delivery Events

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### Carbon Copy Events

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Diane Zambor  
testcentercontracts@prometric.com  
Security Level: Email, Account Authentication (None)

**COPIED**

Sent: 5/13/2014 8:52:15 AM PT  
Viewed: 5/14/2014 6:02:15 AM PT



Diana Akao &lt;diana.akao@laiopua.org&gt;

**HLSP - Approved Institution 2016-2017**

1 message

Virginia Parish &lt;viparis@alulike.org&gt;

Fri, Jul 1, 2016 at 9:32 AM

To: "diana.akao@laiopua.org" &lt;diana.akao@laiopua.org&gt;

Aloha,

Thank you for sending the requested documents to update your file. We are pleased that we will be able to collaborate together for program year 2016-2017. Our updated educational list for Fall 2016 will indicate the approved status for the training program.

If you have any updates, please provide us with a copy as soon as possible to continue your current status with us. Your update is appreciated as expired licenses and/or out-of-date information may affect your enrolled student's Hana Lima Scholarship eligibility status.

As a reminder the Hana Lima Scholarship provides financial assistance to students participating in a vocational or technical education program for occupations that can provide a "living wage." This scholarship is available to students in vocational programs that lead to a specific segment of employment.

Effective August 1, 2016, the Hana Lima Scholarship Program Fall 2016 applications will be available on our website at [www.alulike.org](http://www.alulike.org) and at the Oahu Main Office of ALU LIKE, Inc. during regular business hours (M-F, 8 am to 4:30 pm, closed on most holidays) located at 2969 Mapunapuna Place, Suite #200, Honolulu, HI 96819.

Feel free to contact our Program Manager, Keone Kamauoha at 535-6745 / [kokamau@alulike.org](mailto:kokamau@alulike.org) or our Program Specialist, Wesley Blackstad at 535-6724 / [weblack@alulike.org](mailto:weblack@alulike.org) if you have any questions.

Mahalo,

Ginny

*Virginia Parish**Virginia Parish (Ginny) - Kā Ipu Kā'eo - Admin. Assistant II**Career and Technical Education Department**Native Hawaiian Financial Assistance Programs**2969 Mapunapuna Place, Suite 200, Honolulu, HI 96819**Ph. 808.535.1323 - Fax. 808.524.1884 - Email: [viparis@alulike.org](mailto:viparis@alulike.org)*

**Exhibit G**  
**Support Letters**





# ALAKA'I ACADEMY

CHILD DEVELOPMENT CENTER

Craig "Bo" Kahui  
Executive Director  
La'i'Ōpua 2020  
74-5599 Luhia Street #E5  
Kailua Kona, HI 96740

Letter of Support  
for the

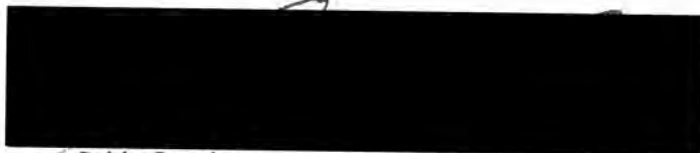
## La'i'Ōpua Community Center PROJECT

I, the undersigned, confirm on behalf Alaka'i Academy my interest in taking part of the La'i'Ōpua community development initiative. I understand that the proposed housing development surrounding the Community Center Project will bring about a surge in residents to the area. The meeting with Bo Kahui helped me comprehend La'i'Ōpua 2020 visionary design for a sustainable and culturally sensitive approach to community enlargement and improvement.

The increase in population will require a number of community based services, including childcare and early learning opportunities for children. Alaka'i Academy operates a premier Child Development Center, and currently serves families and children in North Kona. Alaka'i Academy aims to develop leaders from an early age and strive to provide an environment where children can thrive.

I therefore fully support this initiative. I encourage other community providers, legislators and donors to join this project and wish every success to the La'i'Ōpua Community Center project Board, as well as commend them for the accomplishment of the proposed work thus far.

Mahalo Nui



Pablo Penaloza  
President

**William P. Kenoi**  
Mayor



**Walter K.M. Lou**  
Managing Director

**Randall M. Kurohara**  
Deputy Managing Director

## County of Hawai'i Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • (808) 961-8211 • Fax (808) 961-6553  
KONA 74-5044 Ane Keohokalole Hwy., Bldg. C • Kailua-Kona, Hawai'i 96740  
(808) 323-4444 • Fax (808) 323-4440

August 24, 2015

Subject: La'i'ōpua 2020 Community Center Development plan


Aloha,

As Mayor of the Island of Hawai'i and on behalf of our West Hawai'i residents, I'm submitting this letter to you in full support of La'i'ōpua 2020 and the work that they are continuing to do to build a modern day pu'uhonua, or safe place to serve the native Hawaiian community of La'i'ōpua and surrounding Kona communities.

The County of Hawai'i is committed to working together with La'i'ōpua 2020 and their partners to ensure that the people of Kealakehe Ahupua'a have all the resources they need to build a strong, healthy, vibrant community. That commitment is embodied in the Ane Keohokalole Highway, which was completed to alleviate and mitigate traffic congestion ensuring safe travel for the families of the area. We are also a part of the Kealakehe community ourselves, with the West Hawai'i Civic Center bringing county government services together in one place for the first time in Kona's history.

The effort and perseverance of La'i'ōpua 2020 has come to fruition in projects like the West Hawai'i Community Health Center, now providing critical medical and dental care to the community. We look forward to continuing to support La'i'ōpua 2020 in their endeavors to further build the community.

Aloha



**Billy Kenoi**  
MAYOR

William P. Kenoi  
Mayor



Clayton S. Honma  
Director

Kenneth J. Van Bergen  
Deputy Director

## County of Hawai'i

### DEPARTMENT OF PARKS AND RECREATION

101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720

(808) 961-8311 • Fax (808) 961-8411

<http://www.hawaiicounty.gov/parks-and-recreation/>

August 24, 2015

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

**Subject: Hawai'i County Department of Parks and Recreation Support for La'i 'Ōpua 2020 Community Center Development Plan**


Aloha Mr. Kahui,

Mahalo to you and La'i 'Ōpua 2020 members for having the vision and dedication to create a modern pu'uhonua or safe haven through your 2020 Community Development Plan that calls for a multi-purpose community center, recreation complex, and medical center. When completed, this project will improve the quality of life for West Hawai'i residents by helping to meet their social, educational, recreational, and medical needs.

The progress that's been made toward achieving your grand vision is very impressive and a testament to your commitment, perseverance, and hard work. The recent opening of medical and dental facilities makes much-needed care available to Villages of La'i 'Ōpua residents and the larger West Hawai'i community.

The Hawai'i County Department of Parks and Recreation remains dedicated to working with community members who share our mission to provide a wide variety of recreational programs and services with excellence, integrity, and aloha. The Department is proud to support the La'i 'Ōpua 2020 Community Center Development plan. We look forward to partnering with La'i 'Ōpua at its proposed athletic facilities that will benefit generations of West Hawai'i keiki, families, and kūpuna.

Sincerely,

  
Clayton S. Honma  
Director



**REPRESENTATIVE NICOLE LOWEN**  
HAWAII STATE CAPITOL  
415 S. BERETANIA STREET # 425  
HONOLULU, HAWAII 96813

August 24, 2015

To Whom It May Concern:

As the State Representative for House District 6, I would like to provide this letter of support for La'i 'Opua 2020. The vision of La'i 'Opua is to create a community center facility which will include health and child care services; recreational and educational programs; and a variety of other programs to foster community engagement and greatly expand the opportunities available to nearby residents. La'i 'Opua 2020's goal is to create a place of wellness, safety, unity and, ultimately, a better quality of life for the Kona community.

This vision has already taken root with the construction and recent opening of a new location of the West Hawaii Community Health Center at the La'i 'Opua site on land that has generously been made available by the Department of Hawaiian Homelands. The construction that is currently completed also includes the foundation for the community center that will be built in the future. La'i 'Opua 2020 has been successful in securing funding from both State and County governments, and has leveraged these funds to bring in additional federal dollars. They have demonstrated their ability to work with community members and organizations to achieve common goals. Clearly, leadership both on Hawaii Island and across the State support the goals of La'i 'Opua and recognize this organization's ability to bring its vision to fruition. I have confidence that any funds granted to this organization will be put to their best use to improve the community.

I strongly support the vision of La'i 'Opua and urge others to do the same.

Sincerely,

A solid black rectangular box redacting the signature of Representative Nicole Lowen.

Representative Nicole Lowen  
House District 6

Representative Nicole Lowen · District 6 · Vice Chair, Committee on Energy & Environmental Protection, and Vice Chair, Committee on Ocean, Marine Resources, & Hawaiian Affairs  
415 S. Beretania St., Room 425, Honolulu, Hawaii 96813 · (808) 586-8400

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

SHAN S. TSUTSUMI  
LT. GOVERNOR  
STATE OF HAWAII



JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96809

September 1, 2015


Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

Dear Mr. Kahui:

Subject: DHHL Letter of Support

The Department of Hawaiian Home Lands (DHHL) is pleased to offer this letter of support to La'i 'Ōpua 2020. DHHL has supported the work and vision of La'i 'Ōpua 2020 to create the modern day Pu'uhonua that is articulated in its 2012 master plan. The realization of this vision will help to serve and better the conditions of the native Hawaiian beneficiaries of the Hawaiian Home Lands Trust. DHHL congratulates La'i 'Ōpua 2020 on its recent completion of the West Hawaii Community Health Center and looks forward to the future achievements of this community-based organization.

Me ke aloha,

  
Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission



## West Hawai'i Hui Laulima

75-1666 Kalani Street, Suite 104  
Kailua-Kona, HI 96740  
(808) 331-8777

20 August 2015

Re: Support of Hawai'i Island La'i'opua 2020 (L2020) Program


The Hui Laulima (which translates to "groups working together") is a consortium of West Hawai'i's major health and human service providers, faith-based groups, community associations, businesses, government and concerned individuals. It was formed in September 1999 to encourage collaboration particularly around matters affecting West Hawai'i's youth and families. There are over 50 organizations and individuals in the Hui.

L2020 represents a "building of quality life" to meet the needs of Kona Coast residents, both Native Hawaiian and surrounding communities residing in the greater Kealahou community. Many people have worked tirelessly to plan, develop, and build while securing financial assistance. The work is not done yet.

Continued efforts to move forward with "reorganizing and building a new business plan and fund development" are necessary and the Hui and all of its partnering agencies will continue to commit to working together to support this endeavor.

We need your help and ask for your financial support.

Sincerely,

  
Linda Semple, Executive Director  
West Hawai'i Hui Laulima



*Lifting the Nation*

*Hui Mālama Ola Nā 'Ōiwi  
Native Hawaiian Health Care System*

**BOARD OF DIRECTORS**

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**ADMINISTRATION**

*50 Kūiahoala Avenue, Suite A-3  
Hilo, HI 96720  
(808) 969-9220  
(808) 961-4794 fax  
[www.huimalamoolanona.org](http://www.huimalamoolanona.org)*

**HILO OFFICE**

*(808) 969-9220  
(808) 961-4794 fax*

**KAUAI OFFICE**

*(808) 926-9700  
(808) 929-9744 fax*

**KONA OFFICE**

*(888) 323-3618  
(888) 323-2096 fax*

**PĀHOA OFFICE**

*(808) 963-5321  
(808) 963-5327 fax*

**WAIHEA OFFICE**

*(808) 883-0489  
(808) 887-0581 fax*

*Your Native Hawaiian partner  
in healthy living!*

La'i'Ōpua 2020  
Craig "Bo" Kahui  
74-5599 Luhia Street, #E-5  
Kailua-Kona, Hawai'i 96740

08/26/15

Subject: La'i'Ōpua 2020 Support

Aloha e Bo,

Hui Mālama Ola Nā 'Ōiwi, the Native Hawaiian Health Care System for Hawai'i Island, expresses deep and on-going support for La'i'opua 2020, and the creation of a modern day Pu'uhoonua. La'i'Ōpua 2020 will provide much needed services via their multi-purpose community center, recreation complex, and medical center for the residents of the Kealakehe and West Hawai'i communities.

Hui Mālama Ola Nā 'Ōiwi (Hui Mālama) provides health enhancement, disease prevention, and wellness services to Native Hawaiians on Hawai'i Island. Although Hui Mālama targets Native Hawaiians, all individuals of our communities are invited for services. Hui Mālama is a 501(c)(3) non-profit agency established under the Native Hawaiian Health Care Improvement Act. Native Hawaiians face immense health issues, especially in the areas of obesity, hypertension, diabetes, cancer, and heart disease. The mission of Hui Mālama is to provide culturally sensitive disease prevention and health enhancement services to address these health disparities, and enhance the quality of life of our Native Hawaiian people and all people of our island community. Hui Mālama Health Enhancement Services are free to all individuals, and provide a comprehensive health education, management, and monitoring program. The program includes education and on-going monitoring, outreach services, case management, and transportation services.

Hui Mālama Ola Nā 'Ōiwi is committed to working with La'i'Ōpua 2020 to enhance the lives of our Hawaiian children and families, and bring much needed services to the Villages of La'i'Ōpua Hawaiian Homestead Community. Our collaboration will help to provide social, educational, recreational, cultural, and medical services and programs for the Villages of La'i'Ōpua Hawaiian Homestead Community, the surrounding neighborhoods, and the West Hawai'i region.

Please feel free to contact me at (808) 969-9220 if you have any questions.

'O wau iho no,



Michelle Malia Hiraishi  
Executive Director



## KAMEHAMEHA SCHOOLS®

August 25, 2015

La'i'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, Hawai'i 96740

Subject: Support for La'i'Ōpua 2020


Aloha mai kākou:

Kamehameha Schools (KS) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealakehe by La'i'Ōpua 2020. KS also considers this to be an opportune time and encourages others to come alongside the collective effort to strengthen this important community resource. Given that West Hawai'i is designated as a medically underserved community, it is awe-inspiring to see the new medical and dental facility come to fruition, filling a long-standing gap. It is also very exciting that the organization is now moving forward with the community center. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawai'i.

As an organization also dedicated to the well-being of Native Hawaiian children and families, KS values our relationship with La'i'Ōpua 2020 and is confident that our partnership will continue to develop in the years to come. We are proud to have contributed to the success of the Certified Nurses Aide Program and will continue to fund more scholarships in the coming year. We believe in La'i'Ōpua 2020's mission and work so much so, that we plan to explore more ways that we can partner with them for two main reasons: (1) to support La'i'Ōpua 2020's plan towards organization sustainability, and (2) to better impact our West Hawai'i communities via KS services and programs.

As a Hawaiian community living in the beautiful but rugged, dry lands of Kekaha, La'i'Ōpua 2020 sets an example for not only how to survive but thrive as *kanaka maoli*. Their efforts to achieve a healthy physical, emotional, mental, and spiritual space at Kealakehe are inspiring and will prove to be a worthwhile investment.

Me ka ha'aha'a,

  
Thomas Ka'eo Duarte  
Vice President  
Community Engagement and Resources Group

cc: Board of Trustees  
Livingston "Jack" Wong, CEO  
Jamee Miller, West Hawai'i Regional Po'o

567 South King Street • Honolulu, Hawai'i 96813-3036 • Phone 808-523-6200

*Founded and Endowed by the Legacy of Princess Bernice Pauahi Bishop*





**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION  
**KEALAKEHE HIGH SCHOOL**  
74-5000 PUOHULUHULI STREET  
KAILUA-KONA, HAWAII 96740  
PHONE: (808) 327-4300 • FAX (808) 327-4307

October 20, 2015

Craig "Bo" Kahui, Executive Director  
La'i'Opua 2020  
74-5599 Luhia Street  
Kailua Kona, HI 96740

Subject: Support for Workforce and Vocational Training Partnership

Aloha Mr. Kahui

Over the last 5 years, La'i'Opua 2020 and Kealakehe High School have worked together to bridge our relationship and through your concerted efforts, La'i'Opua 2020 has brought additional resources to our campus to deliver STEM and cultural curriculum utilizing the Kau I Ka Malie Center.

Over the years, La'i'Opua 2020 has helped with the Kealakehe High School - CEPA courses in which graduating seniors needed additional credits to graduate. Your organization assisted our seniors in earning the necessary credits for graduation.

La'i'Opua 2020 has our continued support to assist in the delivery of the new workforce and vocational training initiatives developed by La'i'Opua 2020. In fact, over the past 16 months, La'i'Opua 2020 has been conducting the highly successful Certified Nursing Assistant Program.

Therefore, I'm in full support of the development of workforce development and vocational training programs to include the Carpenter's Apprentice program on Kealakehe High School. More importantly, we will provide your Carpenter's Apprentice program access to the schools resources to include, but not limited to the CTE- Building and Construction Workshop and the new Computer Assistant Design Lab- (CAD Lab).

*If you need assistance understanding this document,  
please contact the principal of the school your child is attending.*

**AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER**

On behalf of Kealakehe High School, Staff and Students, we appreciate your continued support to bring additional educational and vocational training opportunities to our campus and surrounding communities.

Sincerely,

A large black rectangular redaction box covers the signature area.

Wilfred F. Murakami  
Principal

CC:



# KONA ADULT DAY CENTER

P.O. BOX 1360  
KEALAKEKUA, HI 96750  
(808) 322-7977

October 5, 2015

La'i'Opua 2020  
74-5599 Luhia St. #E-5  
Kailua-Kona HI 96740

Subject: Support for La'i'Opua 2020

Aloha mai kakou:

Kona Adult Day Center (KADC) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealakehe by La'i'Opua 2020. Given that West Hawai'i is designated as a medically underserved community, it is awe inspiring to see the new medical and dental facility come to fruition, filling a long standing gap. La'i'Opua 20/20 will provide much needed services via their recreation complex, medical and dental center and multi-purpose center including an adult day center, child day care and a center for the Developmentally Challenged. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawai'i.

Kona Adult Day Center has partnered with La'i'Opua 2020 to open an Adult Day Center in their facility. We have been serving the West Hawaii community for 27 years from the Kealakekua site. It is our mission to provide social and recreational programs and activities that enable impaired adults to experience feelings of belonging, friendship, acceptance, accomplishment and independence in a caring and secure social environment. In the new facility we will be able to serve more people. As the Kona coast grows so should our accessibilities to services.

The Kona Adult Day Center supports La'i'Opua 2020 and their efforts to achieve a healthy, physical, emotional, mental and spiritual space at Kealakehe are inspiring and will prove to be a worthwhile investment.

Ma ke aloha

Executive Director

*"We extend the quality of life for your family"*  
[www.konaadultdaycenter.com](http://www.konaadultdaycenter.com)



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
560 N. NIMITZ HWY, SUITE 200  
HONOLULU, HAWAII 96817

29 September 2015

Aloha,

I would like to lend my kāko'o, my support, to this great effort. La'i'ōpua 2020 (L2020) is a bright spot for our Kona community. The medical and dental facilities have been completed. Also, the County of Hawaii has issued the Certificate of Occupancy for the facilities. Now, West Hawaii Community Health Center is providing much needed services to the broader West Hawaii community.

The project has completed approximately 70% of the community center design documents which will host numerous programs and services. One of the most positive points of this project is that it intends to include a workforce development and business incubation center. This is something that I strongly support.

Currently, L2020 conducts several programs including Hawaiian language, Aquaponics, Hydroponics, a Financial Literacy program in partnership with Hawaiian Community Assests, Certified Nursing Assistant program and computer training courses. All of these programs are already strengthening the abilities of the West Hawaii community.

I encourage continued support of L2020 and welcome any questions you may have. Please feel free to contact me at [robertl@oha.org](mailto:robertl@oha.org) or call my office at (808) 594-1855.

Aloha,



Trustee Robert K. Lindsey, Jr.  
Chair, Board of Trustees



## The Senate

STATE CAPITOL  
HONOLULU, HAWAII 96813

December 7, 2015

Re: Support for La'iohua 2020

Aloha,

It is my pleasure to provide my strong support for La'iohua 2020 and the work that they continue to do in our community. I have expressed my support for La'iohua 2020 in the past years and will continue to support all of their efforts to serve not only the native Hawaiian community of La'iohua, but also its surrounding Kona communities.

As a state legislator and a physician, I have seen the benefits that our communities have received through projects such as the West Hawaii Community Health Center which provide critical medical services to our people, as well as the benefits we will receive from a modern day Pu'uhonua.

I believe that the people of West Hawaii can continue to benefit through the commitment and efforts of La'iohua 2020, and I will continue to offer my full support in their mission to provide access to healthcare and better our communities.

Sincerely,

  
Josh Green

State Senate

3<sup>rd</sup> District



# West Hawaii Community Health Center

Board of Directors December 4, 2015

## Officers

Nellie Medeiros,

President

Paola Pagan,

Vice President

Jean Gray

Secretary

Vernon Bieraugel,

Treasurer

Craig "Bo" Kahui, Executive Director

La'i'Opua 2020

74-5599 Luhia Street

Kailua Kona, HI 96740

Aloha Bo,

## Members

Earl Betts

Brett Carey

JoAnn Freed

Joan Gannon

Ed Haisuka

Pete Hoffmann

Jay Kreuzer

Bruce Makarewicz


Eugene Yap

West Hawaii Community Health Center is pleased to support La'i'Opua 2020 to create a "modern day pu'uhooua" (area of safety and peace) which will ensure the existence of adequate health care, social services and recreational infrastructure for our ohana. The focus is to provide and implement social, educational, recreational, cultural, and health care programs for the people of the Kealakehe ahupua'a and the nearby communities of north Kona.

With the recent completion of the West Hawaii Community Health Center – Kealakehe facility this summer, the focus of La'i'Opua 2020 has shifted to planning, designing and implementing the construction of a multi-purpose community center and important recreational complex. Once complete the L2020 initiative of its *modern day pu'uhooua* will redefine how the residents of West Hawaii live, work, play and learn and bring about a new quality of life for today and future generations to come.

West Hawaii Community Health Center and La'i'Opua 2020 share the same mission of dedication to the health and well-being of our island residents, recognizing that the health of each individual results in having a healthy community. We value the partnership we formed 8 years ago with La'i'Opua 2020 and look forward to supporting and continuing our partnership wholeheartedly. We are confident La'i'Opua 2020 will bring to completion our shared vision of a "modern day pu'uhooua" in Kealakehe, North Kona.

Sincerely,

  
Richard J. Taaffe  
Chief Executive Officer

**Exhibit H**  
**Community Newsletter**

# Na Leo O La'i'Opua



**Spring is in the Air**

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**Call VOLA Office**  
MTTF 9-12  
355-8689 for help  
**Call L2020**  
M-F 8-5p at  
327-1221 for assistance

## **VOLA Seeks Commission Help for DCCRs, Complaints, and Enforcement**

At the May 22, 2017 DHHL Commission meeting in Waimea HI, the Villages of La'i'Opua Association & members and La'i'Opua 2020 presented several issues concerning the Homestead and Lessees.

VOLA Homesteaders attended the meeting to discuss community issues and concerns related their neighbors or their homes. Testimony before the DHHL Commission included neighboring animals, parking and processing of PV systems.

Testimony and complaints were voiced of neighboring dogs running loose and concerns about parking..

The complaints and testimony before the DHHL Commission included the lengthy process for the Commission to approve and act on Photo Voltaic installation systems on beneficiary rooftops. In fact according to one testimony that because the VOLA RFI had not included the details of the installation on the VOLA RFI form, it delayed the process. However, according the testimony, the information was attached. Following the testimony, the DHHL Commission approved the petitioners RFI to install the PV system.

However, VOLA Director and DCCR Chair- Bo Kahui and President Dora Aio-Leamons, testified that these and other complaints were a pre requisite for the need of a dedicated West Hawaii-Kona Office to serve our growing community and to address our community concerns and complaints.

The DHHL West Hawaii- Kona Office will allow community concern's such as complaints, enforcement and to process RFIs in a more timely and efficient manner.

The current DHHL West Hawaii Office located in Waimea provides the acting land Supervisor to be at the VOLA Office only twice a month every 2nd and 4th Wednesday.

Kahui noted that VOLA Resolution 11092016 issued to the Commission in Nov. 2016, by the VOLA Board noted the increased housing plan for the Villages of La'i'Opua will "undoubtedly require the need for better and effective management allowing the DHHL agency to better respond to the needs of our community by placing a DHHL office in Kona . Pau

## **VOLA Member Malani DeAguiar is Pa'u Queen**

Villages of La'i'Opua homesteader Malani DeAguiar was the 2017 King Kamehameha Pa'u Queen. She has taught at Hawaii Preparatory Academy, Honaunau School, Konawaena Middle School, University of Hawaii at West Hawaii and at private schools in Hilo. She holds a master's degree in education and currently works for Kamehameha Schools as an education program manager. A longtime teacher of Hawaiian language, DeAguiar gained inspiration from her great-grand aunt, Mary Kawena Pukui, author of the definitive "Hawaiian Dictionary" published in 1957.

Malani DeAguiar is also an "inspirational speaker and she will be the keynote speaker for the Women in Transition workshop at Palamanui Community College on Saturday June 24th.

DeAguiar believes that "you have to live Aloha in order to teach it." Malani DeAguiar also sings in the Hawaiian group for the Hula Ministry at Mana Christian Church in Waimea every Sunday.

The VOLA Association Board acknowledges Ms Malani DeAguiar for her contribution in the Hawaiian Language and as a "inspirational leader in our community.

**Mahalo Malani, Mahalo Ke Akua**







**Bo Kahui, La'i'Opua 2020  
Executive Director**

*"Our Failure is the Department's (DHHL) failure. Our success is the DHHL's success"*



**HB 451, CD1 will affect new  
homestead Ohana— R. Samoa**

**HOUSE BILL 451 -LEGISLATION REDUCING  
BLOOD QUANTUM FOR SUCCESSORS PENDING**  
Who will be affected by the legislation that reduces blood quantum for SUCCESSORS?

This new legislation, House Bill 451 (HB451, CD1) only affects LESSEE beneficiaries of the Hawaiian Homes Commission Act, 1920, as amended (HHCA). Today, there are nearly 10,000 LESSEES living in Homestead communities across the State. The requested change in HB451 would allow these LESSEES to designate a spouse, child, grandchild, brother or sister who is at least 3/125% Hawaiian to SUCCEED to the lease. In other words, it would reduce the current required blood quantum from 25% to 3/125%.

**What is this new legislation that reduces blood quantum for successors?**

Currently, Section 209 of the HHCA provides that a spouse, child, grandchild, brother or sister of the LESSEE who is at least 25% Hawaiian can SUCCEED to the lease. If the US Congress approves this new legislation (HB451, CD1), the LESSEE could pass their lease to a spouse, child, grandchild, brother or sister with a blood quantum of 3/125%. **When will this new legislation (HB451, CD1) take effect?**

The process to enact a bill requires many steps and is not guaranteed. Although, the Hawaii State Legislature just passed this bill, the Governor must sign the bill by July 11, 2017. It is expected that the Governor will sign HB451. Thereafter, HB451 will be submitted to the Department of Interior (DOI) for review. In addition, HB451 requires the consent of the United States Congress.

The probable length of time for the consent of the United States Congress is undetermined. To be clear, however, until the legislation re-

ceives Congressional consent, Section 209 of the HHCA still requires that a spouse, child, grandchild, or sibling of a LESSEE be of no less than 25% Hawaiian ancestry to succeed to the lease in question.

**THIS BILL HAS NOT TAKEN EFFECT YET AND THERE IS NO GUARANTEE IT WILL**  
**Why was this legislation proposed?**

The Department of Hawaiian Home Lands (DHHL) receives many requests from LESSEES in older homestead communities to reduce the blood quantum requirement for SUCCESSORS or individuals who can SUCCEED to a homestead lease upon the death of a LESSEE. The reason LESSEES have been asking for this reduction in the blood quantum for SUCCESSORS is the simple fact that their descendants are lacking the required 25% blood quantum. As these communities experience a dilution of the blood quantum due to inter-racial marriage, aging, etc. they risk losing the homestead lease that has been within the family for several generations. This legislative amendment will provide DHHL LESSEES with greater flexibility and the opportunity to retain homestead leases within their families.

**Does this new legislation apply to applicants?**

No, it does not, HB451 only applies to LESSEES. This legislation DOES NOT change the present requirements for those wishing to apply for DHHL leases. An APPLICANT must be:  
1) At least 18 years of age; AND  
2) A native Hawaiian (i.e., of no less than 50 percent Hawaiian ancestry).

In contrast to the option of lease succession for certain family members at only 25% Hawaiian ancestry, all SUCCESSORS to lease applications must be of no less than 50% Hawaiian ancestry (i.e., requirements mirror those of the application process). Pau

## **Kamakana Village Update: Options for Wait Listed Beneficiaries**

Aloha Kakou,

We, Interstate Realty Management, wanted to bring you this update on Hale Makana O'Hana and Hale Makana O'Kupuna. Hale Makana O'Hana (family apartment community with no age restrictions) is on schedule, which means with no construction delays we will move residents in as early as September. Because of the volume of interested parties and to avoid long lines we will be doing a lottery to create a waiting list. If you are receiving this email you will be notified when and how to be placed in the lottery which will be held in June.

If you already have a section 8 housing choice voucher you will apply exactly like all other interested parties.

Hale Makana O'Kupuna (senior rentals where the head of household must be 62 or older) is also moving along brilliantly. We hope to move our first residents in November. Please note, you may join the lottery for both communities.

OHCD, the local public housing authority, already held their lottery for the 35 project based voucher apartments. These are section 8 vouchers that belong to the apartment, not the resident.

We are currently seeking an experienced maintenance supervisor. Additional open positions is an assistant community manager. Experience with real property management software, section 42 and section 8 experience helpful. We are a great company to work for, please send resumes and tell your friends about our community for live and work. Send resume to:

**Interstate Realty Management 1475 Linapuni St. Office 100, Honolulu, HI 96819**

***Expect more communication soon!***

***Sincerely,***

***Brandon Hegland, Director***

***Interstate Realty Management***

## La'i'Opua 2020 initiates construction for Phase One of the Community Center

In June 2016, La'i'Opua 2020 initiated the NMTC deal with two Community Development entities— Chickasaw Nations Community Development Entity and Wells Fargo Bank Community Development Entity. Both Community Development Entities entered into a contract with La'i'Opua 2020 (L2020) to allow L2020 to utilize its assets to qualify for “gap funding” to help fund the initial Phase 1 construction of the La'i'Opua Community Center.

L2020 Consultants Pacific Growth Associates (PGA) Tamar Defries and former DHHL Deputy Bobby Hall both helped L2020 apply, process and secure the NMTC funding. L2020 and Partner West Hawaii Community Health Center (WHCHC) consolidated their combined assets to initiate the first NMTC transaction for the construction of the WHCHC medical clinic. Both L2020 and WHCHC assets total over \$21M qualifying the partnership for \$7.5M in capital for the medical & dental center construction. The medical & dental center opened in April 2015 and continues to serve VOLA and neighboring communities.

For a second time, PGA is assisting L2020 for another NMTC funding to provide L2020 and the VOLA Community with “GAP FINANCING” to initiate the construction of Phase 1 of the 13,000 sq. ft. community center building.

Phase one \$1.5M NMTC funding will construct the estimated 3,000 sq. ft. office spaces with 2 conference rooms, and reception area. L2020 current programs and services will operate out of this facility until additional funding is secured to complete the additional 10,000 sq. ft..

While the Chickasaw Nation CDE and Well's Fargo CDE are committed to L2020's vision and plan, L2020 needed DHHL Commission the to approve the financing for NMTC plan. L2020 Board members, community leadership from Kailapa Homestead Association, and Kapolei CDC, attended the DHHL Commission meeting on Oahu expressing support for the Villages of La'i'Opua Association and La'i'Opua 2020 for the New Market Tax Credit financing initiative.

On January 24, 2017 following a comprehensive workshop for DHHL Commissioners and support testimony from community leaders, and former Governor Neil Abercrombie, the DHHL Commission at its regular monthly meeting held in Kapolei, Oahu approved La'i'Opua 2020's request to the “reassignment of lease, partial Cancellation, Amendment and Reinstatement of the lease in connection with the New Market Tax Credit (NMTC) financing plan. *L2020 sends its appreciation to Tamar Defries and Bobby Hall for assisting L2020 to complete the NMTC financing plan.*

## State Approves \$500K Grant for Phase Two Building

The 2017 State of Hawaii Legislature approved \$500,000 for the Second Phase of the new Community Center facility located adjacent to the West Hawaii Community Health Center.

The 2017 State \$500K Grant In-Aid “Capital Improvement Project Grant” provides for the construction of Phase Two to include the public bathrooms, community kitchen, and pavilion.

The current Phase one Community Center civil

construction will be completed by mid June 2017. Once the civil work is concluded, Artistic Builders Corporation (ABC) will begin the building construction which should commence after June 26, 2017.

Coordinating the Phase One building construction to include Phase Two will save the project time and costs. L2020 Executive Director Bo Kahui has submitted a request to the Governor's Office for the immediate release of the grant funding to initiate Phase Two build.

Phase One Civil Construction: Parking Lot near completion





## **L2020 Pressures State & DHHL to Support Water project.**

*In November 2014*, La'i'Opua 2020 in cooperation with USDA Rural Utilities Service and Hawaii Rural Water Association conducted a community wide survey qualifying VOLA for Federal USDA funding of up to 45% the project cost to develop a well & water source for VOLA and the future housing plan.

*January 2015 & 2016*, La'i'Opua 2020 (L2020) sought the State Legislature to provide \$12.5M to support the construction of a well that would sufficiently support DHHL's housing and community park plan; support L2020's community facilities development to include a aquatic center, community gym, Kupuna & Keiki intergenerational Daycare facility, and Social Service Center. In both years, Sen. Green initiated legislation, but with no results. L2020 had met with numerous Legislators including the Senate and House leadership but to no avail.

*Since May 2016*, La'i'Opua 2020 had sought the support of Department of Hawaiian Home Lands (DHHL) to provide the necessary funding to initiate the development of the "North Kona Water Source Development"

for more native Hawaiian Housing, Community Park- Village 4, Community Facilities, and for economic development for the 26 acre commercial center. L2020 Executive Director submitted a development plan which was "taken under advisement", meaning DHHL was not going to consider the request. L2020 continued to place the water project as a top priority for the VOLA Community and for economic opportunities relating to the commercial center development for revenue generation to support the social, educational, recreational, medical and cultural programs and services for the residents of VOLA and surrounding communities. DHHL has not released any funding for the water plan for VOLA to date

*January 2017*, L2020 resubmitted its request to the State and DHHL. The State Legislature did not provide DHHL or L2020 with any funding for the North Kona Water Source Development. L2020, County Water Supply, the Land Owner, and DHHL will continue to work together to bring the much needed water source for native Hawaiian Housing, economic self sufficiency and self determination. L2020 will be seeking other sources until the next year. Pau

## **Mayor Kim Meets with L2020 & WHIPAC for Water Project**

*On May 12, 2017*, Mayor Harry Kim met with La'i'Opua 2020 Executive Director Bo Kahui, West Hawaii Parks and Athletic Corp Board Chair- Walter Kunitake, DWS- Engineer- Kurt Inabe, District 8 Councilwoman Karen Eoff, and Staff- Wendy Baez, DPW- Director Frank De Marco, and COH Finance Director Collins Tomei.

Bo Kahui opened the meeting with a brief update of the scope of the project impacts and noted the water project is needed for more housing which is Mayor Kim's top priority. In addition, the water project benefits the

County providing much needed water for the Kealakehe Regional Park and add to the County's water "redundancy plan" to sufficiently support West Hawaii residents. The Mayor took the proposal under advisement.

However, 8th District Councilwoman Karen Eoff submitted an amendment to the Council Budget to include some funding for the water project. On Wednesday May 24, 2017, Councilwoman Eoff added \$2.6M to the Capital Improvement (CIP) budget for the North Kona Water Project.

The CIP would require Mayor Kim to release this funding. **Mahalo to Karen Eoff in supporting our community.**

## **VOLA Kupuna Passes; Moses "Moke" Regidor (no picture) was 80 years old, born Dec 25, 1935**



**George Abraham Place, 94**

George Abraham Place, 94, of Kailua-Kona died April 5, 2017, at his residence. Born in Ualapue, Molokai on Oct. 29, 1922, he was a retired shipwright at Pearl Harbor Naval Shipyard. He was a sport fisherman, U.S. Army veteran and a member of the American Legion.

**Jesse Kunewa, 81**

Jesse "Captain Aii" Kealii Kamakaila O Kamehameha Kunewa, 81, of Kailua-Kona died March 12, 2017, at Kona Community Hospital. Born Sept. 16, 1935, in Kailua-Kona, he was a charter boat captain, fisherman, luau entertainer, coconut weaver, tour guide and past member of the Royal Order of Kamehameha and the Merrie Monarchs.



## **Habitat for Hawaii West Hawaii Blitz Build Update**

The housing crisis currently facing the State and Island of Hawaii becomes a greater challenge to combat every day. One organization that is taking this challenge head-on is Habitat for Humanity West Hawaii, who is celebrating their 15<sup>th</sup> year of building safe, decent, and affordable homes for local families!

The biggest project coming up for Habitat West Hawaii and the Villages of La'i'Opua is the Blitz Build in September from Sept. 12<sup>th</sup> to the 23<sup>rd</sup>. Habitat West Hawaii, along with 10 local families, thousands of volunteers, and hundreds of generous local businesses, will be building 10 homes in just 10 days! This will be Habitat West Hawaii's largest project to date, and also will have the largest impact on the community.

Habitat West Hawaii is currently looking for people who would like to volunteer; not just in construction, but to help with registration, hospitality, set-up and clean-up, and transportation.

"Swinging a hammer will not be the only way to help out with the Blitz Build," Executive Director Patrick Hurney says. "We are going to need so many people that will be willing to pick-up and serve the food, set-up and clean-up the work sites, help us sign-in volunteers – it's going to take everyone to make it a success."

Habitat West Hawaii also needs local businesses to join as partners to donate food, drinks, water, and ice, to make sure that the volunteers stay healthy and safe as they work together to build 10 families a new beginning.

Interested individuals and businesses can visit [www.habitatwesthawaii.org/sign-up](http://www.habitatwesthawaii.org/sign-up) to learn more and to register as volunteers, or to fill out a form to make a donation. Community Relations Coordinator Amanda MacIntosh may also be contacted for more information, or for any questions at [amanda@habitatwesthawaii.org](mailto:amanda@habitatwesthawaii.org).

### **VOLA Board wants your help to assist our Kupuna and new residents of La'i'Opua Villages**

The Villages of La'i'Opua Board wants to establish a team of volunteers to represent the VOLA Association and do its part to Support Habitat for West Hawaii and welcome our new families to our community. The Habitat Blitz Build will need volunteers in many areas.

***Sign-up Today or call Bo Kahui at 327-1221***

**Below are beneficiaries, friends, family, VOLA Board, and Habitat Staff & Board members at Blessing of Lots Selected**



## Queen Kaahumanu Hwy 106 Consultation held May 23rd

Federal Highways Administration (FHWA), the State of Hawaii Department of Transportation (HDOT), National Parks Service, OHA, Villages of La'i'Opua Association, and several native Hawaiian organizations convened on Tuesday May 23rd to discuss mitigation measures related to the encroachment of several trails and sites along the Queen Kaahumanu Hwy corridor mauka and makai of the highway alignment.

Makani Hou o Kaloko Honokohau Pres. Fred Cachola responded to the FHWA and HDOT to further discuss and record specific mitigation measures related to the sites. In addition, other mitigation measures already included in the project include Ahupua'a Sign markers, highway landscaping, interpretive signage for trails, UH-Hilo outreach programs to native Hawaiians and communities, a terrain model of the lands of Kekaha, and an underpass feasibility study to connect the historic trails mauka to makai. Pau



Kupuna Cynthia Nazara representing the Civic Clubs at the Queen Ka'ahumanu Hwy 106 Consultation hearing

## DKI-Saddle Road Public Hearing Held May 17th

Federal Highways Division and State Highways Division held a public hearing on May 17th related to the improvements and extension of the Daniel K. Inouye (DKI) Saddle Road Highway.

The meeting was held at the Waikoloa Middle School and it was well attended by many of whom reside in Waikoloa. The DKI Saddle road extension has three highway alignment options. The options were presented to the group and discussed and testimony received by the HDOT and FHW Divisions.

The plan/ proposed extension will begin at the Mamahaloa Hwy. Route 190 and the DKI junction. All of the proposed option alignments begin at the junction of Mamahaloa and the DKI Hwy.

DKI Task Force member & VOLA Board Director Bo Kahui attended the meeting. Kahui noted how important it was to "safely connect our East and West families". Recent fatalities on the highways were honored during a moment of silence.

Human and mechanical failures have lead to the recent highway fatalities. The improvement of the DKI Saddle Hwy on both the East and West side of the Hawaii Island will undoubtedly make it safer for all motorist .

The cost for the DKI Saddle Road highway improvements are estimated between \$63 - \$74M depending on the options. This will include a proposed "over-pass" over Mamahaloa Hwy. For more information, go to the link: <https://flh.fhwa.dot.gov/projects/hi/saddle-ext/>



## L2020 Continues with Certified Nursing Assistants Program

The CNA program has flourished to continue providing health care pathways for our graduates. Currently, our graduates have been employed and/or pursuing higher education in various medical fields.

Demands for CNA's have provided our program to strive for excellence in seeking qualified candidates to train under our rigorous and intensive curriculum. Background checks, drug testing, TB, MMR and letters of recommendation, along with an interview and compass test are basic requirements of the program. Employers are seeking candidates with compassion and understanding while working under strenuous conditions as a qualified and certified CNA.

We are recruiting for our on going classes. Scholarships and tuition waivers are available as we continue collaborate with Goodwill Industries- First to Work Program, Workforce Development and Alu Like. Lastly, we seek the community's continued support for public and private funding in promoting our candidates' success.



## Next CNA Course Schedule

- August 5, 2017 to Sept . 30, 2017
- Sat & Sun Classes
- 8:00 am till 5:00 pm



**Deadline to apply for the next CNA Course is July 19, 2017**

**If interested, apply Online at: <http://laiopua.org/cna-program>**

(To obtain further information about the program please call the La'i'Opua 2020 Office: 327-1221.)

## L2020 Continues Aquaponics & Harvest Second Crop

The vision of La'i'Opua 2020 is to be a leader in the community to provide solutions to Hawaii's independence for food and energy. Hawaii's dependence on fossil fuel for electricity and import food products makes Hawaii Island vulnerable to external conditions that create an insecure environment for the future of our island State .

La'i'Opua 2020's aquaponics program is a first step in a series of programs intended to initiate a sustainable long range plan for the introduction of Aquaponics Farming creating a certification criteria to qualify certified candidates for land and business opportunities.

The recent harvest yielded an estimated 250-325 Lbs. of lettuce. La'i'Opua 2020 wants to express our sincere thanks to Saul Brecher for his timely contribution to our aquaponics program by introducing his Biology class students to aquaponics. Many thanks to the County of Hawaii and Children's Defense Fund for providing funding to the Aquaponics program.

### **Kealakehe Students Harvesting Second Lettuce Crop**



**La'i'Opua 2020 is seeking a site manager for the Aquaponics program. If you're interested Call 327-1221.**



# Kealakehe HS Korner

## **News From Kealakehe High School:**

La'i'Opua 2020 continues to partner with Kealakehe High School in delivering Children's Defense Fund programs. Programs will include Haleo-Hawaiian Language, Robotics & STEM program, Aquaponics Training, Student C.N.A instructional program, ACT & SAT prep courses and more....

- ◆ CDF & L2020 Support Stem Robotics Program. KHS Instructor Justin Brown invested in two digital printers that allow engineering students to create computer generated design products for numerous application or art design pieces. L2020 & CDF purchased additional equipment and student kits for STEM learning. The STEM summer program will offer hands-on digital tools to create new and innovative ideas.
- ◆ L2020 & CDF sponsored CEPA Credit Recovery are helping our Opio to make-up course credits to graduate. KHS Instructor completed the CEPA course and was instrumental for our Opio to graduate.
- ◆ Native Hawaiian Senior students may apply for college tuition scholarships with La'i'Opua 2020 and Kealakehe HS. Contact VP Tammy Furrer, 808-960-8036.

## **CDF Receives Hui O Hanohano Class Report**

The goal of the Children's Defense Fund (CDF)- Hui Hanohano program was to introduce students to Hawaiian language and culture studies. Classes were held each Monday, Tuesday, Thursday, and Fridays from Jan,16, 2017 through May 4<sup>th</sup> at Kealakehe and Konawaena Elementary Schools.

Hawaiian Studies & Language: The most successful part of the program was introducing Hawaiian language into the elementary schools and middle school for the first time in history. The least successful was not having enough time to work with each grade level daily and only having them one time a week. The main obstacles we encountered was mixing up students too many times, and older kids with younger kids slowed down the process in teaching.

What were some opportunities encountered?

For all locations, the school asked how they could work a Hawaiian language teacher into their daily school curriculum to teach for the school year. Several of the teachers were asked if they would consider working at the school. We also received a request from parents about how they could learn Hawaiian language as well

Please share one or two success stories.

The first success story was about children who came to the Hawaiian language program and asked how they could learn Hawaiian language at home ,and with their parents. Also, parents followed up with questions and resources. Another success story was of students who did not miss the Hawaiian language and studies class always would ask for certain teachers because they had more questions about what they learned.

How has participation in this program changed your instructional practices?

All teachers spoke fluent Hawaiian and had attended immersion schools as well as worked in immersion schools only. Therefore, teaching non-speaking students helped instructors create interactive lesson plans that were dynamic for kids to learn the language and have more engaging lessons for comprehension. How could this program have been improved?

The best improvement would be a combination of all class subjects so together children would leave the program with a full comprehensive understanding of the after school program.

What lessons have you learned that could be used to improve the upcoming summer program?

The best improvements for the summer program would be by teaching the same students 4 times a week and also having students for age appreciate classes.

***Mahalo to Kumu Leinaala Fruen and the Hui O Hanohano Instructors.***

## DHHL Housing Plan Approved—Rent to Own Option Pending

DHHL Housing Plan was approved by the DHHL Commission at the recent Commission meeting held on May 22, 2017 in Waimea, Hawaii.

The Housing Plan includes many goals and objectives. Goal #5 will provide housing capital to construct 118 units in Village 4 to provide affordable “rent to own” options for native Hawaiian beneficiaries.

DHHL Land Development and Planning Divisions selection of a developer to build 118 units in Village 4 is nearly complete. The procurement started in March 2016. Many on the wait list have expressed interest in the project.

The “rent to own” option will be available for those that qualify and meet the income criteria for eligibility.

The Village 4 development of 118 homes will not include the community parks. Since 2000, the Villages of La'i'Opua Association has been waiting for a community park.

The Department of Hawaiian Homes Lands did not have the sufficient water units to build the 4 acre Village 4 Community Park. The Villages of La'i'Opua Homestead Association Board will convene in June to discuss how to bring the community park to fruition. Pau!

## Villages of La'i'Opua Association Notices

### Liens Placed on Lessees

La'i'Opua Board Treasurer Kapua Baker's financial report was reviewed by the Board. The Board was concerned of the high amount of dues in arrears since the last report in May 2017 to the Board.

Last month the Board had requested DHHL to initiate processing notices to all lessees who are delinquent in their dues exceeding \$500.

Also, The VOLA Board rescinded the Aloha Collect Policy and Procedures for seeking late and delinquent dues. The VOLA Board suspended the Aloha Collect Policy to review the effectiveness and repayment plans. Please be advised that additional legal fees and costs will continue to accrue if you don't pay your dues

At the recent HHL Commission meeting on May 22, 2017 in Waimea and the HHL Commission acknowledged this problem and will send letters to delinquent members.

The VOLA Board asks for your cooperation. For assistance contact the office at 355-8689 to process your payments.

**Mahalo**

### Illegal & Abandon Vehicles

VOLA Board would like to inform the membership of illegal and abandoned vehicles.

The Association rules require all vehicles have a proper vehicle registration certificate and safety check. Your vehicle shall be in compliance with the County vehicle registration ordinance for your vehicle to be valid and operational with in the Villages of La'i'Opua.

The Board requests your cooperation to properly register your vehicles. In addition, if your vehicle is inoperable, we seek your support to dispose of your vehicle to rid the community of any abandon vehicles.

The Association Board will begin a process to establish a procedure to effectively address abandoned vehicles, un-permitted vehicles, illegal parking, illegal vehicles as provided in the homeowner's association Declaration, Covenants Conditions and Restrictions.

In addition, parking on sidewalks are illegal and unsafe for our Kupuna and Keikis. The Board takes this seriously and will take action for non-compliance. The Villages of La'i'Opua Association Board thanks you for your cooperation and would like to extend its assistance to all members.

For assistance call the office at 355-8689

### DCCR Rules & Violations

The Villages of La'i'Opua Association Board encourages all lessees to review your new Declarations, Covenants, Conditions, and Restrictions (DCCR) for our Village Association. A copy of the DCCRs can be obtained at the VOLA office or call the office to receive a copy by email.

The VOLA Board DCCRs keep our community safe and to maintain the *esthetic & monetary* value of our leasehold properties.

While the VOLA Association Board is responsible for the management of the association, each homestead member including their Ohana, extended Ohana and friends must take responsibility for their Kuleana and inspire your neighbors to make our community a place to be proud of.

The VOLA Board will make changes to its enforcement and procedural protocols to address DCCR violations, will be working with the Management Company—Associa to improve compliance and enforcement. If you have any questions, call the VOLA office 355-8689

**Mahalo**



*Villages of La'i'Opua Association  
Community Garage Sale*

**Saturday & Sunday  
June 24th & 25th  
8:00 to 3:00PM**



**The Villages of La'i'Opua Association  
Community Wide Garage & Yard Sale is an  
opportunity for all Association members to sell their crafts, wares,  
unwanted appliances, computers, tools, building materials, clothes,  
etc.....**

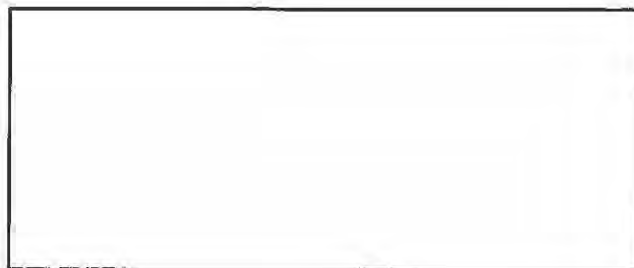
*Please post your signs directing traffic to your thoroughfare or street.  
As a reminder, please collect your signs after the garage and yard sale event.*

**Mahalo & Good luck with your sales!!!**

**Villages of La'i'Opua Association  
74-5100 Haleolono Street, Kailua Kona, HI 96740**

**PRESORT STANDARD  
U.S. POSTAGE PAID  
KAILUA-KONA, HI  
Permit no 235**

**Return Service Requested**



**"NA LEO O LA'I'OPUA"**

***The Voice of La'i'Opua***

***June 2017***

VILLAGES OF LAIOPUA ASSOCIATION  
**NA LEO O LA'I'OPUA**

## DHHL Seeks Input for Water Admin Rules While L2020 Water Project Stalls

On July 1, 2017 at 6:00pm, DHHL Planning Division held a community meeting in Keaukaha, Hawaii regarding rules related to water systems under DHHL.

VOLA Director Bo Kahui attended the meeting to understand how the admin rules would impact the current proposal by La'i'Opua 2020 Holualoa Water Development (HWD) Plan. According to Kahui, the meeting was more about water systems under the control of DHHL which has little to do with the L2020 HWD Plan because once the HWD well is developed, the water system will be dedicated to the County.

The Village of La'i'Opua and surrounding communities need water source. Over the last 4 years, La'i'Opua 2020 has worked diligently with State, Federal, and private partnerships to bridge our funding for water, the community center initiative, and the funding capacity for programs and services.

To date, L2020 have constructed a 1500 sq. ft Kau I Ka Malie Multi Media Technology & Cultural Center and partnered to construct and build an 11,000 sq. ft medical & dental facility. This water source project is no different, as L2020 will continue to move forward to bring

this water project to fruition. Kahui noted that La'i'Opua 2020 is a beneficiary nonprofit corporation serving native Hawaiians in the Villages of La'i'Opua and the neighboring communities in West Hawaii, and seeking this water initiative is another way to contribute to all communities. Also, the current 2017 Hawaii Island waitlist had the highest applicants in the state with 14,806 and 5,766 waiting for residential homesteads. In addition, State Department of Human Services 2013 Utilization Report noted Hawaiians/ Part Hawaiians were second most highest ethnic group homeless at 29% while Caucasian were at 41% on Hawaii Island. These factors above qualifies VOLA for water.

Also, the Villages of La'i'Opua Association has been waiting for a community park since 2000 and without water the park cannot be constructed. The Village children currently play in the streets which are dangerous.

As a final note, in 2015, the Villages of La'i'Opua (Homesteaders) Association Board adopted a resolution in support of the La'i'Opua 2020 water development project and submitted the VOLA Board's request to the DHHL to provide funding support for the La'i'Opua 2020 HWD water development project. *As a result, DHHL has budgeted \$1M for water well development in Kona.*

### VOLA Member Express Concerns of County's Homeless Encampment at Village 9

The Villages of La'i'Opua Association (VOLA) annual meeting was held on Wednesday September 13, 2017 at the Kaniokale Community Center. Due to a lack of quorum the annual meeting was moved to December 6, 2017 at 5:00pm.

In the meantime, the meeting continue and there was heavy discussion on the County of Hawaii's proposed plan to move the "Kekaha encampment at old industrial to Village 9 which is located 1/3 up of Kealakehe Parkway from Queen Kaahumanu Hwy.

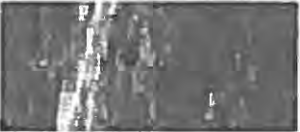
VOLA members was disappointed over the County's planned to move the homeless shelter next to the Regional Park and below

the Hawaiian Homestead Villages. Many felt they were not consulted. Native Hawaiian beneficiaries voiced their concerns to include proximity of the homeless shelter to the Villages; potential devaluation of property values; Security of the Park users. County's Homeless Administrator— Lance Niimi has held several meetings with community organization including the West Hawaii Parks and Athletic Corporation (WHIPAC) organized to establish parks and recreational facilities in West Hawaii and the Kealakehe Regional Park.

On June 6, 2017 WHIPAC met with Mr. Niimi and the WHIPAC Board unanimously agreed not to endorse the Homeless encampment next to the Kealakehe Regional Park. *See page 3 for the next VOLA Annual Meeting.*



*Lehua Blossoms*



#### Inside this issue:

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- VOLA & L2020 Board Seeking Board members 2
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- C.N.A Classes in Jan. 6
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- Community Garage Sale Nov. 18th & 19th 8



VOLA Office Open  
 Mon., Tues., Thurs. Fri. - 9-12.  
 Call 355-8689  
 \*\*\*\*\*  
 L2020 Office Open  
 Mon.-Fri. 8am-5pm  
 Call 327-1221

**OHA & DHHL offer "No Funding for La'i'Opua 2020" capacity and operations.**

Page 2



**Bo Kahui, La'i'Opua 2020 Executive Director**

*"Seeking funding for the project gets more difficult each year as demand and competition rise for these limited resources"*

**Funding OK'd- \$500,000 for Community Center Phase 2**

In January 2017, La'i'Opua 2020 once again submitted several grant proposals to the 28th State Legislature to support the continued community facilities development in the Villages of La'i'Opua.

On behalf of the organization and community, Executive Director Craig "Bo" Kahui applied for two Grant In-Aid initiatives including \$2.99M grant to begin the building construction for the Community Center plan; Second L2020 applied for a \$199K Operation Grant-In Aid to support and assist La'i'Opua in its daily operations.

"This 2017 Legislative year was as best we could have anticipated, noted Kahui. "We had to compete

with other nonprofits and DHHL. And L2020 grants were indirectly affected by DHHL request for Operation and Administration funding following the State Court ruling in the Nelson case in which the Court ruled that the State of Hawaii were Constitutionally mandated to provide "adequate funding for the administration of DHHL.

L2020, VOLA, and Homestead Associations across the State will need to seek DHHL guidance in the procurement of the State Grants provided to numerous homestead association across the State for various community projects to include community centers, environmental studies, health facility, recreation centers, and water infrastructure for a agricultural projects.

The State Legislature approved \$500,000 in Capital Improvement grant for the construction of Phase 2 of the La'i'Opua Community Center. The La'i'Opua Community Center is a 13,000 sq. ft. facility to provide services for education and vocational training. In addition Phase 2 will includes public bathrooms and a community kitchen. The modest certified community kitchen will further enhance L2020's capability to provide the community access to a certified kitchen and support the community for special events, such as Luau, Weddings, etc.....

L2020 has started Phase One construction of the community center which will be home to La'i'Opua 2020's Office, Villages of La'i'Opua Association, and Hawaiian Community Assets.

**VOLA and L2020 Recruiting for New Board Members**

**Village of La'i'Opua Association Board is recruiting for volunteer Board members.**

**Qualification include the following:**

- Must be a VOLA Lessee
- Be passionate and committed
- Lessees, Wait list Applicants, Successor OK
- 18 or older are welcome
- Candidates with professional background or experience welcome
- Willing to serve 3 year term
- Previous Board experience preferred, but not required
- Willing to attend monthly meetings
- Work as a Team Member and Independently
- Application available at VOLA Office

**La'i'Opua 2020 Board is seeking volunteers to serve on the L2020 Board:**

**Qualification include the following:**

- Must be a native Hawaiian
- Lessees, Wait list Applicants, Successor OK
- 18 or older are welcome
- Candidates with professional background or experience welcome
- Willing to serve 3 year term
- Previous Board experience preferred, but not required
- Willing to attend monthly meetings
- Work as a Team Member and Independently
- Attend Community Meetings
- Application available at L2020 Office

## VOLA Annual Meeting

**Why:** Association lessees to meet and discuss issues concerning the Association, Association Budget, future of housing development on Homestead lands, Community facilities development plan, Commercial Center Development,

**Who:** Lessees & Your Ohana

**When:** Wednesday December 6th

**Where:** Kaniohale Community Center

**Time:** 5:00 - Open House/ Food  
6:00 - Annual Meeting

Plan to be there or send the Board your proxy; For More Information Call

**Call 355-8689**

**Charlene Wolske at  
Kona Coast Resort as  
the winner of last year's  
2016 'proxy' !**



Compliments of VOLA's Associa Manager  
**Lovette Llantos**



This is to remind all owners whom have **not submitted** their proxy form so we may establish quorum (>50%).  
Please review the Formal Packet and the second attachment labeled Proxy Form.

### FREE ONE WEEK VACATION STAY

Just send in your proxy by Monday, December 4th or attend in person at the  
Annual Meeting on December 6, 2017

And your name will be entered in a drawing for a 1 week stay at a Luxury Resort in  
KONA or VEGAS. VALUED AT \$1,500

**CONGRATULATIONS TO LEE AND CHARLENE WOLSKE FOR WINNING 2017  
VACATION STAY JUST BY TURNING IN THEIR PROXY  
SO TURN IN YOUR PROXY ASAP**

**Dates subject to availability. Offer expires on December 31, 2018.**

**Not transferable. Airfare/transportation not included.**

You may opt to mail, email or fax in your proxy form

Please complete, sign/date the form

Mail: 75-169 Hualalai Rd. Kailua-Kona, HI 96740

Email: [yesenias@associahawaii.com](mailto:yesenias@associahawaii.com)

Fax: [808-326-2486](tel:808-326-2486)

**Deadline to turn in proxy is December 4, 2017.**

**ANNUAL MEETING: December 6, 2017 @ 5:00 PM**

**CALL TO ORDER: 6:00 PM**

**NOTE: PRIZE WILL BE AWARDED ONLY IF A QUORUM IS REACHED AND THE ANNUAL MEETING IS HELD**

# VOLA 2017 General Election Notice

## VOLA General Meeting & Elections Notice

The Villages of La'i'Opua Association (VOLA) will hold its Annual General Elections & Association meeting on Wednesday December 6, 2017. The VOLA Board will review 20107-18 VOLA Association Business, review the approved 2017-18 Budget. Membership proxies and nomination's papers are provided for your convenience in this newsletter issue. Also, forms are located in the VOLA office. Proxies must be submitted seven days before the elections. VOLA Board encourages all lessees to attend and review the 2017 VOLA Budget and programs, and nominate and elect your representative (Lessee) to serve on the VOLA Board.



Submit your Nominations no later than 5:00PM, Monday October 25, 2017

All Lessees shall receive a VOLA election ballot on or before November 3, 2017. All returned ballots shall be postmarked or received at the VOLA office no later than 5:00 PM, Monday November 20, 2017.

Any questions regarding the 2018 VOLA elections, call Bo Kahui at 355-8808.

## VOLA Nomination Form

### 2017 Villages of La'i'Opua Association (VOLA) Board Elections

#### Wednesday December 6, 2017

**VOLA WRITE-IN NOMINATION FORM:** If you nominate a person, that person must be a VOLA Lessee willing to serve on the VOLA Board for a 3 year term. Deadline for nominations must be postmarked and or received at the VOLA office by the VOLA Board Secretary no later than 5:00PM, Monday October 25, 2017.

**There are two vacancies this year.**

**PLACE YOUR NOMINATION(S) IN THE LOCKED SUGGESTION BOX AT THE VOLA OFFICE**

Lessee's Name	Address	Lot#

Deadline to submit your VOLA Election Ballot is no later than **Monday November 20, 2017 at 5:00PM**. Elections results will be announced and posted at the VOLA Community Center Wednesday December 6, 2017 at 5:30PM at the VOLA Annual Membership meeting.

The written statement of any owner soliciting nominations shall be limited to black text on white paper, shall not exceed one single-sided (8 1/2" x 11") page, indicating the owner's qualifications to serve on the Board or reasons for wanting to receive proxies. Such requests and written statements must be received at the office of the Managing Agent, Associa Hawaii, at 75-169 Hualalai Road, Kailua-Kona, Hawaii 96740, or fax (808) 326-2486 no later than 4:30 p.m., Friday November 3, 2017.

Board of Directors Villages of La'i'opua

## **VOLA Board attend DHHL DCCR Meeting in Honolulu**

On September 23, 2017, the Villages of La'i'Opua Board of Directors Karlene Cox, Mellany Bean, and VOLA DCCR Chair Bo Kahui attended the DHHL supported conference to discuss, deliberate, and provide suggestions for the DHHL Administrative Rule which are being contemplated by DHHL. Homestead across the State convened to establish Admin Rules which will allow DHHL to have specific and general guidance related to Homesteads with DCCRs.

Not all Homesteads are equal, however, the new Admin rules are intended to address the Community's DCCR's for all communities with DCCR's.

Recommendations and suggestions will be shared with the communities across the State during the Admin Rules Beneficiary Consultation meetings to be held in the Spring of 2018. Pau



L to R, VOLA Board Mellany Bean and Karlene Cox

## **VOLA Continues to Seeks DHHL Commission Assistance for Dues**

Both the Villages of La'i'Opua Association Board member (VOLA) and La'i'Opua 2020 (L2020) attended the two day Department of Hawaiian Home Lands Commission two day hearing on Kauai August 21st & 23rd.

At the core of the Villages of La'i'Opua Association concerns were the continued request to seek DHHL assistance regarding lessee's delinquent dues which is now at \$149,633 for members who are in arrears of \$500 or more. In a letter addressed to the Commission, VOLA again requested relief and for DHHL to send a letter to each of the delinquent members on the list provided and to include the notice of a contested case hearing for those members in violation of their lease agreement for "failure to comply with the VOLA rules of the Declaration, Covenants, Conditions and, Restrictions.

VOLA DCCR Chairman Bo Kahui's memo restated and noted that under the DHHL Administrative Rules Chapter Five, 10-5-31 (a), the VOLA Board can "assert its claim" for contested case hearings under which the "Commission has jurisdiction" for such claims brought by the VOLA Board. More important, DHHL Admin Rules Chapter Three, 10-3-39 (c), requires that "lessees 'shall' comply with the requirements of their lease at all times."

Also, under Chapter 10-3-28, a (2) lease cancellation is subject to "violation of a condition in a lease document." VOLA asserts that the members listed on the Delinquent Summary Report were in serious violation of their respective lease agreement with the VOLA Association and DHHL. Therefore, lease cancellation requires investigation and contested case hearings be held to which VOLA requested the Commission to initiate. VOLA Director Bo Kahui issued the testimony on behalf of the Association. Kahui added that the DHHL Commission has the authority to evoke a process to mitigate these issues and assist the Association Board to do its job the Commission delegated to the Association.

## L2020 Continues to Graduate Certified Nursing Assistants

The CNA program has flourished and continues to provide health care pathways for our graduates. Currently, our graduates have been employed and/or are pursuing higher education in various medical fields.

Demands for CNA's have provided our program to strive for excellence in seeking qualified candidates to train under our rigorous and intensive curriculum. Background checks, drug testing, TB, MMR and letters of recommendation, along with an interview and compass test are basic requirements of the program. Employers are seeking candidates with compassion and understanding while working under strenuous conditions as qualified and certified CNA's.

We continue to recruit for our future classes coming up in 2018. To date, L2020 has graduated and Licensed 79 CNA's through our program. Scholarships and tuition waivers are available as we continue to collaborate with Workforce Development, Goodwill Industries, Alu Like, and Kamehameha Schools. Lastly, we seek the communities' contin-



### CNA Course Schedule

- January 6 to Feb 24, 2018
- Sat. & Sun
- 8:00 am till 5:00 pm



**The next L2020 CNA Certification Class for adults will begin January 6, 2018**

**Deadline to apply is December 15, 2017**

**If interested, apply Online at: <http://laiopua.org/cna-program>**

**(To obtain further information about the program please call the La'i'Opua 2020 Office: 327-1221.)**

## **L2020 Aquaponics Program Continues at Kealakehe High School**

La'i'Opua 2020 (L2020) continues to establish a aquaponics program and a curriculum at Kealakehe High School for students interested in "sustainable agriculture and food security.

Kealakehe High School Biology instructor Saul Breacher is teaching Biology and incorporating aquaponics and growing lettuce as part of his curriculum. An estimated 100 students this fall are learning how biology is useful in the field of aquaponics.

L2020 Executive Director Bo Kahui hopes to recruit more community members to learn about how simple aquaponics is to incorporate into your back yard or small side areas around your home. The initial investment is small and any person with a little ingenuity can put a system up around their home.

L2020 hope to start a vocational program for individuals wanting to start a large systems and farm aquaponics, according to Kahui. "Our communities need to look at



**Volunteers are welcome. Training for this program is pending for VOLA Members  
For More Information contact Bo Kahui at 327-1221 or email at [bokahui@laiopua.org](mailto:bokahui@laiopua.org)**

## Habitat for Humanity Hawaii Island Completes 10 homes in 10 days

Habitat for Humanity Hawaii Island (HFHHI) has done it again. In 2013, HFHHI completed 5 homes in 10 days. At the time, many were unsure if HFHHI could complete 5 homes in ten days, but the proof is in the results. 5 homes were completed with some logistical trepidations. But in the end, HFHHI completed what many thought unimaginable.

In recent days, HFHHI has completed 10 homes in 10 days with the help of family members of the recipients of the Habitat homes, the Kona community, Kona businesses, Global Villages (a mainland group), Blitz Builder's International from the mainland.

Kaleo Pereira of Lahela Construction was among the leadership of this incredible build. Kaleo and his family truly sacrificed their time, labor and expertise to accomplish another major feat to bring affordable housing to the native Hawaiian community of the Villages of La'i'Opua Association.

On September 26, 2017, the HFHHI Board convened its regular meeting and acknowledge Kaleo and his Ohana for their contributions to the 2017 Blitz Builds. Pau



Former VOLA Office Manager Rene Samoa 2nd from Left receives Habitat home for her family. Maika'i!!!!

## *La'i'Opua Community Center Building Construction Continues*

In 2014 La'i'Opua 2020 was awarded \$950K State GIA for the construction of the community center parking lot and road development.

L2020 award of \$950K fell short of the 2014 GIA grant application for \$3.4M to complete the civil and building construction of the new community center facility. However, L2020's recent 2016 \$8M New market Tax Credit Allocation (NMTC)-from the Chickasaw Nation and Wells Fargo Bank will provide over \$1.5 in hard capital for the new community center.

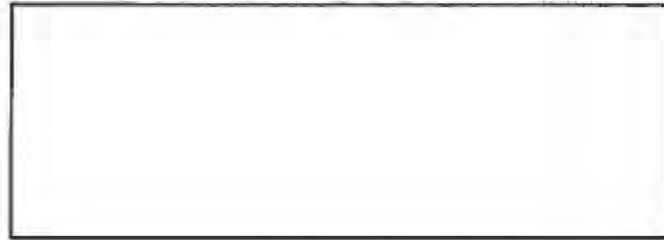
In April 2017, L2020 received the \$8M NMTC allocation which provided L2020 with \$1.5M in hard capital to initiate the construction of the community center. L2020 hired Goodfellows Brothers to do all the civil work to include sewer, water electrical utilities, parking lot lights and road paving. All the civil work was completed timely, and within budget

In July 2017, the building construction was initiated. L2020 hired Artistic Builders Corporation out of Maui to construct the initial phase of the community center. Phase One comprises of a 3,000 sq. ft. building to house the offices of La'i'Opua 2020 and VOLA. Pau





*"NALEO O LA'I'OPUA"*  
*The Voice of La'i'Opua*  
September 2017



**Return Service Requested**

PRESORT STANDARD  
U.S. POSTAGE PAID  
KAILUA-KONA, HI  
Permit no 235

Villages of La'i'Opua Association  
74-5100 Haleolono Street, Kailua Kona, HI 96740

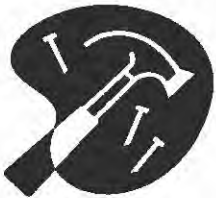


*Villages of La'i'Opua Association*  
*Community Garage Sale*

**Saturday & Sunday**

**November 18th 19th**

**8:00 to 3:00PM**



**The Villages of La'i'Opua Association  
Community Wide Garage & Yard Sale is an  
opportunity for all Association members to sell their crafts, wares, unwanted  
appliances, computers,  
tools, building materials, clothes, etc.....**

*Please post your signs directing traffic to your thoroughfare or street.  
As a reminder, please collect your signs after the garage and yard sale event.*

VILLAGES OF LAIOPUA ASSOCIATION  
**NA LEO O LA'I'OPUA**



*Lehua Blossoms*

**DHHL Planning Staff Visit L2020's  
 Proposed Water Development Site**

On October 19, 2017, La'i'Opua 2020, DHHL Planning Staff, Department of Water Supply, and the land Owners held a meeting to discuss the proposed La'i'Opua 2020 Holualoa Water Source Development (HWSD).

The meeting between parties began with a pule and introductions. L2020 Executive Director Bo Kahui initiated the agenda by expressing our appreciation to the Gianualis Ohana for their commitment to the community's need for water for housing and community facilities development for educational, social, recreational cultural services and programs.

Spokesperson Jim Gianualis share their vision for their 133 acre parcel to include long-term Adult Assisted Living facility on their coffee farm. Land Owners needed water for the project and coffee farm.

DHHL reported that \$1 million were budgeted for the West Hawaii well development. DHHL are reviewing several options, however, HWSD project

appears to be the front runner.

Preliminary Engineering reviews was conducted by Tom Nance Water Engineering Services (TNWRES) and Dept. of Water Supply. According to Mr. Nance, the well source development on the proposed Gianualis - HWSD site is over 95% probability which places this well development as a top candidate for water source development.

DHHL anticipates to contract a consultant in the first quarter of 2018 to conduct the Environmental Assessment (EA) and Preliminary Engineering Report (PER). The EA preliminary entitlement studies include archeological and botanical reports and impacts to the project. On the other hand, the PER report includes the engineering studies that help to determine the engineering and overall development costs for the well.

Assuming the EA and PER is completed by the fourth quarter 2018, drilling for water could start in December 2018. The well development is split between two parts; Phase One- Exploratory Well and Phase Two - Well Development. Imua

Inside this issue:

- Governor Releases Phase 2 Building Funds 2
- PH-2 La'i'Opua Community Center Design Plan 2
- VOLA Annual Meeting Notice- Wed Dec 6th 3
- Notice: Qualify for One Week Stay-Vacation 3
- Notice: Annual Membership Meeting 4
- Membership Notices 5



*Leiomano*

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 Fri. - 9-12.  
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L to R, DHHL Land Supervisor- James Dupont, County DWS Kurt Inabe, DHHL Haleoaloa Akiu, DHHL Planning Administrator- Kaleo Manuel, L2020 Executive Director- Bo Kahui, and Land Owners- Jim Gianualis, Andrew Gianualis, Kathy Hill, and Jon & Nick Gianualis.

*Not Pictured;* DHHL Planner Andrew Choy and La'i'Opua 2020 Chairman Samuel Walker Sr.

**Villages Of La'i'Opua Board Seeks Kokua for Annual Meeting Wed. Dec. 6th at 5:30 pm.**

**Governor Releases \$500,000 for Community Center Phase 2**



Bo Kahui, La'i'Opua 2020 Executive Director

*"Seeking funding for the project gets more difficult each year as demand and competition rise for these limited resources"*

In January 2017, La'i'Opua 2020 once again submitted several grant proposals to the 28th State Legislature to support the continued community facilities development in the Villages of La'i'Opua.

Recently, Governor Ige announced and released the 2017 Grant-In Aids for non-profits across the State of Hawaii.

The 2017 State Legislature approved \$500,000 Capital Improvement Grant for the construction of the La'i'Opua Community Center building Phase-2.

La'i'Opua 2020 is required to submit its spend-down proposal to the State expending agency, DHHL.

The L2020 \$500K CIP spending proposed plan to DHHL is reviewed by the State Budget & Finance which will review the La'i'Opua 2020 pro-

posed spend down plan as approved by the State Legislature.

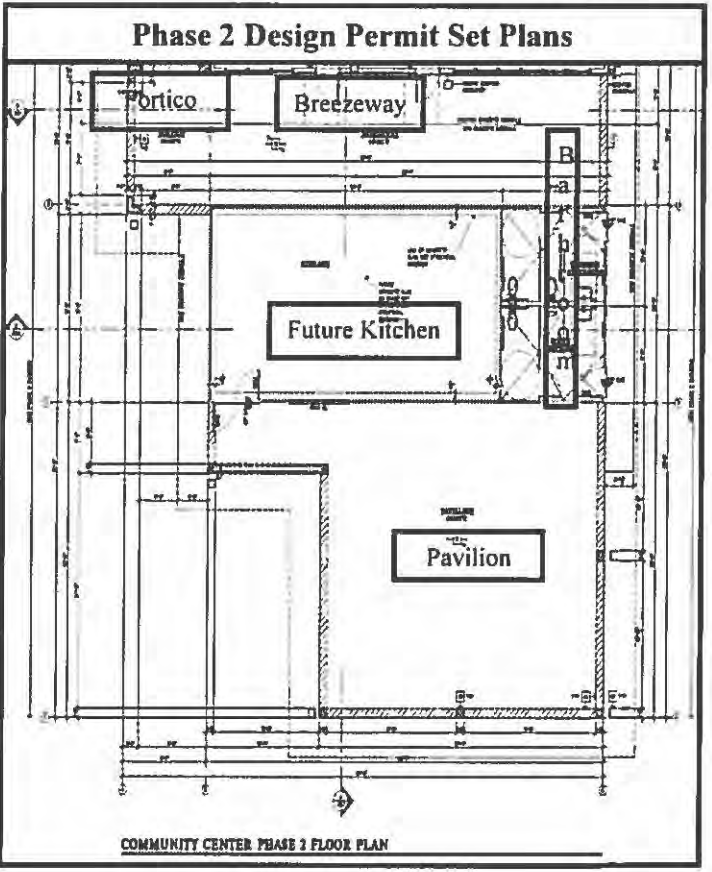
According to L2020 Executive Director- Bo Kahui, 'the spend-down plan must comply with the purpose and intent of the grant proposal. Because the State Legislature provided a 'lesser amount', L2020 needs to provide supporting documents to procure the contract of \$500K from Budget & Finance. Bo noted, that while the funding doesn't complete the Community Center building construction, it does help us to move the project forward."

Phase-2 building construction will include men's and women's public restrooms, pavilion, breezeway, portico (entryway), and storeroom. The planned storeroom will be converted into a commercial kitchen once the funding of \$250,000 is secured. The kitchen is part of L2020's sustainability plan that could generate a modest income to support L2020's operation and administration. Pau

***La'i'Opua Community Center Building Construction Continues***

**Right,** La'i'Opua Community Center Phase-2 design plans is on track for County permits and construction. L2020 anticipate the construction to begin in late January 2018 and completed by June 2018.

**Below,** La'i'Opua Community Center construction of Phase One is on track. L2020 anticipate Phase One to be completed in late January 2018. The Phase - 1 Community Center building will host the community workforce and vocational training development plan and several offices for L2020 and its partners.



## VOLA Annual Meeting

**Why:** Association lessees to meet and discuss issues concerning the Association, Association Budget, future of housing development on Homestead lands, Community facilities development plan, Commercial Center Development,

**Who:** Lessees & Your Ohana

**When:** Wednesday December 6th

**Where:** Kaniohale Community Center

**Time:** 5:00 - Register Open House/ Food  
6:00 - Annual Meeting

Plan to be there or send the Board your proxy; For More Information Call

**Call 355-8689**

**Charlene Wolske at  
Kona Coast Resort as  
the winner of last year's  
2016 'proxy' !**



Compliments of VOLA's Associa Manager  
Lovette Llantos



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**Dates subject to availability. Offer expires on December 31, 2018.**

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**CALL TO ORDER: 6:00 PM**

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# VOLA 2017 General Election Notice

## VOLA General Meeting & Elections Notice

The Villages of La'i'Opua Association (VOLA) will hold its **Annual General Elections & Association meeting on Wednesday December 6, 2017**. The VOLA Board will review 2017-18 VOLA Association Business, review the approved 2017-18 Budget. Membership proxies and nomination's papers are provided for your convenience in this newsletter issue. Also, forms are located in the VOLA office. Proxies must be submitted seven days before the elections. VOLA Board encourages all lessees to attend and review the 2017 VOLA Budget and programs, and nominate and elect your representative (Lessee) to serve on the VOLA Board.



**Submit your Nominations ASAP**

**All Lessees shall receive a VOLA election ballot before December 4, 2017 or at the meeting.**

Any questions regarding the 2018 VOLA elections, call Bo Kahui at 355-8808 or Association Manager Lovette at 443-5972.

## VOLA Nomination Form

### 2017 Villages of La'i'Opua Association (VOLA) Board Elections

### Wednesday December 6, 2017

**VOLA WRITE-IN NOMINATION FORM:** If you nominate a person, that person must be a VOLA Lessee willing to serve on the VOLA Board for a 3 year term. Deadline for nominations must be postmarked and or received at the VOLA office by the VOLA Board Secretary no later than 5:00PM, Monday October 25, 2017.

**There are two vacancies this year.**

**PLACE YOUR NOMINATION(S) IN THE LOCKED SUGGESTION BOX AT THE VOLA OFFICE**

Lessee's Name	Address	Lot#

Deadline to submit your VOLA Election Ballot is no later than **Monday November 20, 2017 at 5:00PM**. Elections results will be announced and posted at the VOLA Community Center Wednesday December 6, 2017 at 5:30PM at the VOLA Annual Membership meeting.

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Board of Directors Villages of La'i'opua

# VOLA Community Notices

**Kona Literacy Center offers free, 1-to-1 tutoring** for English speaking adults. Our students include parents who want to help their kids with homework, a young man trying to pass the military entrance exam, a woman in her 70s who was "tired of faking it", a man who needs to improve his writing/communication skills for his job and a student at Palamanui who needs help with college-level writing.

1 in 6 adults in Hawaii have difficulty reading. We know greater literacy helps build stronger families and communities. If you or someone you know would like to learn more about becoming a student or tutor at Kona Literacy, please call Lisa at 329-1180. [lisa.jacob@hawaiiliteracy.org](mailto:lisa.jacob@hawaiiliteracy.org).

## La'i'Opua 2020 Certified Nursing Assistant Classes

Certified Nursing Assistant Classes will begin on January 6, 2018 from 8:00am till 5:00 pm. Interested individuals can go to the La'i'Opua 2020 website at [laiopua.org](http://laiopua.org) to apply. Deadline to apply is December 20, 2017

For more information call 808-327-1221.

## La'i'Opua 2020 seeks volunteers for Aquaponics Projects

L2020 continues to work with Kealakehe High School student and the community to offer and provide "on the job training for Aquaponics and food sustainability. Interested individuals and families can contact Bo Kahui at L2020 office at 327-1221.

### Liens Placed on Lessees

La'i'Opua Board Treasurer Kapua Baker's financial report was reviewed by the Board. The Board was concerned of the high amount of dues in arrears since the last report in September 2017 to the Board.

Since June 2017, the Board had requested DHHL to initiate processing notices to all lessees who are delinquent in their dues exceeding \$500.

Also, The VOLA Board rescinded the Aloha Collect Policy and Procedures for seeking late and delinquent dues. The VOLA Board suspended the Aloha Collect Policy to review the effectiveness and repayment plans. Please be advised that additional legal fees and costs will continue to accrue if you don't pay your dues

The VOLA Board asks for your cooperation. For assistance contact the office at 355-8689 to process your payments.  
**Mahalo**

### Illegal & Abandon Vehicles

VOLA Board would like to inform the membership of illegal and abandoned vehicles.

The Association rules require all vehicles have a proper vehicle registration certificate and safety check. Your vehicle shall be in compliance with the County vehicle registration ordinance for your vehicle to be valid and operational with in the Villages of La'i'Opua.

The Board requests your cooperation to properly register your vehicles. In addition, if your vehicle is inoperable, we seek your support to dispose of your vehicle to rid the community of any abandon vehicles.

The Association Board will begin a process to establish a procedure to effectively address abandoned vehicles, un-permitted vehicles, illegal parking, illegal vehicles as provided in the homeowner's association Declaration, Covenants Conditions and Restrictions.

In addition, parking on sidewalks are illegal and unsafe for our Kupuna and Keikis. The Board takes this seriously and will take action for non-compliance. The Villages of La'i'Opua Association Board thanks you for your cooperation and would like to extend its assistance to all members.

For assistance call the office at 355-8689

### DCCR Rules & Violations

The Villages of La'i'Opua Association Board encourages all lessees to review your new Declarations, Covenants, Conditions, and Restrictions (DCCR) for our Village Association. A copy of the DCCRs can be obtained at the VOLA office or call the office to receive a copy by email.

The VOLA Board DCCRs keep our community safe and to maintain the *esthetic & monetary* value of our leasehold properties.

While the VOLA Association Board is responsible for the management of the association, each homestead member including their Ohana, extended Ohana and friends must take responsibility for their Kuleana and inspire your neighbors to make our community a place to be proud of.

The VOLA Board will make changes to its enforcement and procedural protocols to address DCCR violations, will be working with the Management Company- Associa to improve compliance and enforcement. If you have any questions, call the VOLA office 355-8689  
**Mahalo**

*“NALĒO O LA'I'OPUA”*  
*The Voice of La'i'Opua*  
November 2017



Return Service Requested

PRESORT STANDARD  
U.S. POSTAGE PAID  
KAILUA-KONA, HI  
Permit no 235

Villages of La'i'Opua Association  
74-5100 Haleolono Street, Kailua Kona, HI 96740



*Villages of La'i'Opua Association*  
**Annual Association Meeting**

**Kaniohale Community Center**

**Wednesday December 6th**

**5:30pm: Registration/ Open House/ Food**

**6:00 Annual Meeting Begins**

**“E Komo Mai”**

**Note: If you cannot attend the meeting,**

**Please send in your proxy (see insert)**

**For more information call 355-8689**

**Exhibit I**  
**List- La'i'Opuia Board of Directors**



**LA'I'ŌPUA 2020 BOARD OF DIRECTORS**  
**BOARD COMPOSITION**

<b><u>Name &amp; Position</u></b>	<b><u>Phone #</u></b>
<b>Sam Walker Sr. – President (Native Hawaiian)</b> Engineer/Safety Compliance Officer Kaniohale Community - Resident EM Rivera & Sons PO Box 9031, Kailua-Kona, Hawaii 96740 E-mail: <a href="mailto:walkers@sandwichisles.net">walkers@sandwichisles.net</a>	<b>808.325.5057</b> Cell <b>808.895.8941</b>
<b>Dora Aio-Leamons – Secretary (Native Hawaiian)</b> Villages of LaiOpua Community Association – President 74-5142 Haleolono Place, Kailua-Kona, HI. 96740 E-mail: <a href="mailto:doraiokola@gmail.com">doraiokola@gmail.com</a>	<b>808.355.8800</b> Cell <b>808.987.6178</b>
<b>Daisy L. K. Mitchell – Treasurer (Native Hawaiian)</b> Member, Manager Agape Ventures, LLC P.O. Box 2627, Kailua Kona, Hawaii 96745 E-mail: <a href="mailto:DaisyLKMitchell@gmail.com">DaisyLKMitchell@gmail.com</a>	Cell <b>808.960.3964</b>
<b>Gregory G. Ogin – Director (Non-Hawaiian)</b> President, Clark Commercial Group 77-340 Nohealani Street, Kailua Kona, HI 96740 E-mail: <a href="mailto:oginhi@hawaiiantel.net">oginhi@hawaiiantel.net</a> or <a href="mailto:gogin@clarkcommercial.com">gogin@clarkcommercial.com</a>	<b>808.329.6446</b> Cell <b>808.987.6446</b>
<b>Mellany Bean – Director (Native Hawaiian)</b> Hawaii County Police Department 74-309 Nuhi Place, Kailua Kona, HI 96740 E-mail: <a href="mailto:mellaney@vmail.com">mellaney@vmail.com</a>	Cell <b>808.936-3718</b>
<b>Avery Kramer - Director (Native-Hawaiian)</b> Director of Engineering, Cellana 73-4126 Kanawai Place, Kailua-Kona, Hawaii 96740 E-Mail: <a href="mailto:avery.kramer@gmail.com">avery.kramer@gmail.com</a>	Cell <b>808.430.5431</b>
<b>J Porter DeVries - Director (Non-Hawaiian)</b> Lead Attorney and CEO, DeVries and Associates 75-5591 Palani Rd., Suite 2001, Kailua-Kona, Hawaii 96740 E-Mail: <a href="mailto:porter@devriespc.com">porter@devriespc.com</a>	Cell <b>808.339.3200</b>

Officers – Highlighted in Yellow

UPDATED: January 4, 2018 dla