

House District(s) 8

Senate District(s) 5

THE TWENTY-NINTH LEGISLATURE
APPLICATION FOR GRANTS
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

"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.

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

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

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

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:
WAILUKU UNION CHURCH

Dbas:

Street Address: 327 So. High Street, Wailuku, HI 96793

Mailing Address: 327 So. High Street, Wailuku, HI 96793

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name REVEREND ROBB Y. KOJIMA

Title Sr. Pastor

Phone # 808-244-9177

Fax # 808-244-9178

E-mail wuc@hawaiiantel.net

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL
- OTHER

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

**PLAN, DESIGN AND CONSTRUCTION OF A
NEW TWENTY (20) UNIT AFFORDABLE
RENTAL HOUSING PROJECT.**

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2019: \$500,000

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

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

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

STATE \$ _____

FEDERAL \$ _____

COUNTY \$ _____

PRIVATE/OTHER \$ _____

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[REDACTED]

AUTHORIZED SIGNATURE

Lena Morita Moderator

NAME & TITLE

02 Jan. '18

DATE SIGNED

Application for Grants

Please check the box when item/section has been completed. If any item is not applicable to the request, the applicant should enter "not applicable".

I. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

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

As one of the oldest church congregations in Hawaii, **Wailuku Union Church (WUC)**, has served as a place of worship and hub of social activity in the community for over 150 years, incorporated in the State of Hawaii on October 10, 1866. Founded by some of Maui's earliest and most influential Christian missionaries in the 1830s, the Wailuku Mission built its first church in 1867 under the leadership of Reverend Thomas Thurston. Among those who provided leadership for the Wailuku Mission are Reverends Jonathan Green, Richard Armstrong and William Patterson Alexander, whose families went on to play important roles in Maui's history as leaders in business, government and education.

WUC continues to play an important spiritual role in the Wailuku community and is strongly positioned to play a positive role in helping to meet critical present day community needs on several different levels. WUC's leadership and congregation has long recognized the importance of reaching out to the entire community with social, recreational and educational programs. Over the years the church site has been expanded and facilities developed to provide additional space for community outreach programs, services and activities.

2. The goals and objectives related to the request;

The proposed **WUC Mission Grounds Affordable Rental Housing Project** involves the development of WUC's 2.66 acre Mission Grounds site in a culturally and historically appropriate manner, with the objective of helping to address a critical community need by providing to the general public a 20-unit affordable rental housing project, addressing the needs of families in the low-income to moderate income brackets, all units to remain affordable in perpetuity.

3. The public purpose and need to be served;

The **WUC Mission Grounds Affordable Rental Housing Project** will provide 20 families with affordable rental units, 15 one-bedroom and 5 two-bedroom units. The rents are based on the April 2017 County of Maui Affordable Rental Guidelines. The affordable rental apartments will be available to the general public addressing low and moderate income families, people who are

elderly, veterans, people with disabilities and other qualified applicants. Those renting may include households who are newly formed (such as moving out of their parent's homes to be on their own), established households that are downsizing (such as retired persons, those whose children have "left the nest"), and others who do not have the desire or the financial ability to purchase real estate. All of them rely on the supply of available rental units for their housing needs and also increases the opportunity to house homeless families as well. This applies even more so, to those living on a fixed income - for them, apartment living offers security, convenience, community and hopefully affordability.

4. Describe the target population to be served;

The **WUC Mission Grounds Affordable Rental Housing Project** intends to serve families in the low-income to moderate income brackets in the community, the minority, the differently-abled - the variety and diversity are endless.

5. Describe the geographic coverage.

Wailuku Union Church has maintained ownership of the original mission grounds site located at the mouth of Iao Valley between Main and Aupuni Streets in central Wailuku town. The leaders and congregation of Wailuku Union Church have always taken the responsible stewardship of this property very seriously and have been extremely deliberate in considering potential plans for its development over the years.

The project is the site of the royal compound of Kahekili, Maui's last reigning monarch and the site of Alexander House, the parsonage building constructed in 1901 (and fully restored in the 1990s) for the families of the early missionaries. This site is currently one of the only large, undeveloped tracts of land in central Wailuku town and its pre-contact and post-contact history dictates exceptional cultural and historical sensitivity in considering potential development options.

The site is accessible on foot, within a 3 block radius, to social services agencies, public transportation, medical facilities, churches, schools, the library, and several retail stores.

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. The applicant shall:

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

The **WUC Mission Grounds Affordable Rental Housing Project** is seeking a grant-in-aid to assist with the development of 20-units of affordable rental housing, facilities that do not yet exist. A highlighted conceptual design site plan is attached hereto reflecting the affordable housing component of the project together with respective floor plans of the one and two

bedroom units. Currently being conducted is the ongoing pre-development phase and Environment Assessment process of the project. Anticipated completion date of the current phase is June 2018. It is anticipated that construction will be able to start in January 2019 with projected completion in June 2020.

According to EAH Housing, a non-profit housing corporation, "An affordable place to call home is the most basic piece in the puzzle that is our lives. Without it, everyday tasks like cooking, keeping children in school, or holding a job to afford transportation and medical care become impossible. It is the first step in moving towards opportunities and greater possibilities in life."

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

1. Land Use Planning: HRS 343 Environmental Assessment, Special Use Determination and Historic District Approval to support development of twenty affordable rental housing units. Work with development team to finalize a set of design plans.	January 2017 - June 2018
2. Apply and secure construction funds for the project.	July 2018
3. Secure building and other application permits.	July 2018
4. Contractor selection process, conduct redesign, value engineering.	October 2018
5. Start of construction.	January 2019
6. Construction completion date.	June 2020
7. Achievement of initial occupancy.	December 2020

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

The issuance of a Certificate of Occupancy from the County of Maui will be an indicator that the facilities constructed have been completed according to the standards established by the County of Maui and that the structures can be occupied allowing the project to open.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount

included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

Applicant will create a marketing plan, and the Department of Housing & Human Concerns of the County of Maui (DHHC) will review the plan. Owner shall comply with all requirements of MCC Section 2.96.100, including, but not limited to those relating to publication, wait list, lottery, applicant eligibility, verifications, applicant selection, and reporting to DHHC as well as Hawaii State Legislature. Once the County of Maui issues a Certificate of Occupancy, the occupancy rates will be a constant indicator of the project's effectiveness.

According to HUD's (U.S. Department of Housing & Urban Development) website, HUD User Home, it states that "in January 2014, Imi Ikena Apartments' 28-unit development located in Wailuku, Maui, were occupied within 10 days of the building's opening and more than 500 households are on the waiting list, demonstrating the community's acute need for affordable housing."

III. Financial

Budget

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

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

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
250,000	250,000			500,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2019.
 - County of Maui Affordable Housing Fund
 - HOME Program (HUD)
 - Community Development Block Grant (CDBG)
 - Atherton Foundation
 - Cooke Foundation
 - First Hawaiian Bank
 - The Harry & Jeanette Weinberg Foundation

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable. **NOT APPLICABLE.**
5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2019 for program funding. **NOT APPLICABLE.**
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2017. **NOT APPLICABLE. As a non-profit organization, its assets are restricted.**

IV. Experience and Capability

1. **Necessary Skills and Experience**

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

Wailuku Union Church (WUC) is governed by its Council, a volunteer organization, which will oversee the development and management of the **WUC Mission Grounds Affordable Rental Housing Project**. WUC has enlisted the services of Howard Kihune, Jr., President of Aina Lani Pacific, LLC, a developer, to assist and provide the necessary skills, abilities, knowledge and experience relating to the development. He has expertise in Project Development & Sales at Windmere Valley Isle Properties in which he brought online 2 new projects in the South Maui District, Kai Ani Village - 99 units and Naniloa - 52 units. In 2014 he created Aina Lani Pacific LLC, a development company with specific emphasis on Workforce & Affordable Housing within the County of Maui. Construction underway for Aina Lani Pacific LLC is a 33 unit affordable housing project in Kaanapali known as Kaiaulu, of which over 100 families applied. All 33 units have been sold and are in various stages of construction completion. Also in process, is a 42-unit affordable rental housing project known as Pailolo Place in Kapalua. Mr. Kihune currently serves on the Maui County Board of Variances & Appeals, a position he has held since 2013.

In addition, David W. Lundquist, AIA, Architectural License (since 1988) in Hawaii, Oregon, Washington and Colorado, has also been enlisted and serves as the project Architect and will provide Project Management services to completion of the project. A few of Mr. Lundquist's prior projects are: Habitat for Humanity: Kahawai Multi-Family; Single Family Model Homes

(Waiohuli and other DHHL projects); Habitat Restore; Ka Ono Ulu Multi Family Project; Kahana Ridge Multi Family Project; Maui Economic Opportunity, Transportation Facility; and Maui Highland Estates Project.

An experienced development team of project consultants, along with Mr. Lundquist, were hired in January 2017 to assist with the Pre-Development phase of the project and Environmental Assessment process. Estimated completion date is June, 2018. They are:

Michael Summers, Planning Consultants Hawaii, Inc.
Otomo Engineering - Civil Engineer
Hawaii Land - Landscape Architect
Cultural Surveys Hawaii - AIS - Archeological
Randall Okaneku, The Traffic Management Consultant - Traffic Analysis TIAR
Rider Levett Bucknall - Cost Estimating

2. **Facilities**

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

The **WUC Mission Grounds Affordable Rental Housing Project** is seeking a grant-in-aid to assist with developing facilities that do not yet exist. A highlighted conceptual design site plan and 3D plans are attached hereto (Pages 17-19) reflecting the affordable housing component of the project together with respective floor plans of the one and two bedroom units (Pages 20-23).

The parcel is owned by Wailuku Union Church debt free with an estimated market land value in excess of over \$1,000,000. The Congregation of Wailuku Union Church provides this parcel as an in-kind contribution to help launch the Mission Grounds Development Project.

V. Personnel: Project Organization and Staffing

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

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

Wailuku Union Church is a volunteer organization governed by its Council which will oversee the development and management of the Mission Grounds project, with the assistance of experienced developer Howard Kihune, Jr. of Aina Lani Pacific LLC and David Lundquist, Architect and Project Manager, both of whom possess the qualifications and experience to identify and accomplish the goals and objectives; to meet the timeline; expected outcomes and evaluation, to provide support, direction, and guidance to consultants and WUC Council. Their

roles are vital to insure the project is on schedule with all timelines as indicated on all phases of the construction process and permitting.

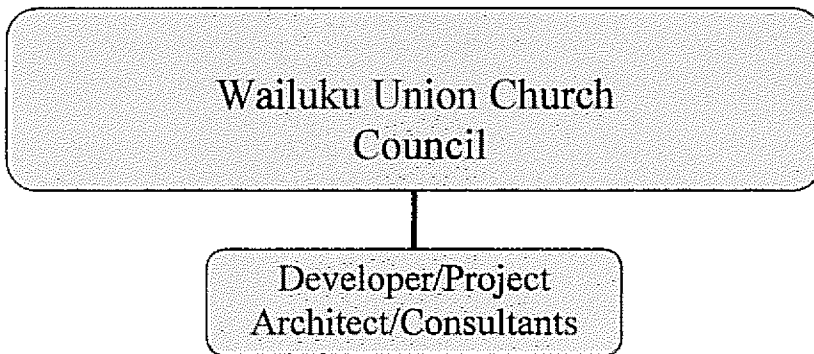
The Architect will provide assistance and guidance in the development of the Project. The architect will draft and design the plans, handle ordinance administration, and many other responsibilities geared towards the project's inception to completion. The Architect will provide the necessary protocols and procedures to meet the goals and objectives.

Developer and Project Architect will manage other consultants and partners included but not limited to:

- Michael Summers, Planning Consultants Hawaii, Inc.
- Otomo Engineering - Civil Engineer
- Hawaii Land - Landscape Architect
- Cultural Surveys Hawaii - AIS - Archeological
- Randall Okaneku, The Traffic Management Consultant - Traffic Analysis TIAR
- Rider Levett Bucknall - Cost Estimating

2. **Organization Chart**

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.



3. **Compensation**

The applicant shall provide the annual salaries paid by the applicant to the three highest paid officers, directors, or employees of the organization by position.

All officers and directors of Wailuku Union Church serve on a volunteer basis.

There are only two paid staff positions of Wailuku Union Church:

- 1. Reverend Robb Kojima, Sr. Pastor: \$70,000
- 2. Jaime Ribao, Office Administrator: \$30,000

Compensation for these positions will not be paid by GIA, CDBG, HOME or other grant funding sources.

It is anticipated that enroute to completion of the affordable housing component, appropriate staffing will be hired to manage and maintain the project as budgeted.

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. **NOT APPLICABLE.**

2. Licensure or Accreditation

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

3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question. **NOT APPLICABLE.**

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2018-19 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2018-19, but
- (b) Not received by the applicant thereafter.

Once operational, the **WUC Mission Grounds Affordable Rental Housing Project**, will be able to sustain itself through rental revenues which will be used to pay for operating costs, insurance, site employees, deposit to repair and replacement fund and other needs of the project.

5. Certificate of Good Standing (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2017. **SEE ATTACHED.**

6. **Declaration Statement**

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

7. **Public Purpose**

The applicant shall specify whether the grant will be used for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes. ([Link](#))

This will affirm that the grant will be used for public purpose pursuant to Section 42F-102, Hawaii Revised Statutes.

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

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

WAILUKU UNION CHURCH

(Typed Name of Individual or Organization)

(Signature)

(Date)

02 January 2018

LENA MORITA

(Typed Name)

Moderator

(Title)

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2018 to June 30, 2019

Applicant: WAILUKU UNION CHURCH

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	500,000			
TOTAL (A+B+C+D+E)	500,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	500,000	<i>Lena Morita</i>		
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested		[REDACTED] <i>02 Jan. '18</i>		
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
TOTAL BUDGET	500,000	Lena Morita, Moderator		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2018 to June 30, 2019

Applicant: WAILUKU UNION CHURCH

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
NOT APPLICABLE				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2018 to June 30, 2019

Applicant: WAILUKU UNION CHURCH

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
NOT APPLICABLE			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
NOT APPLICABLE			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2018 to June 30, 2019

Applicant: WAILUKU UNION CHURCH

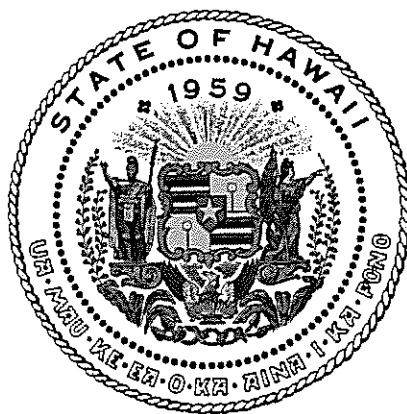
FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2016-2017	FY: 2017-2018	FY:2018-2019	FY:2018-2019	FY:2019-2020	FY:2020-2021
PLANS						
LAND ACQUISITION						
PLANS & DESIGN			150000			
CONSTRUCTION			350000			
EQUIPMENT						
TOTAL:			500,000			
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: WAILUKU UNION CHURCH

Contracts Total: -

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)	CONTRACT VALUE
1	NOT APPLICABLE				
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					



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

WAILUKU UNION CHURCH

was incorporated under the laws of Hawaii on 10/10/1866 ;
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 02, 2018

Director of Commerce and Consumer Affairs



SITE PLAN

PARCEL SIZE: 115,845 SQ.FT. (2.859 ACRES)
 TOTAL RESIDENTIAL FLOOR AREA: 10,465 SQ.FT.
 TOTAL NO. RESIDENTIAL UNITS: 20

RESIDENTIAL UNIT COUNT

UNIT TYPE	SQ. FT./ UNIT	NO. OF UNITS
1 BR / 1 BA	481 SQ. FT.	7 GROUND LEVEL 8 UPPER LEVEL
2 BR / 1 BA	650 SQ. FT.	5 GROUND LEVEL



SITE TOTAL BY LEVEL


GRND. LEVEL 6,617 SQ. FT.
 UPPER LEVEL 3,848 SQ. FT.


PARKING COUNT

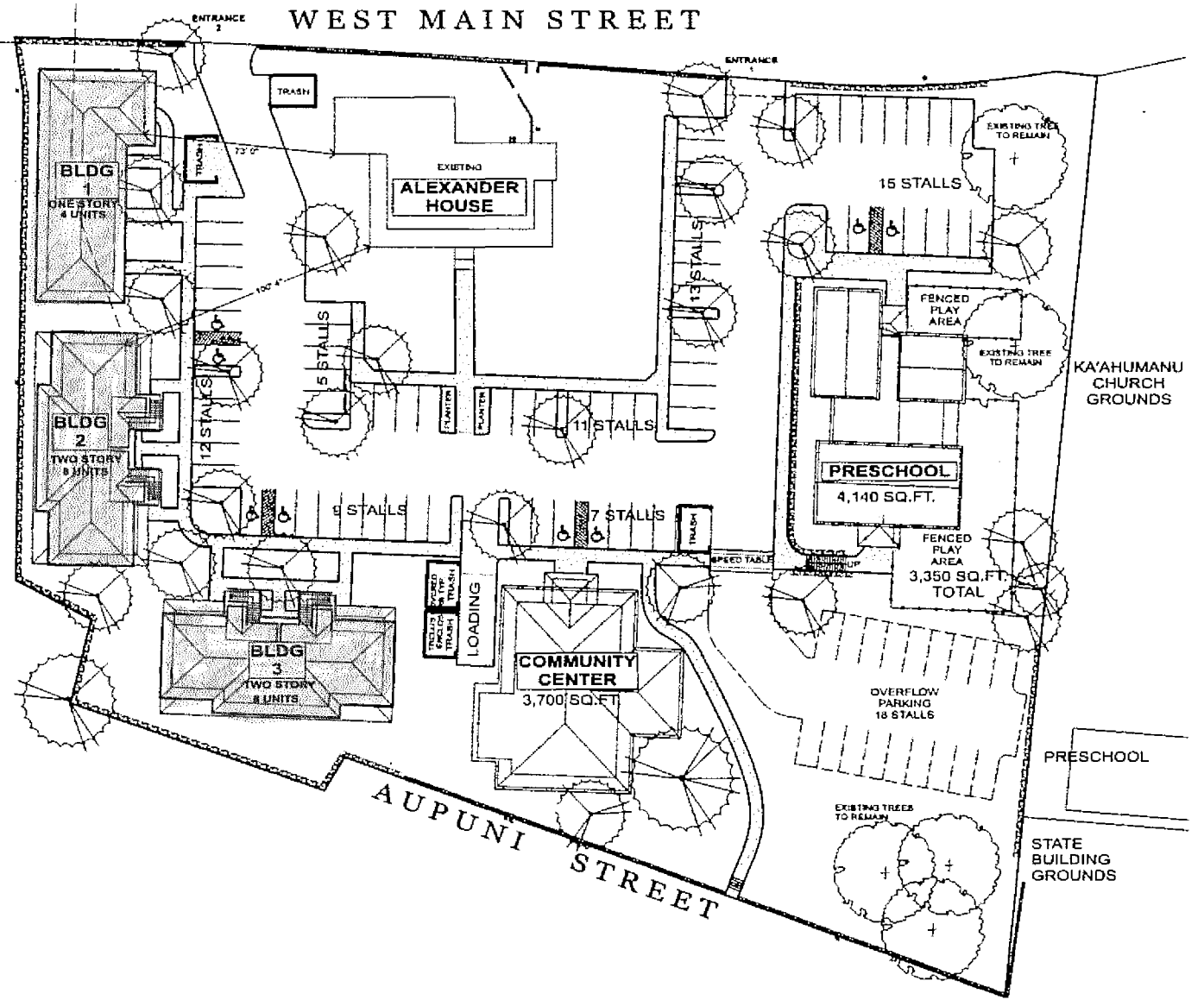
USE	REQ'D	PROVIDED
HOUSING	40	40
COMMUNITY CENTER	19	20
ALEXANDER HOUSE	9	9
PRESCHOOL	3	3
TOTAL	71	72

LEGEND

PROPOSED ROCK WALL  EXISTING ROCK WALL 

TRUE NORTH 





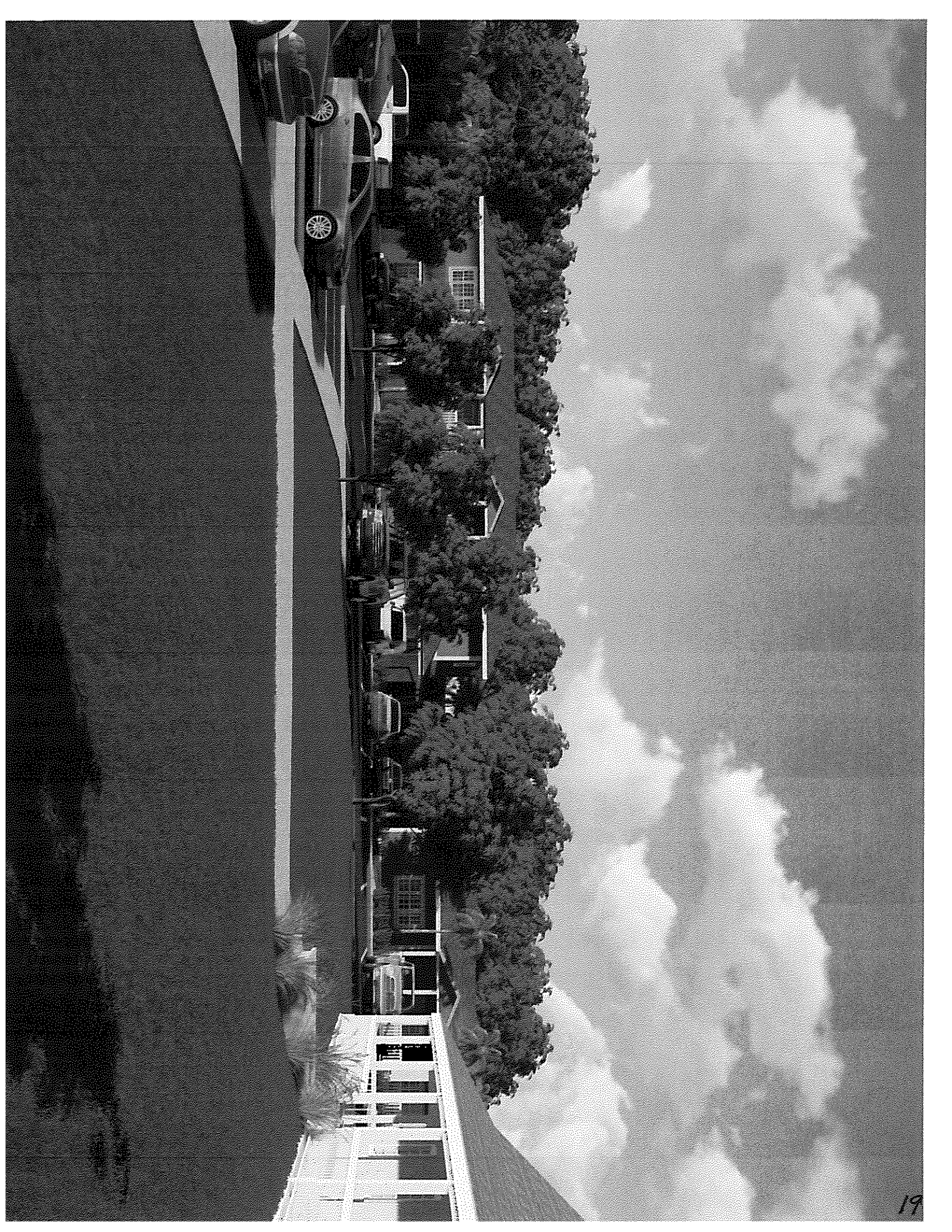
DAVID W LUNDQUIST
 ARCHITECTURE

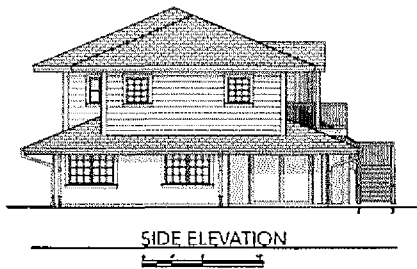
132 Alahi Place, Pukalani, HI 96768
 808.283.6015 • david-architecture.com

WAILUKU UNION CHURCH
 PROPOSED CONCEPTUAL MISSION GROUNDS DEVELOPMENT
 AUPUNI STREET & MAIN STREET WAILUKU, HI
 1" = 40'

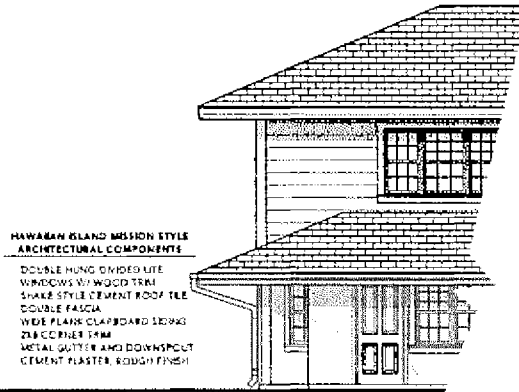
10/16/17







SIDE ELEVATION

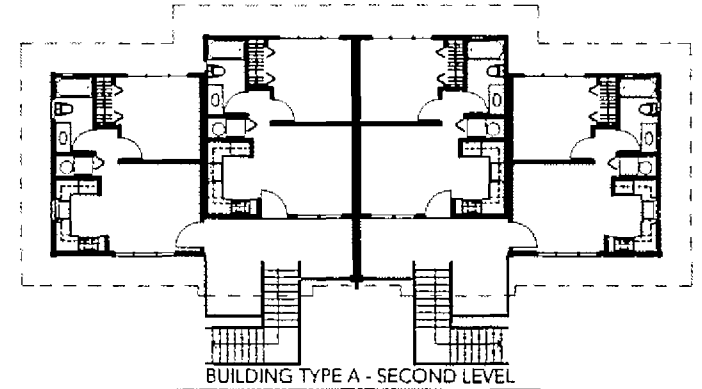


HAWAIIAN ISLAND MISSION STYLE
ARCHITECTURAL COMPONENTS
DOUBLE HUNG DIVIDED LITE
WINDOWS W/ WOOD TRIM
SHAKE STYLE CEMENT ROOF TILE
DOUBLE FASCIA
WIDE PLANK CLAPBOARD SIDING
ZINC CORNER TRIM
METAL GUTTER AND DOWNSPOUT
CEMENT PLASTER, ROUGH FINISH

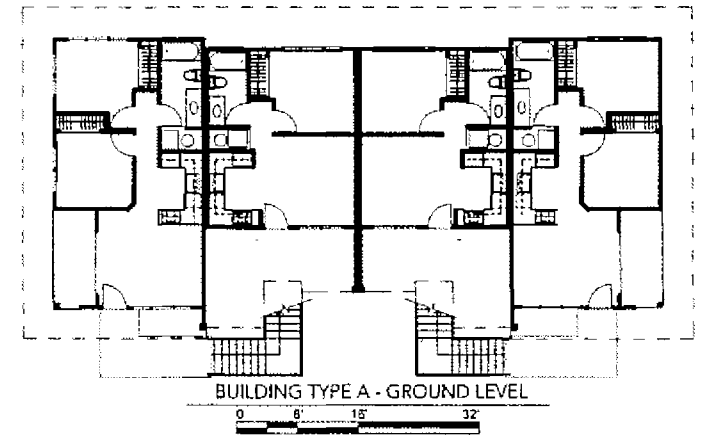
PARTIAL ELEVATION



FRONT ELEVATION



BUILDING TYPE A - SECOND LEVEL



BUILDING TYPE A - GROUND LEVEL

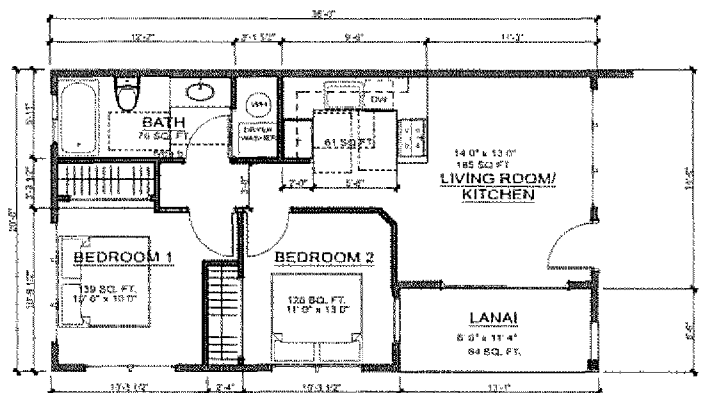


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ARCHITECTURE

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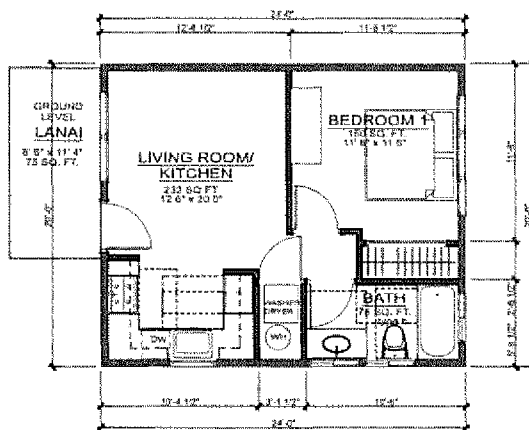
WAILUKU UNION CHURCH
MISSION GROUNDS
AFFORDABLE HOUSING
WAILUKU, MAUI, HI

7/31/17



ENCLOSED AREA 657 SQ. FT.
LANAI 70 SQ. FT.

2 BR - 1 BA
SCALE: 1/8" = 1'-0"



ENCLOSED AREA 460 SQ. FT.
LANAI 75 SQ. FT.

1 BR - 1 BA
SCALE: 1/8" = 1'-0"

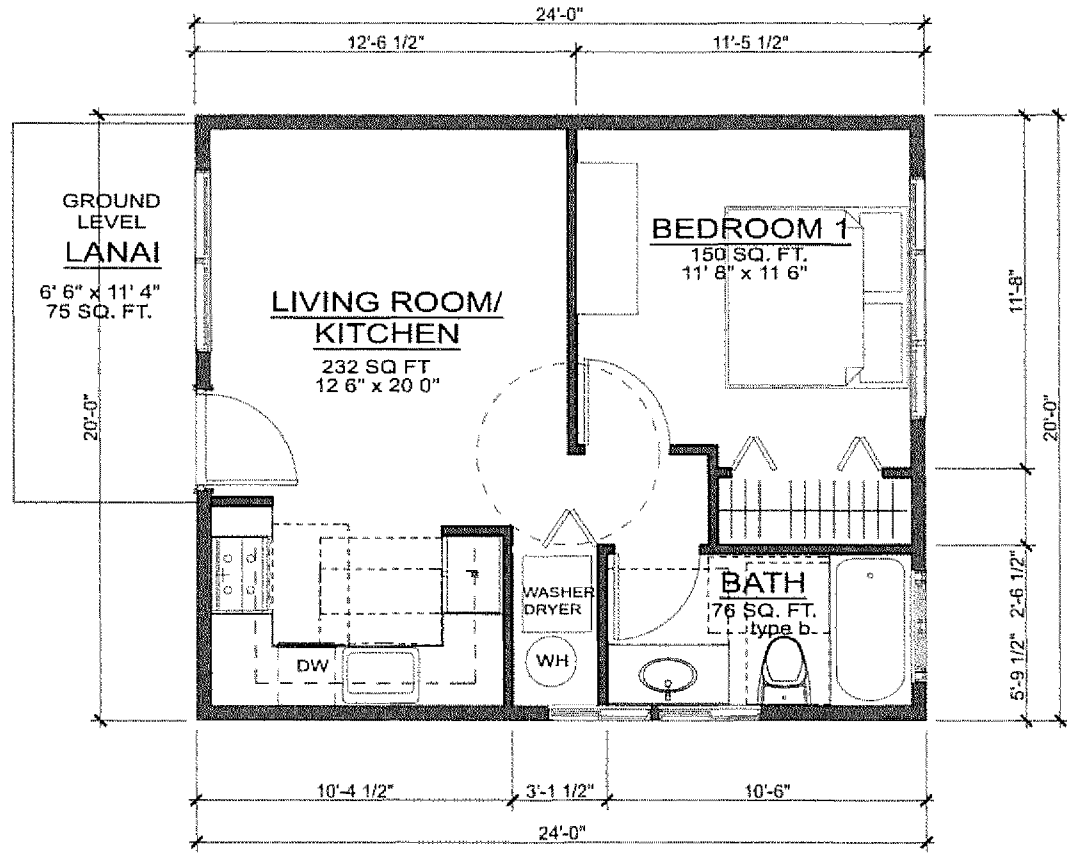


DAVID W LUNDQUIST
ARCHITECTURE

132 Alahi Place, Pukalani, HI 96768
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ENCLOSED AREA 480 SQ. FT
 LANAI 75 SQ. FT



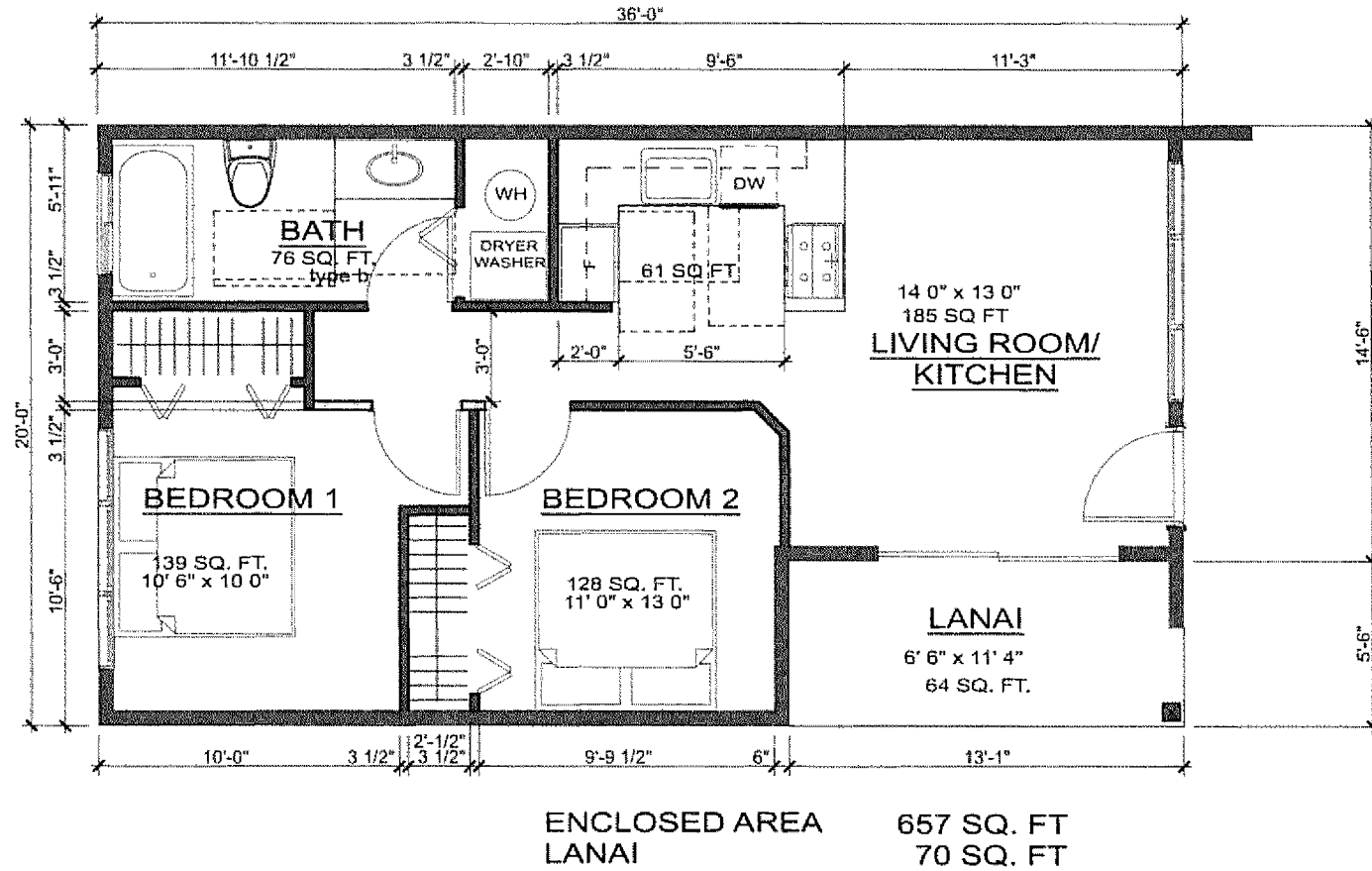
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WAILUKU UNION CHURCH
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1/4" = 1'-0"

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1/4" = 1'-0"

5/28/17