

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

Type of Grant Request:

Operating

Capital

Legal Name of Requesting Organization or Individual: Dba:
Dynamic Community Solutions

Amount of State Funds Requested: \$ 2,000,000

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

Capital to construct shared kitchen, bathrooms, and gathering hall at the new site for the houseless village currently located at the Waianae Boat Harbor, also known as Pu`uhonua O Wai`anae.

Amount of Other Funds Available:

State: \$ _____

Federal: \$ _____

County: \$ _____

Private/Other: \$ 400,000 (as of Jan 18, 2019)

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

\$ _____

Unrestricted Assets:

\$ 174,611 (as of Dec 31, 2018)

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

Type of Business Entity:

501(C)(3) Non Profit Corporation

Other Non Profit

Other

Mailing Address:

PO Box 1470

City:

State:

Zip:

Waianae, HI 96792

Contact Person for Matters Involving this Application

Name: James Pakele

Title: President

Email: jamespakele@dcshawaii.org

Phone: 808-223-2160

Federal Tax ID#: _____

State Tax ID# _____

Authorized Signature

James Pakele, President

Name and Title

Jan 18, 2019

Date Signed

received
1/18/19 1:50 PM JP

Application for Grants

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

I. Certification – Please attach immediately after cover page

1. 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, 2018.

Attached.

2. Declaration Statement

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

Attached.

3. 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](#))

See II.3, below.

II. 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;

Dynamic Community Solutions (DCS) is a 501(c)(3) organization formed in response to Hawaii's current homeless crisis by the leadership of the homeless encampment at the Waianae Small Boat Harbor. DCS believes in the following tenants:

1. Communities are best equipped to solve the homeless crisis.

2. Communities can do this through promoting sustainable solutions using modern technologies and traditional Hawaiian practices.
3. Communities can lower the high cost of living, which is the core of homelessness, by pooling their resources which include time, talent and funds.

Dynamic Community Solutions also believes that communities that pool their resources can build and maintain their own housing, parks, and other facilities, decreasing demand on City and State resources and services.

2. The goals and objectives related to the request;

The main goal of DCS at this time is to find permanent, sustainable housing solutions for the community of people living houseless at the Waianae Small Boat Harbor (Boat Harbor), also known as Pu`uhonua O Wai`anae. While DCS realizes that the Boat Harbor is not the appropriate place to house upwards of 250 people, solutions provided by the government do not address all of their needs. In addition to permanent housing, the majority of the people at the Boat Harbor would like to move together, rather than being placed into temporary shelters, which many have been in and out of, or into permanent housing on an as-available basis. While the discussion of whether the village will relocate to privately purchased land or to government land is ongoing, these shared communal structures are critical for the success of the village.

This CIP request relates only to Goal 1, Objective 1.2, below -- the construction of shared kitchen, bathroom, and gathering hall facilities at the new village site. Other goals and objectives are included below only to illustrate the overall plan.

Goal 1: Maintain community in permanent housing.

Objective 1.1: Purchase about 20 acres of land.

Objective 1.2: Build shared facilities including kitchen, bathroom, and gathering space for the community

Goal 2: Develop Codes, Covenants and Restrictions to manage the land

Objective 2.1: Ensure that the community is placed above the individual

Objective 2.2: Ensure that everyone understands the founding principles of the village

Goal 3: Ensure housing design is both fiscally and environmentally sustainable.

Objective 3.1: Use alternative technologies to be as off-grid as possible.

Objective 3.2: Promote environmental responsibility through the use of technology.

Objective 3.3: Promote fiscal responsibility through equally sharing costs of the village.

Objective 3.4: Promote affordability through housing design standards

Goal 4: Develop garden and farm facilities to feed the community

Objective 4.1: Use the produce from the farm and garden in daily diet.

Objective 4.2: Develop markets to sell excess produce as an economic activity.

Objective 4.3: Promote sustainable farming practices

3. The public purpose and need to be served;

Homelessness is considered a crisis in Hawaii and throughout the nation. This proposal will go a long way toward addressing permanent housing for a large homeless group and may provide a model for other homeless groups in Hawaii. The model being proposed looks toward the community, rather than toward government for support, and thus, reduces the overall costs to the state, while providing an alternative form of permanent housing.

4. Describe the target population to be served; and

The target population for this project is the homeless population living on the property next to the Waianae Small Boat Harbor, TMK [1] 8-5-002:001. There are between 220 and 300 people living at the Boat Harbor at any given time.

5. Describe the geographic coverage.

The geographic area most affected would be TMK [1]8-5-002:001. Moving the homeless camp would allow for the Department of Land and Natural Resources, Division of Aquatic Resources to move forward with its plans to partner with Waianae High School to restore the anchialine pools on the property. These pools contain two species anchialine shrimp, one of which, on O'ahu, is found in only one sinkhole on this property. This project would affect all of the Waianae Coast. The property that DCS has identified to move to, also in Waianae would be affected. DCS has committed to doing outreach to the neighbors after the property is purchased.

III. 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;

There are no "services" associated with this request. It is a capital improvement project focused on the construction of shared facilities including bathrooms, kitchen, and gathering space for the target population.

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

While there is no "service" being provided, the projected timeline for the development of the shared facilities described above is estimated to begin in Q1 2020 (calendar year) and be completed by Q1 2021.

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

DCS will comply with any reporting requirements typically used to monitor and evaluate CIP projects supported by GIA funds.

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.

The primary measure of “success” is completion of construction of shared kitchen, bathroom, and gathering space facilities for the houseless village. As noted above, DCS will comply with any reporting requirements typically used to monitor and evaluated CIP projects supported by GIA funds.

If the level of appropriation differs from the amount included in this application, we will adjust our construction plans to focus on those items which can be covered by the appropriated amount.

IV. 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](#))

See all attached.

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2020.

Quarter 1 Jul-Sep '19	Quarter 2 Oct-Dec '19	Quarter 3 Jan-Mar '20	Quarter 4 Apr-Jun '20	Total
750,000	400,000	400,000	450,000	2,000,000

3. **Other sources of funding being sought in fiscal year 2020.**

DCS has launched an ongoing fundraising campaign with the target of \$2,500,000 which has raised approximately \$408,000 as of January 2019. These private funds **will not be used for the construction of the shared**

kitchen, bathrooms, and gathering place that are the subject of this CIP request. Rather, private funds will be used for land acquisition, infrastructure, housing structures, and other goals and objectives of the project.

4. State and Federal Tax Credits

DCS has not been granted any State or Federal Tax Credits in the years 2018, 2017, 2016. DCS has not applied for any Federal or State Tax credits for 2019.

5. Federal, State and County Government contracts, grants and grants in aid

DCS has not received any federal, state or county government contracts, grants, or grants in aid in 2018, 2017 or 2016. This is the only Federal, State or County Government grant that DCS is applying for as of January 15, 2019. No federal state or county government contracts, grants, or grants in aid have been received for 2018.

6. Balance of unrestricted current assets as of December 31, 2018

\$174,611 Cash

V. 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.

Achieving the goals of this project will require skills and experience in several areas including community-building, nonprofit management, community relationships (particularly in Waianae), fundraising, government relations, and construction/development.

DCS is run by a board of directors with a range of expertise. A majority of board members live in Waianae and one-third are homeless residents living

at the Waianae Boat Harbor. DCS and its board have a track record of building and maintaining good working relationships within the Waianae community, with State and Local government, and with private sector supporters and philanthropists. Among its accomplishments to date:

- launched a fundraising campaign which has attracted donors from across Hawaii, the US, and other nations
- raised \$400,000 in private funding between Sep 2018 and Jan 2019
- secured an additional \$300,000 in committed matching funds during this same period
- built solid working relationships with senior State leaders in the Governor's Office, the State Legislature, and DLNR

DCS also maintains an Advisory Committee of individuals who have committed to work with the organization and the village to see the project through to completion. The Advisory Committee helps DCS with vital functions including fundraising, development planning, communications and media, and organizational planning.

Board of Directors

- James Pakele, President -- respected community leader in Waianae, focus on innovative community solutions to housing, infrastructure and agriculture
- James Koshiba, Vice President -- experience in nonprofit management, fundraising, community organizing, and public policy
- Piliialoha Paishon, Treasurer -- experience in financial management, private sector operations
- Rose Chung-Lono, Secretary -- section captain of Puuhonua O Waianae, skilled in communications and community relations
- Twinkle Borge, Director -- leader of Puuhonua O Waianae, experienced in community-building, community relations, and providing access to services for houseless individuals and families
- Christopher Akana, Director -- Waianae High School teacher, young leader, skilled at working with children and youth
- Kenneth Whitehead, Director -- skilled diesel mechanic, lifetime resident of Waianae, devoted supporter of Puuhonua O Waianae, and creative problem-solver with a special interest in food production

Advisory Committee

- Michael Hodge -- has worked in design, development and construction for 16 years, from the mainland U.S. to Hawaii and China with projects ranging from residential and hospitality to office and mixed use. He has overseen the design and construction of projects totaling more than 10 million square feet including record setting skyscrapers and transit-integrated, mixed use hubs. Michael holds a Doctorate of Architecture from the University of Hawaii at Manoa.
- Alani Apio -- 25 years of experience in community and public relations, and experience in Native Hawaiian cultural and burial issues related to development -- a field in which he's worked for 18 years. He has served as lead consultant on development-related cultural issues for both public and private sector clients.
- Joy Matsumoto -- experience in real estate as part of a worldwide company with access to a range of real estate professional support services. Also a long-time and dedicated supporter of the village and of Twinkle Borge, spending consistent time at the village as a volunteer and donating funds, goods, and services on a regular basis.
- Nicole Velasco -- nine years of experience in government relations, community engagement, and policy advocacy including with the State Legislature, City & County of Honolulu, and private sector firms.
- Cathy Kawano-Ching -- experienced educator with 41 years of pre-K to college teaching in public and private schools in Hawaii, as well as curriculum and program development. Also experienced in facilitation and community-building, training, and professional development. Cathy has a deep commitment to and passionate belief in strong relationships as the foundation for optimal solutions -- a philosophy which is directly in-line with the values of the village.

2. Facilities

DCS is currently in talks with private landowners and the state discussing whether there will be a private land purchase or a land lease with the state. All parcels under consideration are located in Waianae. It is estimated that a decision will be made by June 2019.

VI. 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.

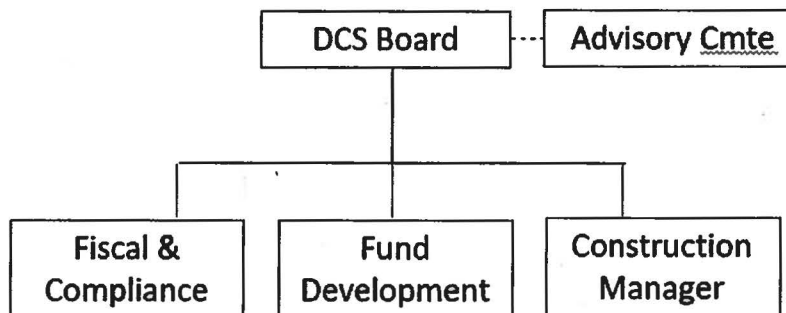
DCS is currently in the process of assembling a staff team including a Fund Development Director, Construction Manager, and Fiscal & Compliance Officer. These positions will be funded with private funds. We are happy to provide updates to the legislature as this team is assembled.

In addition, DCS has received generous offers of advice and consultation from people with deep experience in construction, development, fundraising and financing including:

- * Colbert Matsumoto, Executive Chair, Island Insurance
- * Bob Bruhl, President, DR Horton
- * Cliff Tillotson, Vice President, Prometheus Construction
- * Bumpy Kanahale, Head of State, Nation of Hawaii and builder of Pu`uhonua O Waimanalo

Members of the DCS Board and Advisory Committee will participate in training for nonprofit housing developers and property managers. The trainings will be provided by nationally recognized trainers of nonprofit housing developers such as the Rural Community Assistance Corporation (RCAC) or the Local Initiatives Support Corporation (LISC) both of which have a presence in Hawaii and have expressed interest in supporting the project.

2. Organization Chart



3. Compensation

DCS is currently run by a volunteer board of directors and has no paid staff. However, as noted, DCS is in the process of assembling its staff and team. None of the funds from this request will be used to compensate DCS staff.

VII. Other

1. Litigation

The applicant has had no lawsuits filed against it, and has filed no lawsuits as a plaintiff.

2. Licensure or Accreditation

The applicant holds no licenses or accreditation.

3. Private Educational Institutions

This grant will not be used to support or benefit a sectarian or non-sectarian private educational institution.

4. Future Sustainability Plan

DCS has mounted a fundraising campaign, raising approximately \$400,000 to date. These funds, and any future funds, will be used to either purchase property or to fund other phases of the plan, which includes constructing tiny home dwellings for the residents of the village.

**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.

Dynamic Community Solutions

(Typed Name of Individual or Organization)

(Signature)

James Pakele

(Typed Name)

(Date)

1/18/19

(Title)

President

BUDGET REQUEST BY SOURCE OF FUNDS

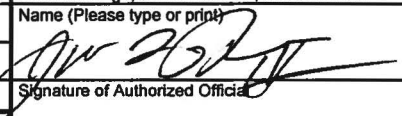
Period: July 1, 2019 to June 30, 2020

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App Dynamic Community Solutions

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	0			
2. Payroll Taxes & Assessments	0			
3. Fringe Benefits	0			
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island	0			
2. Insurance	0			
3. Lease/Rental of Equipment	0			
4. Lease/Rental of Space	0			
5. Staff Training	0			
6. Supplies	0			
7. Telecommunication	0			
8. Utilities	0			
9				
10				
11				
12				
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16				
17				
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20				
TOTAL OTHER CURRENT EXPENSES	0			
C. EQUIPMENT PURCHASES	0			
D. MOTOR VEHICLE PURCHASES	0			

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E. CAPITAL	2,000,000			2,500,000
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	2,000,000	Michael Hodge, James Koshiba, James Pakele		
(b) Total Federal Funds Requested		Name (Please type or print)		Phone
(c) Total County Funds Requested				1/18/19
(d) Total Private/Other Funds Requested	2,500,000	Signature of Authorized Official		Date
TOTAL BUDGET	4,500,000	James Pakele, President Name and Title (Please type or print)		

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Dynamic Community Solutions

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A
No salary funds are being requested as part of this application.		

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES Period: July 1, 2019 to June 30, 2020

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TOTAL:			
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JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES Period: July 1, 2019 to June 30, 2020

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% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
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	\$ -
	\$ -
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	\$ -
	\$ -

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES Period: July 1, 2019 to June 30, 2020

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Applicant: Dynamic Community Solutions_____

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST
None			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
TOTAL:			

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST
None			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
TOTAL:			

JUSTIFICATION/COMMENTS:

TOTAL BUDGETED

TOTAL BUDGETED

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS Period: July 1, 2019 to June 30, 2020

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Dynamic Community Solutions

FUNDING AMOUNT REQUESTED				
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED
	FY: 2017-2018	FY: 2018-2019	FY:2019-2020	FY:2019-2020
PLANS		\$0	\$100,000	\$0
LAND ACQUISITION		\$400,000	\$0	\$1,100,000
DESIGN		\$0	\$100,000	\$0
CONSTRUCTION		\$0	\$1,800,000	\$0
EQUIPMENT		\$0	\$0	\$0
TOTAL:		\$400,000	\$2,000,000	\$1,100,000
JUSTIFICATION/COMMENTS:				
The requested \$2,000,000 in State funds for FY 19-20 includes \$100,000 related soft costs, and \$100,000 for design and engineering soft costs. The costs of construction. All costs relate to building of communal kitchen, bat				

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FUNDING REQUIRED IN SUCCEEDING YEARS	
FY:2020-2021	FY:2021-2022
\$0	\$0
\$0	\$0
\$0	\$0
\$1,000,000	\$0
\$0	\$0
\$1,000,000	\$0

for planning, permitting, and other e remaining \$1,800,000 is for hard hrooms, and gathering place.

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

App:

Dynamic Community Solutions

Contracts Total:

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)
1	NONE			
2				
3				
4				
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24 d 29

CONTRACT VALUE
-

26 + 29

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JAN 18 2017**

DYNAMIC COMMUNITY SOLUTIONS
85-1373 PUHINALO PLACE
WAIANAE, HI 96792-0000

Employer Identification Number:
81-4857118
DLN:
26053413001067
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
January 02, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

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DYNAMIC COMMUNITY SOLUTIONS

Sincerely,



Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Letter 947



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

DYNAMIC COMMUNITY SOLUTIONS

was incorporated under the laws of Hawaii on 02/13/2017 ; 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 15, 2019

Director of Commerce and Consumer Affairs

