

Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing


AUTHORIZED SIGNATURE

Primrose K. Leong-Nakamoto
PRINT NAME AND TITLE

1/17/2020
DATE

received
1/17/2020

2:22 pm

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

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: Db:

Association of Unit Owners of Poamoho Camp

Amount of State Funds Requested: \$ 2,294,379

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

The community members of Poamoho Camp in Wahiawa seek funding for improvement to the infrastructure and upgrades of the roads and water lines. Poamoho Camp currently provides potable water to neighboring parcels in the community. Road improvements and accessibility to water are critical to provide continued support for our youth sports and church events throughout Wahiawa. Our plantation village is significant in the preservation of the agricultural history of Hawaii. The paved roads and maintenance of water lines will ensure the safety and health of the residents

Amount of Other Funds Available:

State: \$ 0
Federal: \$ 0
County: \$ 0
Private/Other: \$ 0

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

\$ 0

Unrestricted Assets:

\$ 269,093

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:

94-615 Kupuohi St # 205

City: State: Zip:

Waipahu HI 96797

Contact Person for Matters Involving this Application

NAKAMOTO REALTY

Name:
Primrose K. Leong-Nakamoto

Title:
Property Manager

Email:
alohaprim@gmail.com

Phone:
(808) 688-9878

Federal Tax ID#:

██████████

State Tax ID#

██████████



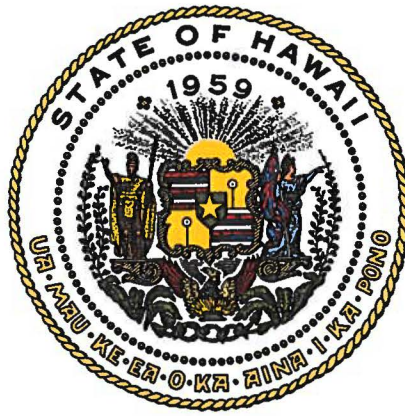
Authorized Signature

Primrose K. Leong-Nakamoto/Property Manager

Name and Title

1/17/2020

Date Signed



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

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

was incorporated under the laws of Hawaii on 07/06/2011 ; 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, 2020

Director of Commerce and Consumer Affairs



ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

- I. **Certification – Please attach immediately after cover page**
 1. **Certificate of Good Standing – Please see attached after cover page.**
 2. **Declaration Statement – Please see attached after cover page.**
 3. **Public Purpose**

This grant will benefit the public and surrounding communities of Wahiawa.

II. BACKGROUND AND SUMMARY

Property Description:

Poamoho Camp consists of a parcel of approximately 91 acres located at 71-045 Kam Hwy. in Wahiawa, Hawaii. (TMK 710010011000).

Poamoho Camp is a former Del Monte plantation property with a residential area consisting of 66 residential units occupied primarily by former Del Monte plantation workers and/or their families. Developer Peter Savio purchased Poamoho Camp when Del Monte closed down and the Galbraith Estate sold the property. In 2009 Peter Savio created a CPR with the units primarily being sold to the individuals living within the camp. Family members were allowed to purchase the unit if the original tenant was unable to qualify to purchase the home.

There is an "Agricultural Unit adjacent to the residential area which consists of approximately 54 acres (Unit 77 and Unit 78).

Along with the land, there is also a potable waterline that was transferred with the parcel as described below:

Water Pipeline:

Water pipeline, meters and improvements relating to the pipeline located in Fields F.204 Sections A, B and C (Oahu TMK Nos' 7-I-1:005, :006, :031 and:011), together with and subject to that certain Water Pipeline and Easement Agreement dated September 15, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17447, Page 530, and in the Water Use Agreement dated October 11, 1983

For many years, the Water Pipeline has provided water for the Poamoho Camp, Helemano/ORI Facility and Greenworld Coffee Farm. It is an integral part of water availability and a resource to the community for areas past Whitmore Avenue.

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

With planned development of the surrounding agricultural areas, it is imperative to maintain this vital resource and public assistance should be provided. Poamoho Camp has not received any public or private funds to assist with monitoring or maintaining this waterline that has serviced many in the Wahiawa community. Poamoho Camp residents do not have the resources to continue providing water to other community members.

Demographics:

Poamoho Camp residents are comprised primarily of retired Del Monte plantation laborers. Many are receiving social security and small pensions as their sole sources of income. Younger family members living in the homes are employed in primarily unskilled labor or construction jobs. A recent survey conducted to determine eligibility for grants through the U.S. Rural Development verified that income levels for the majority of the households within the camp would qualify at or below poverty level. See Poamoho Camp Median Household Income Survey dated August 2019.

Community and Public Impact:

Maintaining Poamoho Camp and the residences has allowed the community to retain its plantation lifestyle and provided opportunity for 66 families and approximately 200 individuals to remain in their homes. Given Hawaii's high cost of housing and the number of homeless, this has truly been a benefit to the senior and low-income wage earners housed within Poamoho Camp. Poamoho Camp has a rich history of involvement with the Wahiawa community but due to limited resources there is now limited access and availability to resource. This has had a significant impact on the ability of Poamoho Camp to offer public access for community activities such as sports events for the youth.

The Poamoho Camp waterline has serviced Poamoho Camp and Helemano/ORI facilities for decades and Greenworld Coffee Farm for many years. This has allowed Helemano/ORI to continue offering services to individuals with disabilities, including housing and vocational opportunities. It provides potable to make it possible for Greenworld to operate and expand, creating jobs for local people living in the area and providing services to locals and an increasing amount of tourists travelling through Wahiawa.

Poamoho Bible Church is a community resource that has been active in the community for years. Poamoho Bible Church continues to hold services and outreach programs within the property on a weekly basis. Since the "Clubhouse" or Community Center within Poamoho Camp burned down, Poamoho Bible Church has had to meet under tarps or tents. Meetings are forced to be cancelled or held elsewhere when rain and winds prohibit use of tents and tarps.

Poamoho Camp has a large park that was used in the past for community baseball and other sports activities. Community access is currently not being offered due to a lack of funding for maintenance. There is no longer access to any public bathroom facilities within the camp due to the loss of the clubhouse.

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

III: SERVICE SUMMARY AND OUTCOMES

We have reviewed several bids and are presenting the following proposal from Seal Pros. The work to be done by Seal Pros will be for the civil work to include tank/fire protection, electrical, and roadways. Additionally, we will need contract work to be done for the replacement of cesspools with septic tanks, and infrastructure to the aged homes.

WATERPIPELINE MAINTENANCE AND WATER QUALITY CONTROL

Purpose: To maintain the accessibility and quality of potable water to residents and visitors to the Wahiawa community in the area past Whitmore Avenue.

Services to be Supported by Grant:

1. Establishing a process to evaluate the current condition of the Waterline and to set processes in place to maintain the waterline and ensure the quality of the water accessed from the waterline.

Personnel specializing in the maintenance and repair of water pipelines will need to be retained to evaluate the current condition of the pipeline and implement any recommended maintenance for the waterline.

2. Implementing a Water Quality Program to facilitate testing and required actions to insure that the water being received by Poamoho Camp, Helemano/ORI, Greenworld and other community members from the waterline meets quality standards as set by the Department of Health and City and County of Honolulu Board of Water Supply.

Target Group: Poamoho Camp, Helemano/ORI facilities, Greenworld employees and their customers who are residents and visitors to the State of Hawaii.

REPLACEMENT OF CESSPOOLS WITH SEPTIC TANKS

Purpose: To remove aged cesspools and replace them with septic systems in compliance with changes to the state and federal laws as well as Department of Health standards requiring replacement for health and sanitation purposes.

Services to be supported by Grant:

1. Review and assessment of current cesspool location and conditions within the parcel by a qualified professional. This would include conducting field research and testing to determine the size, location and condition of cesspools; determining if they are currently utilized; and the number of homes they are servicing.

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

2. Closing unused cesspools; and replacing cesspools with septic tanks. Many of the cesspools are not located on the same lot that they service. Due to lot size constraints, options for "multiple home" septic tanks or other alternatives may need to be considered.

Public Purpose for the Grant:

Many of the households within the camp are living on limited budgets at or below the poverty level and will be unable to fund replacement of the cesspools with septic tanks. These cesspools were established quite a long time ago and conveyed with the interest in the property by the Developer. Health and sanitation concerns dictate that the replacements should be done in order to minimize spills or leakage into ground water sources. Poamoho Stream runs directly adjacent to the parcel and replacement will facilitate making sure water sources are not contaminated.

HOUSING UPGRADES

Purpose: To upgrade the plumbing, electrical and roofing of the aged homes within the Poamoho Camp.

Services to be supported by Grant:

Electrical, Plumbing and Roof Upgrades are badly needed to maintain livable conditions in several of the homes. It would be beneficial if these upgrades could be done as a "group" and part of a large project. The homes don't have enough equity and many of the owners would not have available funds to do these upgrades.

1. Upgrade the electrical wiring and metering of the homes as needed to bring them up to code to ensure safety and reduce risks of fire. There are many original plantation dwellings within the community that were built in the early 1950's or prior and they do not meet the current electrical codes. These older homes have an increased risk of fire. Some residents that had the available funds have upgraded the electrical wiring and metering for their homes. There are approximately 50 homes that will need the electrical upgrade.

2. Plumbing upgrades will be needed on older homes when the new road and waterlines are put in place because the older pipes will strain under the water pressure provided by the new lines. Many of the older homes currently have water pressure issues because the aged pipes are not able to handle a normal water flow. All but 10 or so homes will need the upgrades.

3. Roofing on many of the older homes is the metal sheet type of roofing. Several homes have holes in portions of their roofs and some are missing large pieces of the roofing material over portions of the home. This will be done to maintain safety and to keep the homes in a livable condition.

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

IV. FINANCIAL

Budget

1. Please see attached.
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2021.

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

3. We will be applying for federal, private and state grants in 2021.
4. We plan to apply for the renewable energy state and federal tax credits in 2020.
5. We have not received any federal, state, and county government contracts, grants, and grants in aid within the prior three years and will not be receiving for fiscal year 2021 for program funding.
6. Our current unrestricted current assets as of December 31, 2019 is \$269,093.

V. Experience and Capability

Primrose K. Leong-Nakamoto has been the property manager for AOUO of Poamoho Camp for four years. She works closely with the residents of Poamoho Camp not only in the daily activities of property management but has formed relationships with each family in order to understand their needs as a whole community. Her involvement in ascertaining the condition of the water lines and infrastructure has enabled Poamoho Camp to determine future planning.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The project manager will be working closely with the contractor who is awarded the bid for installation and improvement of roads, water tank/fire protection, and infrastructure. Daily communication with the construction manager and site visits will be performed by the project manager. The draws for payment will be managed based on completion of each phase of the project accordingly.

2. Organization Chart

Please see attached.

ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

3. Compensation

Please see attached.

VII. Other

1. Litigation

The Association of Unit Owners of Poamoho is not involved in any pending litigation.

2. Licensure or Accreditation

Please see Seal Pros company information and Primrose K. Leong-Nakamoto's resume.

3. Private Educational Institutions

The funds from this grant will not be used to support or benefit a sectarian or non-sectarian private educational institution.

4. Future Sustainability Plan

The AOOU of Poamoho Camp will be applying for grants with federal, state, and private institutions in 2021 and every year thereafter. Infrastructure for the agricultural parcels adjacent to the 66 homes will be installed. Revenue from these agricultural parcels will provide a reserve fund for the Association of Unit Owners of Poamoho Camp to address future maintenance of improvements in the community.

Poamoho Camp Median Household Income Survey



Prepared by:

Kim Strong
Rural Development Specialist

**Rural Community Assistance
Corporation**

August 2019

**RCAC is an equal opportunity provider
and employer.**

This material is based upon work supported under a grant by the Utilities Programs, United States Department of Agriculture, and produced as part of the RCAP Technitrain Project. Any opinions, findings, and conclusions or recommendations expressed in this material are solely the responsibility of the authors and do not necessarily represent the official views of the Rural Utilities Programs.



August 19, 2019

Nathan Riedel
MFH Specialist
USDA Rural Development
Room 311, Federal Building
154 Waiianuenu Ave
Hilo, HI 96720-2452

Subject: Poamoho Camp Median Household Income Survey Results

Dear Mr. Riedel:

Enclosed please find the final report for the Poamoho Camp Median Household Income (MHI) Survey.

The report consists of documentation to determine the MHI for the drinking water service area. The report is categorized into the following sections:

1. Introduction..... 2
2. Survey Rationale..... 2
3. Income Survey Methodology..... 2
4. Survey Results 3
5. Exhibit A: Service Boundary Map, Area and Locations Maps and Area Photo 5
6. Exhibit B: Residents List (response and no response)..... 9
7. Exhibit C: Sample Explanation Letter and Survey Form 12
8. Exhibit D: Median Household Income Data..... 15

If you have additional questions, please feel free to contact me at 360-836-5424.

Sincerely,

Stevan Palmer

Stevan Palmer
Assistant Director
RCAC – Community & Environmental Services

Enclosure: Income Survey Report, MHI Data
CC: Gail Byrne Baber, Rural Development Specialist III, RCAC – Community & Environmental Services
Kimberley Strong, Rural Development Specialist, RCAC – Community & Environmental Services

Serving Rural Communities In: Alaska • Arizona • California • Colorado • Hawaii & other Pacific Islands
Idaho • Montana • Nevada • New Mexico • Oregon • Utah • Washington • Wyoming



**Poamoho Camp
Association of Unit Owners
71-045 Kamehameha Hwy, Wahiawa, HI 96786**

Median Household Income Survey Final Report

Date: August 19, 2019

Submitted to: *Nathan Riedel*, MFH Specialist
United States Department of Agriculture – Rural Development

Submitted by: *Kimberley Strong*, Rural Development Specialist
Rural Community Assistance Corporation, Community & Environmental Services

Introduction: Poamoho Camp is a private Association of Unit Owners (AOUO) governed by four (4) officers and managed by Nakamoto Realty, LLC. Poamoho located in Wahiawa, Honolulu County, Hawaii.

Poamoho Camp has 64 residential housing units, leaving 64 units (households) to survey.

The drinking water system at Poamoho Camp is proposing upgrades to its water system.

In order to be eligible for optimal funding options, Poamoho Camp needed to establish a Median Household Income (MHI) for the service area. United States Department of Agriculture Rural Development (USDA-RD) requested that Rural Community Assistance Corporation (RCAC), a private, nonprofit organization, perform the MHI.

Survey Rationale: The current census data encompassed a larger area than the proposed project boundaries (see Area Maps and Area Photos, Exhibit A, pages 5-8). Therefore, AOUO felt the census numbers did not adequately reflect the customers' household income. The addresses of those surveyed are attached and titled "Residents' List of Poamoho Camp" (see Exhibit B, pages 9-11).

Income Survey Methodology: A unique survey number is randomly assigned to each household receiving a survey questionnaire to maintain the respondent's anonymity. The customer's personal information (name, phone, etc.) is considered confidential and is not provided to any funding agency or other entity. RCAC will retain the original survey forms containing personal information on file at their corporate office, 3120 Freeboard Drive, Suite 201, West Sacramento, California, 95691 for seven (7) years.

RCAC drafted survey letters and performed a door to door survey on August 11, 2018 and October 14, 2018 at each household within the survey universe. Each household was given a survey form and corresponding postage-paid reply envelope. The surveys were mailed back to RCAC to maintain customer privacy.

Nakamoto Realty, Inc. provided RCAC with addresses for the parcels used in the survey (see Exhibit B, pages 9-11). RCAC developed the letters and survey forms based on the guidelines established for the United States Department of Agriculture – Rural Development (see Exhibit C, pages 12-14).

The income survey form listed income categories and requested respondents to provide the households total gross annual income from 2017 Federal tax filing. It also asked how many families currently reside at the address.

Funding agency guidelines require that an impartial agency conduct the income survey using an approved format. The median household incomes for the project service area survey was calculated by RCAC as follows:

The median income is defined as that income in the middle of the data collected from the universe after all incomes are ranked in order from lowest to highest incomes. For example, if there are nine houses surveyed, and the five ranks of income are \$10k, \$13k, **\$14k**, \$19k, \$150k, then **\$14k** is the median income because it is two from the top rank and two from the bottom rank.

The median may require averaging if you have an even number of universe data available, and the two incomes in the middle are different.

Upon receiving the completed surveys, RCAC calculated the MHI for the project service area community. This number was submitted to USDA-RD.

The definition of household income is the total gross income in the previous calendar year, in this case calendar year 2017, from **all sources**, by all members of one single residence. The final results of the survey will be used by USDA-RD to measure the community’s ability to finance the project and to determine whether or not assistance in the form of a special low interest loan rate or grant is needed.

Survey Results:

An income survey was conducted within the Poamoho Camp drinking water service boundaries. A summary of the results are listed below with more detailed information in the exhibits. The MHI for this survey only counted residences occupied for more than six months of the year.

Poamoho Camp has 64 residential units, leaving 64 parcels (households) to survey. The 61 responses account for a **95 percent response rate**. The number of households in a range between 64 – 70 requires a sample size of 85 percent to meet State and Federal guidelines.

The MHI for Poamoho Camp \$38,000 (see Exhibit D, pages 15-17).

Response Rate:

Total number of parcels	64
Total number of vacant lots, vacant homes, vacation homes, or commercial parcels	0
Total number of residential parcels surveyed	64
Total number of surveys returned	61
Total number of default responses	0
Total number of non-responses	3
Response rate calculation	61 ÷ 64 = 95%

The results of this survey may be used to support loans and or grant applications to multiple funding agencies, for multiple types of projects benefiting residents within the survey area. Each funding agency has unique criteria for determining funding awards. A funding agency may look at the survey in terms of whether a community is disadvantaged, the percentage of low to moderate income people in the survey area, the MHI of the survey area in relation to State non-metro MHI's, or other criteria. These factors help a funder determine whether a project is eligible for funding, whether it is eligible for grants, what percentage of grant is available in a grant loan package, or what interest rates the project qualifies for in a loan. Eligibility of a project for funding changes with time, so the funding package available to a project this year might not be the same package available next year.

RCAC makes no claims regarding funding eligibility of any projects the system may be considering, now and in the future. Further, funding agencies generally use the most recent and accurate income survey results available when funding projects. RCAC makes no claims about how long the results of this survey will remain valid before being superseded by other newer surveys. It is recommended that the system contact any funding agencies under consideration directly to discuss funding eligibility.

Exhibit A

Poamoho Camp Service Boundary Map, Area and Location Maps and Area Photos

Poamoho Camp – Area Map



Poamoho Camp – Street Map

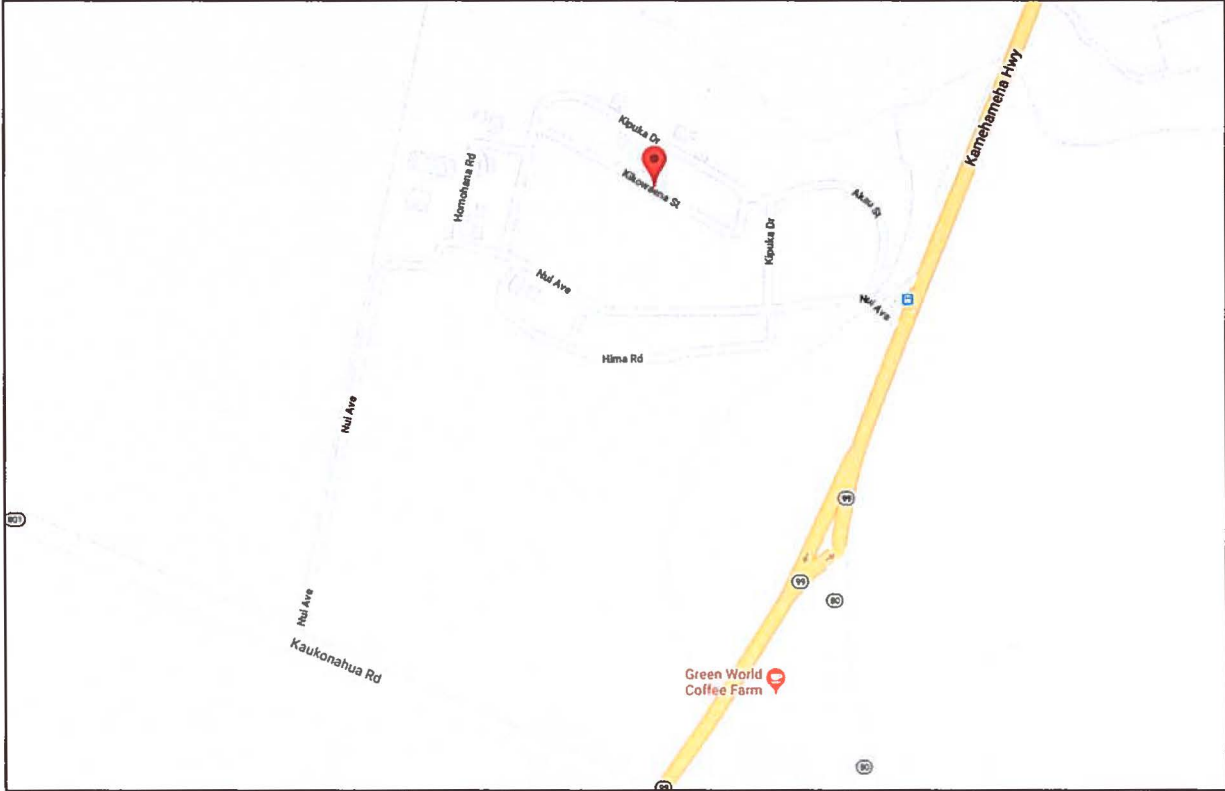


Exhibit B

Residents List for Poamoho Camp

- **Response**
- **No Response**

POAMOHO CAMP RESIDENTS LIST

Permanent Resident/Response

<i>Property Address</i>		<i>City</i>	<i>State</i>	<i>Zip</i>
650	AKAU ST.	WAHIAWA	HI	96786
651	AKAU ST.	WAHIAWA	HI	96786
652	AKAU ST.	WAHIAWA	HI	96786
654	AKAU ST.	WAHIAWA	HI	96786
709	AKAU ST.	WAHIAWA	HI	96786
714	AKAU ST.	WAHIAWA	HI	96786
716	AKAU ST.	WAHIAWA	HI	96786
717	AKAU ST.	WAHIAWA	HI	96786
706	AKAU ST.	WAHIAWA	HI	96786
707	AKAU ST.	WAHIAWA	HI	96786
711	AKAU ST.	WAHIAWA	HI	96786
713	AKAU ST.	WAHIAWA	HI	96786
732	HOMOHAHA RD.	WAHIAWA	HI	96786
733	HOMOHAHA RD.	WAHIAWA	HI	96786
734	HOMOHAHA RD.	WAHIAWA	HI	96786
735	HOMOHAHA RD.	WAHIAWA	HI	96786
736	HOMOHAHA RD.	WAHIAWA	HI	96786
672	KIKOWAENA ST.	WAHIAWA	HI	96786
685	KIKOWAENA ST.	WAHIAWA	HI	96786
688	KIKOWAENA ST.	WAHIAWA	HI	96786
689	KIKOWAENA ST.	WAHIAWA	HI	96786
691	KIKOWAENA ST.	WAHIAWA	HI	96786
673	KIKOWAENA ST.	WAHIAWA	HI	96786
679	KIKOWAENA ST.	WAHIAWA	HI	96786
680	KIKOWAENA ST.	WAHIAWA	HI	96786
681	KIKOWAENA ST.	WAHIAWA	HI	96786
684	KIKOWAENA ST.	WAHIAWA	HI	96786
686	KIKOWAENA ST.	WAHIAWA	HI	96786
692	KIKOWAENA ST.	WAHIAWA	HI	96786
670	KIKOWAENA ST.	WAHIAWA	HI	96786
687	KIKOWAENA ST.	WAHIAWA	HI	96786
661	KIPUKA DR.	WAHIAWA	HI	96786
663	KIPUKA DR.	WAHIAWA	HI	96786
695	KIPUKA DR.	WAHIAWA	HI	96786
696	KIPUKA DR.	WAHIAWA	HI	96786
697	KIPUKA DR.	WAHIAWA	HI	96786
701	KIPUKA DR.	WAHIAWA	HI	96786
704	KIPUKA DR.	WAHIAWA	HI	96786
655	KIPUKA DR.	WAHIAWA	HI	96786
660	KIPUKA DR.	WAHIAWA	HI	96786
664	KIPUKA DR.	WAHIAWA	HI	96786
666	KIPUKA DR.	WAHIAWA	HI	96786
668	KIPUKA DR.	WAHIAWA	HI	96786
700	KIPUKA DR.	WAHIAWA	HI	96786
703	KIPUKA DR.	WAHIAWA	HI	96786
693	NUI AVE.	WAHIAWA	HI	96786
699	NUI AVE.	WAHIAWA	HI	96786
700	NUI AVE.	WAHIAWA	HI	96786
719	NUI AVE.	WAHIAWA	HI	96786
720	NUI AVE.	WAHIAWA	HI	96786
721	NUI AVE.	WAHIAWA	HI	96786
722	NUI AVE.	WAHIAWA	HI	96786
723	NUI AVE.	WAHIAWA	HI	96786
724	NUI AVE.	WAHIAWA	HI	96786

725	NUI AVE.	WAHIAWA	HI	96786
726	NUI AVE.	WAHIAWA	HI	96786
727	NUI AVE.	WAHIAWA	HI	96786
728	NUI AVE.	WAHIAWA	HI	96786
729	NUI AVE.	WAHIAWA	HI	96786
730	NUI AVE.	WAHIAWA	HI	96786
731	NUI AVE.	WAHIAWA	HI	96786

No Response				
	<i>Property Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
653	AKAU ST.	WAHIAWA	HI	96786
682	KIKOWAENA ST.	WAHIAWA	HI	96786
695	NUI AVE.	WAHIAWA	HI	96786

Exhibit C

**Survey Letter
Survey Form**



NAKAMOTO REALTY, LLC

August 11, 2018

Aloha Poamoho Camp Residents,

Your Association of Unit Owners (AOUO) of Poamoho Camp is proposing to upgrade its water system.

To qualify for federal loans and grants for these improvements, we are surveying all potential users to determine their household income. This data will be evaluated only to determine if the project qualifies for federal financial assistance which is based on the median household income for the service area.

In order to assist in determining the household income for potential users in the service area, we request that you complete the attached form and return it in the enclosed envelope. Your response will be held in the strictest confidence.

NOTE: Please be sure to print your name and sign the form in the spaces provided on the MHI Survey form.

Your prompt reply and assistance will be appreciated. If you would like to discuss this matter with someone, you may contact our office directly at (808) 688-9878.

Mahalo,

Nakamoto Realty

Median Household Income (MHI) Survey

Survey Number _____

This survey for the Poamoho Camp is being conducted to determine the current median household income. Information obtained will be used as part of an eligibility determination for state and federal assistance. It is important that all answers be as accurate as possible.

1. How many families currently reside at this address? _____
(If more than one family, each family must complete a separate questionnaire).
*Definition of family can be found on the back of this form.

2. How many persons are in your family, including yourself? _____
(If you are single with no dependents, write "1").

3. What is the current, total gross annual income of all your family members over age 18? \$ _____
(Including any related, dependent persons over age 65 or working dependent children over age 18).

4. What is the current, total gross annual income of all household members ages 15 to 17? \$ _____
(Do not include income for work such as baby sitting, paper routes, or lawn mowing for household members under the age of 15)

Include: *gross wages before deductions, *public assistance, *unemployment benefits, * social security, *pension, *alimony, *child support, *net income from owning or operating a farm or business, *any other source of income received regularly. *please include any source of income received regularly. *Income must be for the latest full tax year, 2017.*

Residential Address: _____

Print Name: _____

Signature: _____ Date: _____

Please complete this survey with the agency representative or mail using the postage paid self-addressed envelope provided.

Poamoho Camp needs a high response rate in order to best represent the median household income of the service area. **Responses to this survey are confidential.** No identifying information will be provided to Poamoho Camp or the state and federal funding agencies.

If more than one family resides at this address please request another survey form from either contact below:
Chris Kuaiwa, RCAC, Phone #: 808/425-1022, or Nakamoto Realty, Phone #: 808/688-9878

Survey Number _____

Exhibit D

Median Household Income Data Poamoho Camp

**Exhibit D: Median Household Income (MHI) Data
for Poamoho Camp**

Survey Ascending Order	Survey Number	Primary Residence	# of People in Residence	Annual Income Dollars	Survey Date
1	POA-05	YES	1	\$0	8/28/18
2	POA-09	YES	1	\$1,500	8/28/19
3	POA-52	YES	2	\$1,700	8/28/18
4	POA-49	YES	2	\$1,795	8/28/18
5	POA-19	YES	1	\$1,830	8/28/18
6	POA-67	YES	1	\$1,850	8/28/18
7	POA-46	YES	2	\$2,800	8/28/18
8	POA-50	YES	4	\$9,500	8/28/18
9	POA-03	YES	3	\$14,280	10/14/18
10	POA-14	YES	4	\$15,312	8/28/18
11	POA-16	YES	3	\$15,432	8/28/18
12	POA-39	YES	2	\$18,000	8/28/18
13	POA-41	YES	3	\$19,200	8/28/18
14	POA-06	YES	3	\$20,000	8/28/18
15	POA-30	YES	6	\$20,000	10/1/18
16	POA-34	YES	5	\$21,300	8/28/18
17	POA-23	YES	3	\$24,000	8/28/18
18	POA-43	YES	5	\$24,000	8/28/18
19	POA-47	YES	5	\$24,000	8/14/18
20	POA-17	YES	4	\$25,000	9/27/18
21	POA-07	YES	5	\$26,400	8/28/18
22	POA-21	YES	6	\$30,000	8/28/18
23	POA-26	YES	4	\$30,000	8/28/18
24	POA-32	YES	3	\$30,000	8/28/18
25	POA-44	YES	2	\$30,000	8/28/18
26	POA-45	YES	4	\$30,000	8/28/18
27	POA-33	YES	2	\$32,000	8/28/18
28	POA-01	YES	4	\$35,000	8/28/18
29	POA-57	YES	1	\$35,000	9/29/18
30	POA-20	YES	5	\$36,000	8/28/18
31	POA-55	YES	5	\$38,000	8/28/18
32	POA-02	YES	8	\$40,000	8/28/18
33	POA-48	YES	6	\$43,683	8/20/18

34	POA-10	YES	1	\$45,000	8/28/18
35	POA-27	YES	4	\$45,000	8/28/18
36	POA-64	YES	1	\$45,000	8/28/18
37	POA-35	YES	3	\$48,000	10/8/18
38	POA-08	YES	2	\$55,000	8/21/18
39	POA-42	YES	4	\$55,000	8/28/18
40	POA-60	YES	5	\$57,000	8/28/18
41	POA-04	YES	8	\$60,000	8/28/18
42	POA-11	YES	5	\$60,000	8/28/18
43	POA-56	YES	3	\$60,000	8/28/18
44	POA-54	YES	6	\$62,000	8/28/18
45	POA-15	YES	5	\$64,660	8/28/18
46	POA-51	YES	7	\$66,042	8/28/18
47	POA-18	YES	6	\$70,000	8/14/18
48	POA-24	YES	6	\$70,000	8/28/18
49	POA-25	YES	11	\$72,000	8/28/18
50	POA-62	YES	3	\$82,000	8/28/18
51	POA-66	YES	3	\$83,000	8/28/18
52	POA-13	YES	5	\$90,000	8/28/18
53	POA-29	YES	4	\$94,400	8/28/18
54	POA-31	YES	6	\$95,000	8/28/18
55	POA-59	YES	2	\$95,000	8/28/18
56	POA-28	YES	2	\$101,000	8/28/18
57	POA-63	YES	3	\$115,000	8/20/18
58	POA-36	YES	3	\$116,000	8/28/18
59	POA-37	YES	3	\$121,000	8/28/18
60	POA-40	YES	10	\$150,000	8/28/18
61	POA-65	YES	6	\$160,000	8/28/18

***Ascending Order Number 31, Survey Number POA-55 with a median income of \$38,000.
The Median Household Income for Poamoho Camp is \$38,000.***

The 61 responses account for a **95 percent response rate**. The Median Household Income for the Poamoho Camp is on line 31 (in ascending order), the Survey Number POA-55. **The Median Household Income for Poamoho Camp is \$38,000.**

Seal Pros LLC

Nakamoto Realty, LLC
Primrose Leong-Nakamoto

Project:

Poamoho Camp Site Improvements

94-615 Kupuohi St
Waipahu, HI 96797



James Higgins
Owner

Service Provider Information

Company Info



Seal Pros Hawaii
1019 Waimanu St. Ste.212
Honolulu, Hawaii 96814

P: 808-591-6086
F: 808-591-6087
<http://sealproshawaii.com>

Contact Person

James Higgins
Owner
jhiggins@sealproshawaii.com
Cell: 808-591-6086
Office 808-591-6086

About Us

We Solve Problems & Make Pavement Maintenance Simple

Seal Pro's is the provider of Asphalt Service and Pavement Maintenance in Hawaii. We offer a complete range of services from Paving to Sealcoating to Concrete and Civil Work. We stand by our work and offer warranties and service contracts. We are second to none when it comes to servicing our customers.

Seal Pro's Hawaii is your local source for all your Asphalt and Driveway services, Concrete, Concrete Repairs, Civil work including Water Lines, Sewer Lines and Grading. We understand the importance of protecting your investment and providing a clean and safe environment for you and your patrons.

We are locally owned and operated, and already servicing commercial and residential customers in Honolulu and surrounding areas. We are able to offer the best value and most personalized seal-coating programs to fit your needs and budget.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Contractor Lic.#: ABC-30206

Proposal: Poamoho Camp Site Improvements



Civil Construction

1. **Seal Pros will provide all Labor, Equipment and Materials necessary to complete the Scope of Work detailed below:**
2. **Fire Protection Systems:** Install as per plans, Concrete pads for Tank and Pump Station, Pipe Stanchion, Base Course at Tank Site, Fencing and Utilities described on Sheet C-100. Includes all Excavation, Grading, Backfill, Piping to the Tank. Tank erection and installation to be done by others.
3. **Extension of Community System to Domestic Meters as detailed on Sheet C-100. Includes all Trenching, Cushion, Pipe, Backfill & Grading.**
4. **Connection to Homes, includes all Trenching, Cushion, Piping, backfill, Grading and Compaction as detailed on Sheet C-100.**
5. **All work will be performed as per plans. Seal Pros offers a One Year Warranty on all work.**

Total Price for this item: \$796,937.00

Electrical Ground Work

1. **Seal Pros will provide all Labor, Equipment and Materials necessary to complete the Scope of Work detailed below:**
2. **Provide complete Electrical Excavation, Trenching, Conduit, Backfill, Jacketing and Stanchions as detailed on Sheet E-2.**

Total Price for this item: \$48,788.00

Asphalt Road Recon (All Roads)

1. **Seal Pros will provide Labor, Equipment and Material necessary to complete this project as specified in the following Scope of Work.**
2. **Area:** The area under consideration for a new asphalt surface comprises approx. 92,544 square feet.
3. **Demo Existing Asphalt:** We will Excavate/Mill existing asphalt down to base.
4. **Haul Out:** We will haul out and properly dispose of all demo debris and material.
5. **Base Work:** Scarify existing base and re-compact to 85-90% Compaction.
6. **Construct New Common Area Parking::** Construct new parking areas approximately 11,000 SF
7. **Prime Coat/Tack Coat:** We will apply SS-1H Tack Coat evenly throughout the paving area which promotes optimal binding of the base and the new asphalt pavement.
8. **Haul In:** 1,250 tons of Hot Mix Asphalt. (State Mix #5)
9. **Asphalt Pavement:** Install 2 inches compacted thickness surface asphalt.
10. **Compaction Method:** Breakdown and intermediate rolling with 3 ton and 5 ton double steel drum vibratory roller. Followed by Finish Roll with 5 ton pneumatic rubber tire roller.
11. **Finish Roll & barricade area**
12. **Speed Bumps:** 6 speedbumps will be installed according to specs after all phases are completed.
13. **Striping:** Striping will be installed according to plan layouts.

Total Price for this item: \$525,865.00

Proposal: Poamoho Camp Site Improvements



BMP's

1. **Seal Pros will implement Best Management Practices (BMP.s) including but not limited to Complete Site Safety Program, Install Dust Screens, Erosion Contro, Traffic Control, and Testing.**

Total Price for this item: \$47,789.00

Construct Community Center & Restrooms

1. **New Construction 2 Structures:**
 1. Community Center w/Restrooms 1,500 SF
 2. Community Restrooms 420 SF

No Plans or Designs have been rendered.

Estimated Construction Cost Only: \$445,000

Total Price for this item: \$445,000.00

Proposal: Poamoho Camp Site Improvements



Development, Architect & Engineering, Planning & Permitting

1. Development/Project Management/Organization

1. Planning
2. Permitting
3. Engineering
4. Architect (Design, Structural, MEP)
5. Survey
6. Topo
7. Insurance & Risk Management
8. Construction Management
9. Close Out

Complete Cost Estimate: \$320,000

Total Price for this item: \$320,000.00

Proposal: Poamoho Camp Site Improvements



Recon Area



Price Breakdown: Poamoho Camp Site Improvements



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on April 12, 2018.

Item	Description	Cost
1	Civil Construction	\$796,937.00
2	Electrical Ground Work	\$48,788.00
3	Asphalt Road Recon (All Roads)	\$525,865.00
4	BMP's	\$47,789.00
Total:		\$1,419,379.00

Optional Services:

Item	Description	Cost
1	Construct Community Center & Restrooms	\$445,000.00
2	Development, Architect & Engineering, Planning & Permitting	\$320,000.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in this proposal/contract it must be in a new contract or added to this contract.

The scopes of work and prices displayed here are valid for 30 days. A second site visit may be required to reassess conditions.

Please see all attachments for special conditions that may pertain to aspects of this project.

The payment schedule will require a deposit of 40% (unless otherwise agreed upon) with the balance due upon completion of the project. The deposit will need to be made no less than 14 days prior to the start of work.

Payments may be made by Check, Cash or Credit Card. Please note that all Credit card transactions are subject to an additional 3% processing fee.

Proposal: Poamoho Camp Site Improvements



Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

Primrose Leong-Nakamoto
Nakamoto Realty, LLC
94-615 Kupuohi St
Waipahu, HI 96797
Prim@nakamotorealty.com
C: 808-224-4044
O: 808-688-9878



James Higgins | Owner
Seal Pros Hawaii
1019 Waimanu St. Ste.212
Honolulu, Hawaii 96814
E: jhiggins@sealproshawaii.com
C: 808-591-6086
P: 808-591-6086
F: 808-591-6087
<http://sealproshawaii.com>

Additional Info: Poamoho Camp Site Improvements



Contract Terms & Conditions

1. All materials is guanteed to be as specified.
2. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices.
3. Barricades and Traffic Control will be provided.
4. All materials to be used on this project will be applied to manufactureers specifications without deviation.
5. Work will be conducted Monday thru Friday between 7:30 a.m. and 3:30 p.m. unless otherwise specified.
6. **Extra Work:** Alterations or deviations form the original Scope of Work involving extra costs will be executed by written orders, and related casts will be above and beyond the above estimate.
7. This fully executed proposal is a legal, enforceable binding contract. All parties signing this document understand and consent to the terms and conditions set forth in this contract.
8. **Exclusions:** Plumbing , Electrical, Landscaping, Grassing, Permits, Surveys, Engineering, Architecture, drawing or drafting of plans and any other services not detailed in the scope of work.
9. Seal Pros will provide General Liability insurance in the amount of \$2,000,000 per occurrence.
10. Seal Pro's employees will be covered under Workers' Compensation insurance as required by State law. Any Sub-Contractors used will provide same.
11. Seal Pro's Hawaii reserves the right to withdraw or revise this proposal at any time. All pricing is subject to Hawaii State General Exise Tax.
12. Seal Pros offers a One Year Warranty. (Unless specified otherwise)
13. COI will be issued only upon written request.
14. This Proposal may be withdrawn by us if not accepted within 30 days.

Seal Pro's LLC.



GENERAL CONTRACTOR
COMMERCIAL & RESIDENTIAL CONSTRUCTION



1019 Waimanu St. Suite 212
Honolulu, Hawaii 96814
(808) 591-6086
www.sealproshawaii.com



Pago Pago International Airport, Pago Pago, American Samoa

INTRODUCTION

Seal Pro's LLC.. is a diversified general contractor specializing in residential developments and Asphalt maintenance, Established in 2009, Seal Pro's LLC. has been in business for over ten years and our capabilities encompass many facets of building and site development services, including:

Pre-development/Pre-construction Planning

- Site Analysis
- Site Development (Road Construction) and Infrastructure Improvements
- Design Phase Budgeting
- Project Bidding and Contract Administration
- General Contracting & Construction Management

Seal Pro's LLC. is capable of delivering a wide range of construction projects. Our goal is not only to deliver our clients' project on time and on budget, but to exceed expectations by delivering consistently high levels of quality control and workmanship. Of utmost importance are the relationships we build with our clients to ensure consistent communication and responses to their changing needs.

CONSTRUCTION EXPERTISE

Seal Pro's LLC.'s team of professionals is qualified to handle any construction projects ranging in cost from \$1,000 to \$25,000,000. Our vast experience and project diversification enable us to offer a wide variety of services and make us experts in our field. We also utilize a great team of Subcontractors : Electricians, Plumbers, Painters etc.

Completed Projects Include:

- Single Family /Multi Family Residential Developments
- Road Construction/Infrastructure Improvements
- High Quality Private Estates/Residences
- Commercial/Corporate Office Parking Lots
- Retail Construction - Shopping Center Improvements
- Airports
- Federal Government Projects
- State Government Projects
- College Campus Renovations & Improvements



National Memorial Cemetery of the Pacific



Brigham Young University Hawaii

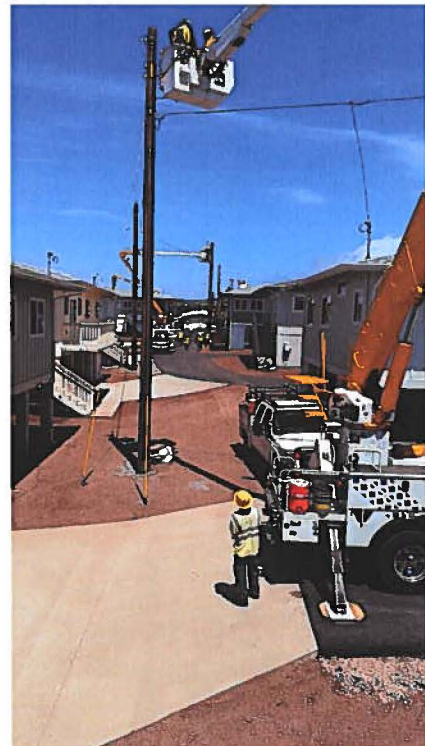
CONSTRUCTION SERVICES

Seal Pro's LLC.. provides its corporate and private clients with a complete scope of services. Our experienced personnel enable us to act as a general contractor, design builder, and construction manager. We stand by our work and we are dedicated to servicing our clients.

We are locally owned and operated, and already servicing commercial and residential customers in Honolulu and it's surrounding areas.

Our Services Include:

- Pre-construction/Pre-development Consulting
- Budget Analysis
- Development and Permitting
- General Contracting
- Interior Construction
- Renovations
- Base Building Construction - Site Development
- Road Construction
- Infrastructure Improvements
- Asphalt Paving
- Seal Coating
- Concrete Slabs and Foundations



Kauhale Gardens , Kalihi Hawaii

CLIENT LIST

Below is a list of some of our Valued clients:

- Wheeler Army Airfield - Island Palms Community
- General Growth Properties
- Blue Mountain Enterprise
- Bishop Estates
- The Bus
- Brigham Young University
- Waialeale Premium Outlets
- St. Francis Hospital
- Hawaii Property Management
- Associa
- Marcus Realty
- Layton Construction
- Paramount Builders
- Watt's Construction
- Haseko
- Japanese Consulate
- Hawaiiiana Management Co.
- Alii Property Management
- Salvation Army
- JEL Management
- Paramount Builders Inc.
- Starkist Samoa, Inc.
- Hawaii Reserves
- Fern Acres AOA
- CBRE



Kauhale Gardens, Kalihi Hawaii

Project References



Project: Kauhale Gardens

Scope: The project in total size occupies 2.15 acres and is located at the base of LikeLike Hwy 63 at 2236 Hiu St. Honolulu, HI 96819. The average home built within this project is 3 bedrooms, 2 bathrooms, and has 2 parking spaces
Kauhale Gardens offers a complement of plantation designed properties consisting of 5 duplexes (10 units) and 16 single-family houses.

Project: Brigham Young University

Scope: Asphalt Mill and Repave and Stripe Parking Lots and Campus Roads; Drainage, Curb Gutters, Bollard Installation

Size and phases: Multiple Phases/VariouS Sizes

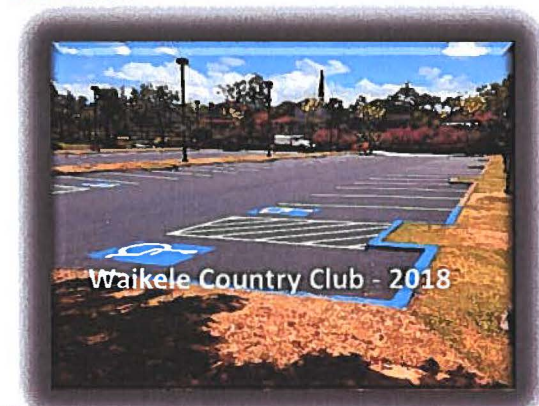
Contact: Nacha Enesa



Project: Waikele Country Club

Scope: 2 Inch Asphalt mill and repave and restripe

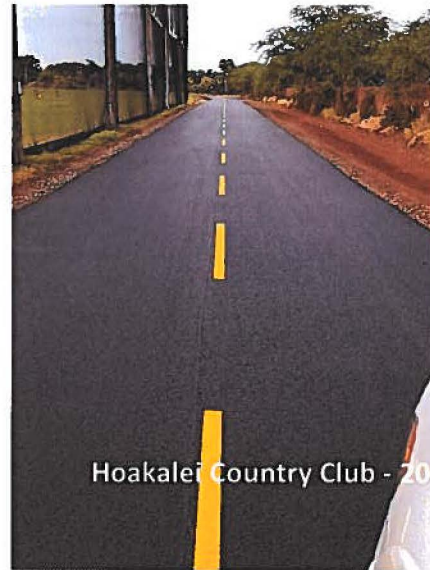
Contact: General Manager



Project: Hoakalei Country Club

Scope: Grading and Paving 3 inch Asphalt access road,
Concrete curb installation, grading and paving 2 inch parking
lot and stripe, wheel stop installation

Contact: General Manager – Ken Terao



Project: Ala Moana Center

Scope: Concrete curb repair and sidewalk installation,
mill and repave 3 inches Atkinson parking lot and Mahukona
Street

Contact: Kevin Fitzgerald



Project: Oahu Transit Services (The BUS)

Scope: Seal Coat and Paving Middle Street Pearl City

Facilities

Contact : Brent Seriya



**Wheeler Army Airfield – Island Palms Community Scope:
Asphalt Mill and Repave and Stripe Contact: Lendlease**

Current Projects

Kahala Loa Development



Kahala Loa Development - East Oahu

16 Homes in gated Community located in the heart of Kahala. Base Model Prices will range from \$1.5 - \$2.5. Each unit will feature Sustainable features.



Seal Pro's LLC.
1019 Waimanu St. Suite 212 Honolulu,
Hawaii 96814
(808) 591-6086
Contractors License Number :ABC 30206
FEIN: 26-3729070
www.sealproshawaii.com

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2020 to June 30, 2021

Applicant: ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

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	110,000	110,000	0	0
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST	110,000	110,000		
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				
TOTAL (A+B+C+D+E)	110,000	110,000		
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested		Primrose K. Leong-Nakamoto (808) 688-9878		
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested		1/17/2020		
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
TOTAL BUDGET		Property Manager Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2020 to June 30, 2021

Applicant: ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

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, 2020 to June 30, 2021

Applicant: ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

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: 2018-2019	FY: 2019-2020	FY:2020-2021	FY:2020-2021	FY:2021-2022	FY:2022-2023
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			2294379			
EQUIPMENT						
TOTAL:			2,294,379			
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: ASSOCIATION OF UNIT OWNERS OF POAMOHO CAMP

Contracts Total: -

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)	CONTRACT VALUE
1	NOT APPLICABLE				
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