

**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:

Alternative Structures International

Kahumana

Amount of State Funds Requested: \$ 6,890,000

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

This Capital Project will provide 83 new permanent units for Waianae's homeless households through: the purchase of 16 acres of land leased to ASI from the City and County of Honolulu; conversion of 48 units of Transitional Shelter into permanent low income affordable rental housing for previously homeless households; build a 35 hale traditional kahumale called Ke Kahuhale O Kahumana for 35 chroncially homeless Kanaka Maoli and other that call Hawaii home. They are not homeless but there are houseless and this Kauhale will give them a life-long permanent home village.

Amount of Other Funds Available:

State: \$ _____

Federal: \$ _____

County: \$ _____

Private/Other: \$ 1.840.000

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

\$ No Grants in Aid

Unrestricted Assets:

\$ less than \$100,000

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:

86-660 Lualualei Homestead Road

City: State: Zip:

Waianae Hi 96792

Contact Person for Matters Involving this Application

Name:
Thomas McDonald


Title:
Executive Director

Email:
tmcdonald@asi-hawaii.org

Phone:
(808) 683-5667

Federal Tax ID#:

State Tax ID#


Authorized Signature

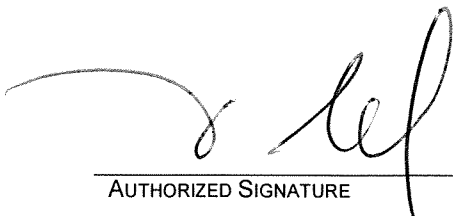
Thomas McDonald Exec Dir
Name and Title

Jan 20, 2023
Date Signed

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



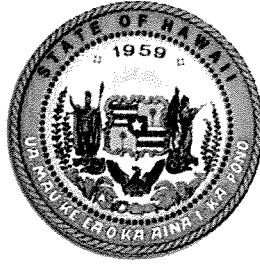
AUTHORIZED SIGNATURE

Thomas McDonald Executive Director

PRINT NAME AND TITLE

DATE

1/20/23



STATE OF HAWAII
STATE PROCUREMENT OFFICE

CERTIFICATE OF VENDOR COMPLIANCE

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

Vendor Name: ALTERNATIVE STRUCTURES INTERNATIONAL

DBA/Trade Name: Kahumana, Ohana Ola O Kahumana, Kahumana Community Center, Kahumana Kitchen, & Kahumana Learning Center

Issue Date: 01/18/2023

Status: Compliant

Hawaii Tax#: 20325824-01

New Hawaii Tax#:

FEIN/SSN#: XX-XXX6090

UI#: XXXXXX9676

DCCA FILE#: 27711

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

Status Legend:

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
BUSINESS REGISTRATION DIVISION
335 Merchant Street
Mailing Address: Annual Filing, P.O. Box 40, Honolulu, HI 96810

DOMESTIC NONPROFIT CORPORATION ANNUAL REPORT AS OF October 1, 2022

CORPORATION NAME AND MAILING ADDRESS

ALTERNATIVE STRUCTURES INTERNATIONAL
86-660 LUALUALEI HOMESTEAD RD
WAIANAE HI 96792

Principal Office Address

86-660 LUALUALEI HOMESTEAD RD
WAIANAE HI 96792

1. Nature of Activities

ORGANIZED TO PROVIDE A VARIETY OF SERVICES TO THE MOST VULNERABLE OF OUR SOCIETY INCLUDING (1) SOCIAL AGRICULTURAL PROGRAMS RECONNECTING WITH THE LAND THROUGH ORGANIC & REGENERATIVE FARMING IN PURSUIT OF FOOD SECURITY, SUSTAINABILITY, NUTRITION, AND HEALTH; (SEE ARTICLES).

2. The name of the registered agent and the registered agent's street address of the place of business in Hawaii of the person to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to.

SALEH AZIZI FARDKHALES
86-660 LUALUALEI HOMESTEAD ROAD
WAIANAE HI 96792

3. List all officers and directors.

Offices Held	Full Name	Address
S/D	HARMON, PHILIP	86-660 LUALUALEI HOMESTEAD ROAD, WAIANAE HI 96792
P/D	SALEH AZIZI FARDKHALES	86-660 LUALUALEI HMSTD RD WAIANAE, WAIANAE HI 96792
T/D	PAKELE, SUMMER	86-660 LUALUALEI HMSTD RD WAIANAE, WAIANAE HI 96792

NO CHANGES
Checking this box means there are no changes reported. The Department will not be held responsible for any changes made to this report.

CERTIFICATION

I certify under the penalties of Section 414D-12, Hawaii Revised Statutes, that I have read the above, the information is true and correct, and I am authorized to sign this report.

January 18, 2023	THOMAS CAMPBELL MCDONALD	THOMAS CAMPBELL MCDONALD
Date	Signature of authorized officer, attorney-in-fact for an officer, or receiver or trustee (if the corporation is in the hands of a receiver or trustee)	Print Name

FILE NO. 27711 D2
Rev. 10/2013

2022 B18
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**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISSED STATUTES**

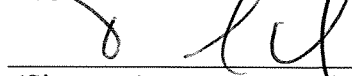
The undersigned authorized representative of the applicant certifies the following:

- 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; and
- 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.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

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.

Alternative Structures International : DBA Kahumana Community Center
(Typed Name of Individual or Organization)

 1-20-23
(Signature) (Date)

Thomas McDonald Executive Director
(Typed Name) (Title)



Alternative Structures International

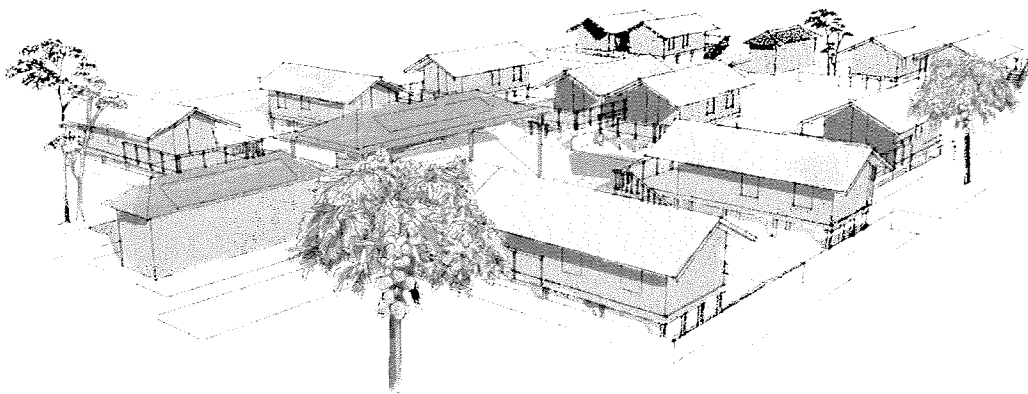
Grant-In-Aid Funding Request

‘Ohana Ola O Kahumana Expansion Ke Kauhale O Kahumana Project

\$6,890,000.00

July 1, 2023 - June 30, 2024

Fiscal Year 2024



I. CERTIFICATION

- 1. Certificate of Good Standing:** Attachment Included
- 2. Declaration Statement:** Attachment Included
- 3. Public Purpose:** The Grant-In-Aid funding awarded to Alternative Structures International (ASI) will be used towards a public purpose pursuant to 42F-102 Hawaii Revised Statutes.

II. BACKGROUND and SUMMARY

Mission

The mission is to co-create a healthy, inclusive and productive farm-based community with homeless families, people with disabilities and youth.

This philosophy was generated by the founders in 1974 with their first non-profit agency and the truth of that simple statement today is the cornerstone of the Ke Kauhale O Kahumana housing project seeking Grant-In-Aid funding for Fiscal Year 2024.

ASI's legacy continues to achieve this mission and serve the community by integrating housing, supportive services, social ventures, agriculture, and training programs at eight sites on the island of O'ahu.

Alternative Structures International (ASI)

In addition to more than 45 years of experience in the successful management and operations of our transitional shelter programs, ASI also brings a range of other essential skills to the proposed Ke Kauhale O Kahumana residents will work with ASI to move into their new homes which will be a celebrated place of community and independence. ASI has extensive history in supportive services for housing programs and will provide the resources for all Ke Kauhale O Kahumana locations. Resources available are inclusive while the operational oversight from a grant awardee

position will continue to have an emphasis on data-driven performance management, quality assurance measures and continuous program improvement; providing residents a model of support services to encompass access & direction to social resources, education/trainings, employment assistance with resumes, interviews and staffing services; a commitment to modeling best practices with residents; deep knowledge of the community needs in Wai`anae and the island of Oahu (ASI satellite locations); a robust management network and infrastructure; and a rich network of community partnerships that support the work of ASI. Ke Kauhale O Kahumana will combine the ancient logic of community homestead and merge with modern day network of services, supports and resources to ensure residents sustain their independence and have a newfound sense of stability.

This influence will serve as a guiding principle to the Ke Kauhale O Kahumana concept, design and lifestyle.

2. GOALS and OBJECTIVES:

Goal 1- To serve the underserved chronically homeless populations with extremely low income-no income along the Waianae Coast by providing a Ke Kauhale O Kahumana style housing community; **Objective:** Intake and house 35 households within the ‘Ohana Ola O Kahumana Ke Kauhale O Kahumana housing development.

Goal 2- To create a model of community living influenced by a Ke Kahale O Kahumana model of tiny homes, and community of united cause and shared spaces; **Objective:** To design, develop and build 35 Ke Kahale O Kahumana units. 4 clusters total, 43 parking spaces and 4 shared common spaces including kitchen, bathrooms and pavilion/community center, Native Hawaiian gardens and small farm plots to grow food.

Goal 3- To clear the land, install utilities, build roads, telecommunication systems, kitchen units, bathroom units and build the supporting infrastructure for Ke Kahale O Kahumana to be built upon, and to provide core elements for building actionable steps for development of Kahale; **Objective:** To complete sewage (above ground, utilities (which include water, gas and/or eclectic) appropriate machinery, valued volunteers and 20 community members to work weekly shifts on the development and building within the project period.

Goal 4- To meet the needs of the homeless community in Waianae through very affordable permanent housing where residents cover small variable costs of utilities; **Objective:** To complete 35 households through building a homestead community within the project period.

Goal 5- To serve, create homes and a sense of community for homeless individuals in the community of Waianae; **Objective:** To house 35 households at Ke Kauhale O Kahumana through building 1 large scale homestead for communal living.

3. THE PUBLIC PURPOSE TO BE SERVED:

The public purpose to be served is the creation of no income/low income housing within the community which will ease strain on social resources, ease burden of public health, safety and the overall welfare of the residents in need by creating a sustainable and innovative development that houses individuals and multiple families facing social injustices and lack of resources; the public purpose is a twofold service, i. provide direct access to no-low income housing for assisting the homeless or impoverished along the Waianae Coast in a culturally derived model of Ke Kauhale O Kahumana (homestead) and, ii. will ease the homeless footprint currently occupying public beach parks and for those individuals or families currently displaced it will provide a dignified option of community living, and whereby remaining community members at large can regain access to beach parks, public lands and waterways without undue circumstance.

4. TARGET POPULATION TO BE SERVED:

Alternative Structures International (ASI) is seeking GIA funding to provide housing opportunities for the unsheltered homeless, chronically homeless families and/or individuals with chronic disabilities who are experiencing barriers to securing permanent housing through their inability to secure employment, maintain employment &/or due to their disabilities.

The target population served for this Ke Kauhale O Kahumana development will primarily be focused on housing options for the residents of the western region of O'ahu, House State Senate District 22, the community of Waianae. The lead demographic to be served will be underserved homeless populations. With ASI also operating multiple satellite housing programs throughout O'ahu, it is a logical step to create a duplicate model to serve the homeless populations within the Leeward Coast community.

ASI intends to accelerate the attainment and building timeline of this Ke Kauhale O Kahumana housing project by seeking community contributions of volunteer hours, donations, and with prospective residents coming together to put forth their own sweat equity; ASI, through other housing funding programs, currently provides supportive services and financial assistance to help families in obtaining, and retaining permanent housing in order to build a solid foundation, housing stability, and assist towards betterment of their quality of life. This experience in the operational side of housing will be strategic in the success of Ke Kauhale O Kahumana finding the best possible options for the residents and ensuring they continue to receive supportive services as they begin life in their new hale. The GIA funds will allow for further development of the Ke Kauhale O Kahumana model on the 4 acre parcel for 35 households and purchase the land to convert the current 'Ohana Ola from transitional shelter to permanent housing for 48 households which is an extreme identified need in the community of Waianae. The third project initiative would provide portable Kauhale shelters to two satellite beach locations providing 20 organized sturdy tent structures to clean up the current beachfront encampments, provide storage and until the Kauhale on site is built.

All ASI housing design and services are offered without any preconditions beyond the participants' need and disability; the resources and, subsequently the supportive services then

provided, are designed and curated to meet the individual needs. The current operational structure in place at ASI is a successful community first model and leader in the housing industry. ASI is an expert provider and community contributor for the housing initiatives in motion and has a clear delivery method and conduct in housing best practices. This is an asset in working with the most underserved populations and is vital in the proper service delivery for the project and expenditure of public funds. This level of expertise ASI practices will serve as the foundation for equality and respect as the residents move forward into home ownership with pride, community and compassion.

5. DESCRIBE THE GEOGRAPHIC COVERAGE:

ASI is located in the Lualualei Valley, Waianae, O’ahu which is within the District 22 for the State Senate (Honokai Hale, Nanakuli, Maili, Waianae, and Makaha).

The community of Wai’anae is a federally designated medically underserved community which also has some of the greatest poverty statistics in the State of Hawaii, and it also is the community with the highest concentration of Native Hawaiians on O’ahu.

Racial equity is afforded to each client who enters the ASI system and participates in ASI programming. Due to the rural location of Wai’anae on the Leeward Coast of O’ahu, and in consideration of the 2019 U.S Census Bureau data track for the Leeward Coast, the primary population of the area is as follows: Pacific Islander 35%, Two or more ethnicities 27%, Hispanic 17%, Asian 11%, White 9%, Black 1%, Native Only 0%. The U.S Census data report also has Wai’anae reporting 87% of the population without geographical mobility and living in the same area generationally. This is a staggering figure and is closely related & rooted in a fundamental Native Hawaiian guiding principle, ‘A Sense of Place’. This data supports the limited amount of

Wai'anae residents that are leaving the Leeward Coast and the limited amount of new residents which are moving into the area, which when combined leads to default limitations on the diversity in certain community pockets on O'ahu, such as Wai'anae, and also will impact the volume of certain races of ASI clients just by the nature of the greater community profile.

The census data supports a limited spectrum of race categories residing in this rural district which subsequently will be reflected in the racial profiles of clients based on race percentages alone. It further supports ASI striving and consistently maintaining their open and impartial intake of all races regardless of limited representation in the larger Wai'anae community. ASI fully intends to have a commitment to racial equity in its programming to the fullest extent possible.

In addition, ASI values cultural competency as experienced providers in serving people with Limited English Proficiency and strives to ensure that language differences do not prohibit families from receiving services. Hawaii has long been a multicultural epicenter and the very nature of the islands affords awareness of all cultures.

III. SERVICE SUMMARY and OUTCOMES

1. Project Description

a.) **Scope of Services**: ASI has created a living community, Ke Kauhale O Kahumana, designed to provide long term housing for Leeward Coast residents curated with intention under a decades long service plan to give back to the community and the people of which ASI serves. Ke Kauhale O Kahumana is modeled to be a pilot project meant for expansion and duplication within our underserved and rural districts on Oahu and throughout Hawaii. Ke Kauhale O Kahumana is rooted in indigenous cultural design and minimal in footprint. The community will

provide a respite from the stressors impacting so many vulnerable populations by remaining at a level of attainability which often seems beyond reach for truly affordable ownership; which intends to serve as a space of community connection, and provide a sense of place for Native Hawaiian families and Hawaii families; To provide immediate housing for the homeless populations within the Waianae Coast; to have and instill a sense of community within the model beyond one's self to include homeownership, pride of property and shared resources; to create a model which will be developed in the spirit of 'Ohana and an homage to the once flourishing ahupua'a land systems that Native Hawaiians would operate, live and thrive tending; to create sustainability to the project and include the ability to monetize the current housing complex and serve additional families; to create an eco-minded, healthy-minded, and conscious-minded building project; to create a subsidized model of housing within our community built to have a support system and support resources within the design and delivery; to create 35 Ke Kauhale O Kahumana units on the 4 acre parcel that will serve and provide immediate housing.

Ke Kauhale O Kahumana is planned to address the need to increase the availability of permanent housing for people experiencing homelessness. It addresses Three sub-populations of the houseless community mainly in Waianae and offers an immediate solution for a group of houseless households living on the side of the road near Waimanalo Beach Park.

- The top priority of this project is to build Ke Kauhale O Kahumana for the people who have been living at Sewers in Waianae. Most of the people living there are Kanaka Maoli and have been houseless for over 10 years.
 - We can build a Ke Kauhale O Kahumana for 35 households (50 to 100 individuals). See rendering of Ke Kauhale O Kahumana attached.

- The second Priority is to convert Ohana Ola O Kahumana (Ohana Ola) into permanent affordable rental housing or households that have experienced homelessness.
- ***IMPORTANT:*** *In order for ASI to convert Ohana Ola into permanent affordable rental housing and in order to build Ke Kauhale O Kahumana, ASI would need to purchase the 16 acre parcel of land from the City and County of Honolulu. ASI has the right to do this per our lease agreement with the city.*
- The third priority of this project is to build two temporary Kauhale where they are needed the most, ie. Sewers while we are building Ke Kauhale O Kahumana; and one at the Weinberg Village in Waimanalo which ASI managers.

We have built flexibility into this proposal so that we can make progress and permanently house people regardless of the availability of funds. If the State of Hawaii is able to give us more, then we will do more. However, even with lower levels of funding, we would like to pursue the project!

Budget

The land acquisition from the city is estimated to be 1,500,000. Another 1,500,000 is needed to do the “horizontal work”: Another 1,300,000 in funds for electricity, solar power and all edible landscaping will be provided by other funders.

- Clearing, grading, compacting the land
- Water meter and primary underground water mains and main branches
- HECO electric hookup plus Solar installation (to be provided as a match by ASI and other funding)
- Roadwork and parking places

- Irrigation and Landscaping
- Traditional style Ke Kauhale O Kahumana Hale with modern furnishing, electric fans and furniture
- Shared Bathrooms, Showers, Sinks, Clothes washing facilities, Kitchen, Dining and Socializing
- Social work and vocational training office
- Traditional large open sided Hawaiian Hale for group gatherings

Design and Outcomes

The Four Ke Kauhale O Kahumana will provide permanent rental housing for previously homeless households as follows:

- Ohana Ola O Kahumana will provide 48 units of affordable rental housing for low and extremely low-income households. Rents will be charged at Fair Market Rate for households with extremely low income and low income households.
 - Ohana Ola will house 48 previously homeless households and over 200 adults and children.
 - Households will receive ongoing access to social workers, teachers, vocational training and childcare.
- Ke Kauhale O Kahumana will provide 35 traditional style hale with individual household ample outdoor area under cover and room for edible gardens, dogs, chickens and a small lo'i (aquaponics style). Each cluster of Hale will have a shared bathroom and kitchen, dining area. Parking will be close by for easy access to the Hale. Rent will be free.

Households are expected to pay for their ongoing variable housing costs such as utilities, maintenance, repair, landscaping, gardening and community events.

- Kahuhale will permanently house 35 households with projection to house 50 to 100 individuals.
- Households will receive ongoing access to social workers, teachers, vocational training and childcare.
- Two HONU-like (Homeless Outreach and Navigation for Unsheltered) temporary shelters, one at Sewers for 20 homeless households and one in Waimanalo on the grounds of the Weinberg Village, which ASI manages.
 - 20 unsheltered homeless households in Waimanalo and Waianae for a total of 40 households with 50 to 100 individuals. Households will receive housing, food, outreach and navigation to permanent housing.

b.) **Tasks:**

1. Procure the assessments and quotes for AIS will have a clearly defined sales process and admissions vetting for prospective owners. Within the creation of this internal process, it will be guided by Native Hawaiian community members at large who will form an advisory hui for the Ke Kahuhale O Kahumana Project.
2. ASI will have an advisory hui of Native Hawaiian community members at large as a sounding board, and for quality assurance, and for guidance on appropriate measures and approaches within the design, development and creation aspects of the Project.
3. AIS will have a commitment of best practices for Ke Kahuhale O Kahumana. It would act as a HOA for the property whereas community guidelines, appropriate behaviors, and

mutual respect must be applicable for the function and operation of a unique living system based on the core philosophies of ASI.

4. ASI will track and monitor all oversight of the community operations in regards to stewardship of the aina, maintenance, resource building, providing cultural based trainings and gardening workshops, through the creation and execution of a vocational education component that would not only cultivate the residents depth of knowledge but also level up their skillset to secure meaningful employment, enter the workforce in their own community, and attain a livable wage whereby home ownership is a reality.
5. ASI will have long term lease agreements (life long) for their home ownership agreement within Ke Kauhale O Kahumana. This arrangement means that no owner will be tethered or overwhelmed or overburdened should there be a life change or situation that requires their release of occupancy at Ke Kauhale O Kahumana.

c.) **Responsibilities**

ASI maintains the foundation of the Ke Kauhale O Kahumana concept belongs to the Hawaiian people and is merely a vessel for the delivery. For Ke Kauhale O Kahumana to be entrenched in the wellness and provision of housing for the community is their highest priority. Through the mana'o and lived experiences of the key community stakeholders who have come forward to share their homeless perspective, the identified needs, the voice for a silent and vulnerable population, and advocate for change within the system of working with homeless individuals and families seeking immediate, long term, and safe housing options.

ASI has sought advice and approval from key community stakeholders to create the advisory hui in the best interests of Ke Kauhale O Kahumana development, project execution and overall

operations. This hui will meet to discuss short term ideas, long term strategies, issues, concerns, and maintain the cultural competencies in the Ke Kahuale O Kahumana project.

2.

Projected Annual Timeline

OUTCOMES of SERVICE	J	A	S	O	N	D	J	F	M	A	M	J
Project Timeline Commences	X											
Land Acquisition and Contracts signed/completed and letter from the State for building approval.	X	X										
Land Assessment and survey for cleared, prep, level, and confirmation of no buried utilities & approvals.		X	X									
Sewage: treatment plant built and installed (above ground) Holding tanks, contract to empty tanks				X	X	X						
Utilities: Solar panels, electrical lines, contract created with Hawaiian Electrical for poles and wires (approx. \$/per pole)				X	X	X						
Ordering of materials and supplies for the individual 'Ohana non-traditional units	X	X	X	X	X	X						
Building structures commences with labor recruited and confirmed (in-kind/community)				X	X	X	X	X				
Structures complete (Kitchens, Bathrooms, 'Ohana units and Community Pavilions/Lanai) and utilities connected, sewage connected							X	X	X			
Move in ready for new Ke Kahuale O Kahumana residents in the 30 Units										X	X	X

3. QUALITY ASSURANCE and EVALUATION

QUALITY ASSURANCE

ASI has a structured operational system within their organization as seen in the current flow of operations (Org. Chart). The GIA funding will be the assumed responsibility of the Executive Director who maintains quality assurance and overall project compliance, and all grant spending will be monitored within the accounting office for budget expenditures and balances.

Within the ASI operations is the Board of Directors with sitting board members representing the interests of the organization's shareholders/residents/clients. The BOD will also provide insight and counsel to the ED and executive leadership positions within ASI for their guidance and general oversight of operations. It is composed of community members who share a wide range of representation and lived experience, professional experience and backgrounds. The BOD will ensure the best interests of the stakeholders while maintaining accountability to them as well.

Alternative Structures International (ASI) believes in the fundamental right to confidentiality and privacy. Confidentiality and privacy of information forms the basis of trust in the working relationship between our families who receive services, employees, contractors and volunteers; and gives the families control over their services. It is ASI's policy to ensure that the privacy of our families, staff, contractors and volunteers is respected and that information about them and their families remains confidential. Families accepted into ASI programs, and employees, contractors and volunteers providing services within ASI are protected by State and Federal laws relating to the confidentiality of information. ASI must comply with all federal guidelines, standards, rules and timelines to achieve compliance with the Health Insurance Portability and Accountability Act of 1996.

ASI works to ensure cost-effectiveness in all aspects of program execution and delivery by meeting program metrics for intended outcomes in the proposal, and in relation to budget allocation. The awarded GIA funding allocated to ASI will strictly cover the intended expansion to Ke Kauhale O Kahumana housing project, and are reasonable costs for ASI land acquisition, and building project execution. All drawdowns of funds are vetted via ASI's internal purchasing protocol and approval system completed via the accounting department for final quality assurance.

PRE-BUILD PROJECT EVALUATION

Qualitative

1. Qualitative Evaluation: Interviews (open ended conversations/'talk story' style) conducted with homeless community members at Waianae beach parks and homeless encampments for their insight, lived experience and voices to be shared on what Ke Kauhale O Kahumana means to them and what needs they would like addressed within the project for quality-of-life improvement;
2. Qualitative Evaluation: Advice and knowledge sought through interviews (open ended conversations/'talk story' style) with like-minded non-profit community partners also sharing their lived experience and lens on homelessness struggles, needs, and solutions;
3. Qualitative Evaluation: Use of a detailed timeline (written metric) generated to determine the project standards and milestones based on consultation with building partners and general contractors.
4. Qualitative Evaluation: Use of projected timeline (written metric) to evaluate the needs, actionable steps, execution and project build with partners and stakeholders.

Quantitative

1. Quantitative Evaluation: Use of Goals and Objectives for tangible #'s to be met and turned from concept/proposal into achievement.
2. Quantitative Evaluation: Use surveys and project building cost quotes through data collection (with the allocated budget) to align with the decision-making scope of service delivery, numbers served, and project building purchases required for meeting the goals & objectives.
 - All collected data and information will be included in the GIA report for FY 2024.

4. MEASURES OF EFFECTIVENESS

Measures of effectiveness to be reported on by ASI to the State for GIA funding:

- i. GIA Funding will allow for the \$ 1.5 land acquisition of the 16 acre parcel currently leased to ASI by the State of Hawaii, which includes 12 acres of transitional shelter and to now include the 4 acre parcel that will be home to Ke Kauhale O Kahumana;
- ii. GIA Funding will allow for all aspects of land prep: clearing, leveling, utilities, above ground sewage and septic system.
- iii. GIA Funding will allow for the construction of 30 'Ohana units of non-traditional structures within Ke Kauhale O Kahumana;
- iv. GIA Funding will allow for the construction of 4 Kitchens, 4 Bathrooms, 1 Community Center, and 1 Lanai/common areas, multiple outdoor showers/sinks, multiple Animal/pet enclosures, and Native Hawaii focused gardens throughout the Kauhale;
- v. GIA Funding will allow for the inclusion of an access road (driveway) to Ke Kauhale O Kahumana, parking lots, a perimeter fence, and proper locking front gates for security;

vi. GIA Funding will serve and place a minimum of 35 households within Ke Kauhale O Kahumana;

vii. GIA Funding will positively impact and reduce the homeless population on the Leeward Coast in the community of Waianae with this subsidized housing initiative;

viii. GIA Funding has allowed for AIS to create, develop and execute a model of sustainability for homeless while reducing cost variables, piloting Ke Kauhale O Kahumana model within the community of Waianae and ready for duplication rollouts within other locations of need on the island of O'ahu such as Waimanalo.

IV. FINANCIAL

Budget

1. Budget Documents

a.) Completed Template Included

b.) Not Applicable

c.) Not Applicable

d.) Completed Template Included

e.) Completed Template Included

2. Quarterly Requests: Not Applicable

3. All other ASI Funding requests for 2024: Not Applicable

4. All ASI State and Federal tax credit (past 3 years): Not Applicable

5. ASI list of all contracts, grants, GIA (past 3 years): Attached

6. ASI Balance of current assets (as of December 31/22): Attached

V. EXPERIENCE AND CAPABILITY

1. Necessary Skills and Experience

ASI currently oversees and operates ‘Ohana Ola, the transitional housing development which is 48 units and over 100 households.

The expertise of ASI is rooted in decades of housing developed to provide direct benefit and service to the most vulnerable within the community.

From the first housing development in the 1970’s (Phase I) and followed by the second large scale development for \$2 million dollars in housing development secured in *2006 (Phase II), the mission remained constant to offer the land and the homes to those most in need. This decades-long commitment lends confidence to the level of experience and necessary skills required to deliver the clear and actionable steps for Ke Kauhale O Kahumana.

Beyond the leader in housing initiatives for the underserved, ASI has verifiable experience and current contracts within the housing industry which implies trust and appropriateness for providing all the services of Capital building proposed in this application:

1. Current lease agreement and contract with the City and County of Honolulu to be the provider of housing services (Kauhale Kamaile, Halona and Kewalo locations) and property managers for no-low income available to house Leeward Cost residents exclusively as a requisite and overseeing the rental subsidy program. Initially partnering in 2019 under emergency proclamation, the contract has maintained ASI’s position as a reliable leader and expert community housing.
2. Current partnership with Achieve Zero and Ryse Hawaii (Residential Youth Services) to create and operate single room occupancy (SRO) as a HUD home rental property

managed and created housing placement for single individuals, youth (ages 18-24) and the intent to have subsidized and income qualified tenants.

With the AIS current operations in good standing, the organization has the proper staffing availability, has persons of lived experience on their BOD, and curated a network of key community stakeholders rich with knowledgeable resources to seek wisdom from, ASI has the budget and internal capacity to secure the GIA funding and immediately begin breaking ground. A modern day version of Laulima, and the truest form of growing your own community you wish to see. The ASI organization is at a pivotal point to further expand and advance the present housing efforts at 'Ohana Ola to now acquire the land and build Ke Ke Kauhale O Kahumana O Kahumana on the adjacent parcel within the framework of Ke Kauhale O Kahumana that the community stakeholders, homeless community members and public voices have stated would fulfill a gap in housing and provide an immediate impactful solution for the housing crisis. This development would place 100 households from the beaches and place homeless into their own private hale in clusters.

It is evident ASI has the skills, abilities, knowledge and years of experience relating to this Capitol Build GIA funding request.

Kauhale

Ke Kauhale O Kahumana in Hawaiian is the concept of homestead. Many smaller homes in a traditional model of community housing where tiny homes find comfort nestled among each other and communal areas serve for joint purpose and use such as kitchens, bathrooms, gardens and community areas.

The cultural model and influence of the village brings together families, and intends to lend to having a strong sense of belonging and place.

Ke Kauhale O Kahumana is the ideal space to allow for this restoration of the ancient ahupua'a system and allow for displaced populations to join in as lifelong learners connected to the land.

2. Facilities

ASI Facilities Inventory show competency in housing program execution through previous project builds, continual development of permanent housing solutions, and a commitment to ending homelessness within our communities.

A. **'Ohana Ola Transitional Shelter (1989-present):** 48 units on a sprawling 5 acre parcel with units 500 sq ft. unit (1 bdrm), 700 sq ft unit (2 bdrm), and 800 sq ft unit (3 bdrm). This site is home to community centers, childcare space and preschool facilities.

Phase I- 16 units (1989)

Phase II- 22 units (2006*?) 5 two story buildings with 16 units with a total of 80 units.

B. **Housing Department Headquarters and Office Space:** Approx 2000 sq ft of offices, and support structure for operations;

B. **Kahumana Farm and Community Center (KCC):** KCC spans over 15 acres and is host to a Learning Center, Cafe, Commercial Kitchen, Retreat Center and ASI Administration Services and Accounting Department;

B. **Kauhale Kewalo:** Kauhale Kewalo model of 10 units of single room occupancy(SRO) duplex with 2 clusters of 5 units at the Makiki location initially designed for Special Needs housing options and Na Kupuna;

2. **Licensure or Accreditation (Special/Applicable Qualifications):** ASI is an active member of the Continuum of Care, Partners in Care (a Hawaii State housing initiative partner); ASI housing employee holds active State of Hawaii Real Estate License; ASI housing employees hold active HUD home certification (certificate to manage properties).
3. **Private Educational Institutions:** Not Applicable
4. **Future Sustainability Plan:**

SUSTAINABILITY

Ke Kauhale O Kahumana model of housing and community development will provide residents the option to be trained in skilled trades and related positions such as agriculture, environmental issues, landscaping, gardening, craftsman and building apprenticeship skills, and workshops will serve to empower the residents with viable workforce entry skills to secure and maintain a livable & meaningful wage; the educational trainings and workshops held to also connect to the cultural mana'o of community members, and sharing this knowledge together towards common practice and benefit.

Additional training and vocational education grants will be pursued for funding this education initiative for the residents of 'Ohana Ola and Kauhale. In addition, Native Hawaiian federal funding and Department of Agriculture grants will also be considered for future funding opportunities for project sustainability.

'Ohana Ola: With the securing purchase of the 16 acre parcel that 'Ohana Ola has been developed it is in the best interests of the residents and community to make a viable shift from the current offering of 48 units of transitional housing into a model of home ownership with subsidized no-low income housing for our community. The current transitional housing residents

will be offered home counseling towards a pathway to secure employment and/or home ownership through the subsidized program to replace the current model. It is important to note that the need for transitional housing remains and it is a long-term goal of ASI to offer support services to clients in best effort to break the transitional housing need and can take advantage of programs available to help them secure permanent homes. Emergency placement will continue to have an avenue within the other shelters along the Waianae coast shelters.

By completing the purchase of the 'Ohana Ola property, the ability to create a housing subsidy that accepts section 8 and can host larger families who qualify for reduced rent is another legitimate need in the community and one ASI would provide substructure to as a solution.

The income from the 'Ohana Ola low-no income housing development subsidies will allow ASI to have cash flow while maintaining absorbable and low overhead costs yet offset the associated maintenance, property and staffing costs in conjunction with their current grant funding streams and misc. (farm) sales income.

Ke Kauhale O Kahumana would seek to brand itself as a model of innovation and duplication. With this designation, there are avenues to monetize various streams of cultural learning/teaching/influence. With the Ke Kauhale O Kahumana hosting intimate weddings, birthday or graduation venues, or selling their own patented version of their small batch harvested fruits, veggies or handmade artwork. In this era of social media, there are possibilities to monetize the village with sponsorships and/perpetual earmarked funding through endowment. This level of Ke Kauhale O Kahumana has long been eradicated from O'ahu and will be embraced with its return. It is the opportunity for the private sector, independent philanthropists, cultural experts, special interest groups, angel investors, private foundations and government

entities to step up and place funding into these critical models for the very citizens who still are suffering from generational wrongs and the impact of that fallout.

Ke Kauhale O Kahumana is the solution the people want. Ke Kauhale O Kahumana is the solution the people need. Ke Kauhale O Kahumana is home for the homeless, and the community voices support GIA funding for this proposal.

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2023 to June 30, 2024

Project: Ke Kauhale O Kahumana

Applicant: Alternative Structures Interantional dba Kahumana

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2021-2022	FY: 2022-2023	FY: 2023-2024	FY: 2023-2024	FY: 2024-2025	FY: 2025-2026
PLANS				100000		
LAND ACQUISITION			1500000			
DESIGN				100000		
CONSTRUCTION			5390000	1440000		
EQUIPMENT				200000		
TOTAL:			6,890,000	1,840,000		

Budget Justification on Next Page

Budget Justification	Typical Cost of Development	ASK FROM STATE GIA	Other Sources of Funds
Plans	500,000		100,000
Land Acquisition	1,500,000	1,500,000	
Design	500,000		100,000
Construction			
Horizontal Work			
Clearing, Grading, Compacting Land	4,000,000	500,000	
Water Meter and Primary Underground mains and main branches	500,000	500,000	
Solar Electricity and Storage	2,000,000		1,200,000
Roads and Irrigation	2,000,000	500,000	
Edible Trees, grow beds and landscaping			100,000
Kauhale			
Hale 30 @10,000	750,000	300,000	
Elec, Fans, Furnishings, etc	200,000	120,000	
Bathrooms	1,000,000	400,000	
Kitchen and Dining	1,000,000	400,000	
Office and Community gathering			
Office	800,000	300,000	
Hale	100,000	50,000	
Ohana Ola Conversion of 48 units to Kauhale permanent housing			
Renovation of 48 units at Ohana Ola at 40,000 each		1,920,000	
Waimanalo Temporary Kauhale for people displaced by highway construction			
20 portable units @ 10,000 each p		200,000	
Porta potties			20,000
Central meal tent			50,000
Sewers Temporary Kauhale while we build the Kauhale Kahumana			
20 portable units @ 10,000 each p		200,000	
Porta potties			20,000
Central meal tent			50,000
CONSTRUCTION TOTAL	12,350,000	5,390,000	1,440,000
Equipment			200,000
Project Cost TOTAL	\$14,850,000	\$6,890,000	\$1,840,000
Total Units Built or Converted		118	
Per Unit Costs		\$58,390	
Total Beds		362	
Per Bed Costs (This is the number of people who get permanent housing)		\$19,033	Per person cost!

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

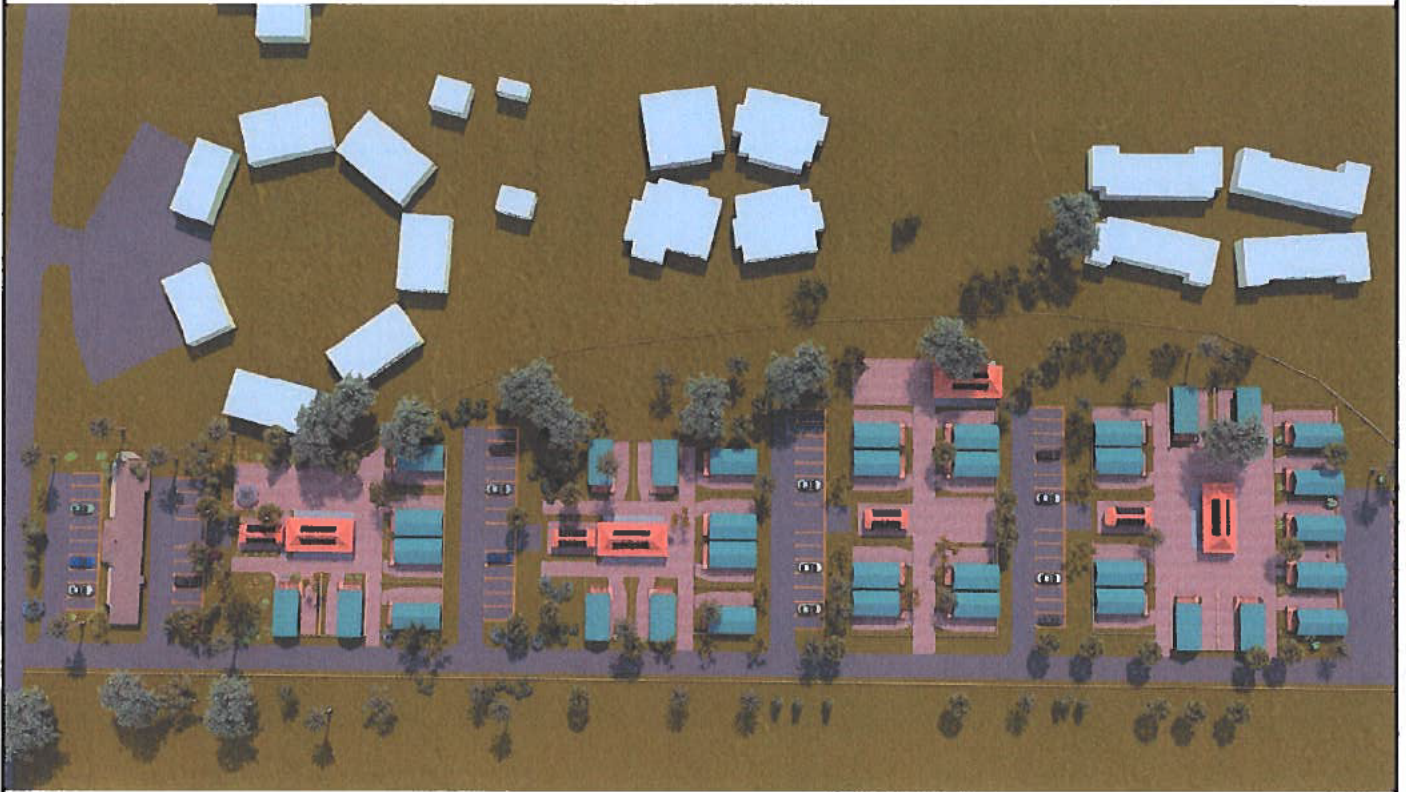
Applicant: Alternative Structure International

Contracts Total:

3,297,088

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	DHS HPO Transitional Shelter Ohana Ola	7/2022-6/2023	ASI with DHS HPO	State HPO	440,496
2	DHS HPO Rapid Rehousing	6/2022-5/2023	ASI with DHS HPO	State HPO	800,000
3	DHS HPO Emergency Shelter	7/2022-6/2023	ASI with DHS HPO	State HPO	525,000
4	HUD Permanent Supportive Housing	11/2022-10/2023	ASI with HUD	Federal US HUD	333,121
5	The Waianae Coalition	Ongoing	Hi Community Fnd	Private	200,471
6	DOH DDD Adult Day Health and PAB services	Ongoing	DDD	State DOH	998,000
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Kauhale Kahumana

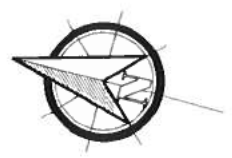


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Scale 1:500
 The number of units is 23
 Number of parking spaces is 48



Kauhale Kahumana



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Hale Pe'a O Kahumana(Kauhale Kahumana)



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