

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

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: Dba:
Kapolei Community Development Corporation

Amount of State Funds Requested: \$ 583,349

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

Proposed project involves the systematic architectural layout: planning; designing; and structured timeline to complete Heritage Center's Phase II & Phase III – constructing a 350-person capacity Hālau (large covered gathering space), and other facilities.

Amount of Other Funds Available:

State: \$ _____
Federal: \$ _____
County: \$ _____
Private/Other: \$ 200,000

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

\$ 0

Unrestricted Assets:

\$ 583,349

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:

91-1270 Kinoiki St
City: Kapolei

State: HI Zip: 96707

Contact Person for Matters Involving this Application

Name:
Chantal Keliioomaluu

Title:
Executive Director

Email:
executivedirector@kapoleiheritage.org

Phone:
808-628-4626

Federal Tax ID#:

██████████

State Tax ID#

██████████████████



Authorized Signature

Chantal Keliioomaluu, Executive Director

Name and Title


01/18/2024

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) Hawaii Compliance Express Certificate (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

CHANTAL KELIHOOMALU, EXECUTIVE DIRECTOR

PRINT NAME AND TITLE

01/18/2024

DATE



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: **KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

DBA/Trade Name: **KAPOLEI COMMUNITY DEVELOPMENT CORPORATION**

Issue Date: **12/18/2023**

Status: **Compliant**

Hawaii Tax#: [REDACTED]

New Hawaii Tax#:

FEIN/SSN#: XX-XXX0702

UI#: No record

DCCA FILE#: 222802

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

DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISED STATUTES

The undersigned authorized representative of the applicant certifies the following:

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

Kapolei Community Development Corporation
(Typed Name of Individual or Organization)

(Signature)  (Date) 11/18/2024

Chantal Keliioomalu
(Typed Name) Executive Director
(Title)

Application for Grants

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

I. Certification – Please attach immediately after cover page

1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2023.

2. Declaration Statement

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

See Attached

3. Public Purpose

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

Kapolei Community Development Corporation (KCDC) will use the GIA grant funding for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes. For more information on how KCDC fulfills this requirement, see the “public purpose and need to be served” section II number 3.

II. Background and Summary

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

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

ORGANIZATION: The Kapolei Community Development Corporation (KCDC) was formed in 2008 to conduct community-based initiatives. KCDC’s Strategic Plan laid out primary goals and objectives and set a course going forward. Intent on self-sufficiency, the Strategic Plan’s primary themes were: organizational development; community development; and economic development.

MISSION: KCDC’s mission is to foster family and cultural preservation founded in the tenets of community, culture, education, and partnerships.

KCDC actively participated in regional planning efforts that enabled homestead communities to take leadership roles in planning their community's future. Regional Plans served as community planning and communication documents to engage homesteads -- and the broader communities -- in achieving specific community goals. Within each region the Hawaiian Homes Commission adopted a statewide policy to provide land dispositions for community and revenue generating purposes.

To complement the regional planning effort, a community capacity building program -- *Kulia I ka Nu'u* -- was created to help communities establish core community infrastructure to take on future responsibilities. KCDC was the first beneficiary organization to achieve *Kulia I ka Nu'u* certification.

As a result of this work, the Hawaiian Homes Commission designated two East Kapolei parcels for KCDC:

PARCEL 1: Four acres, situated mauka of the DHHL office building, were subdivided into five TMK's (Tax Map Keys). Two of the subdivided TMK's were designated for KCDC for community use in establishing a multi-purpose facility. This regional facility was named the Kapolei Heritage Center (KHC).

PARCEL 2: Is a 4.992-acre parcel situated at the corner of Kualaka'i Parkway and Kapolei Parkway. The entire parcel -- known as Ho'omaka -- was designated for commercial revenue generating use. Conceptually, Ho'omaka was envisioned to support the Center's administration and operation.

Opened in 2016, Kapolei Heritage Center is the piko* for Kapolei homesteads and the regional multi-purpose facility providing services and programs to every Kapolei beneficiary.

*(*Piko is Hawaiian for the 'navel where life begins.' The symbol brings new life and purity to the world. It also represents: peace; tranquility; and spiritually along with a strong sense of regrowth or new beginnings.)*

KHC is the:

- event venue for homestead families and individuals;
- hub for KCDC work, learn, and play activities that support beneficiaries;
- site for programs by beneficiary-serving nonprofit groups -- like *Keiki o ka 'Āina's Parent Participation Preschool (PPP)*; *Alu Like's Kupuna Program* -- and cultural artists.

At the onset of the COVID-19 pandemic, and community shutdown, KHC was shuttered, and programs suspended. As the community shutdown continued, families faced food and housing instability. KCDC quickly pivoted to meet the immediate needs of our beneficiary communities providing: food; daily essentials; information; and access to testing and vaccinations.

In partnership with organizations -- like Kamehameha Schools, Kroc Center Hawaii, Alu Like, and others -- KCDC distributed approximately 38,000 meals. We also coordinated testing and vaccination clinics, and distributed 1,200 COVID-19 relief bags, 6,000 masks, and thousands of home test kits.

KCDC Board of Directors: Each Kapolei Homestead Association President has a seat on the eight member KCDC Board. They can fill the seat themselves or assign another board members as their "KCDC Board Designate." Each homestead also has one homestead resident

2. The goals and objectives related to the request;

The purpose of this proposal is to raise funds for the Heritage Center's Phase II and III architectural designs and blueprints.

PROJECT PURPOSE: The Kapolei Homesteads are recent developments in a city that is relatively new itself. All the Homestead residents there have migrated from other places, making their children the inaugural generation who can say they were born and raised in Kapolei. Given the early developmental stage of these communities, the primary purpose of KCDC's project is to cultivate a sense of cohesion and unity among their residents.

PROJECT GOAL: To achieve that purpose, our proposed project involves the systematic architectural layout planning; designing; and structured timeline to complete Heritage Center's Phase II & Phase III – constructing a 350-person capacity Hālau (large covered gathering space), and other facilities.

PHASE II & PHASE III CONSTRUCTION OBJECTIVES:

- Promote Socialization
- Facilitate Education
- Support Community Wellness
- Encourage Sustainability Awareness
- Foster Arts and Culture
- Increase Property Values
- Generate Local Jobs
- Meet Essential Community Needs
- Facilitate Community Programs
- Help Reduce Neighborhood Crime
- Encourage Civic Engagement

3. The public purpose and need to be served;

PUBLIC PURPOSE: This project cultivates a sense of cohesion, unity, and community among the residents of the fairly new Kapolei Homesteads.

NEED: As stated in the 2022 Kapolei Regional Plan, Page 54): *“Funding for the Heritage Center's Phases II and III are planned to come from revenue generated from a community*

commercial development that will also be located in Kapolei. KCDC has a license agreement for a five-acre parcel at the corner of Kualaka'i Parkway and Kapolei Parkway. This site is adjacent to the Kānehili Community Association Park and located at the mauka of Ka Makana Ali'i Shopping Center.

This commercial development is called Ho'omaka Marketplace and is expected to feature the following anchor businesses: Longs Drugs, Chick-fil-A, 7-Eleven, and Hele gas station. There will be other retail spaces available in the marketplace, as well as an eleemosynary space for community use.

Revenue generated from the tenants of Ho'omaka Marketplace will be used to fund the build out of Phases II and III of the Heritage Center. It is important to understand that these two spaces go hand in hand; revenue generated from the community commercial development is critical for the on-going development of the Kapolei Heritage Center.

The construction of Heritage Center's Phase II and III will be partially financed through revenue from the Ho'omaka Marketplace. The Marketplace revenues also provide KCDC with an opportunity to leverage additional sources of capital to complete a full build out.

The purpose of this proposal is to raise funds for the Heritage Center's Phase II and III architectural designs and blueprints.

4. Describe the target population to be served; and

Residents of the four Kapolei Homesteads -- Malu'ōhai, Kaupe'a, Kanehili, and Ka'uluokaha'i. Currently, Kapolei Homesteads currently have 1,046 homes. But once the in-progress homes are completed, that number will swell to about 2,000 homes and be the second largest homestead complex on Oahu.

5. Describe the geographic coverage.

The four Kapolei Homesteads -- Malu'ōhai, Kaupe'a, Kanehili, and Ka'uluokaha'i.

III. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

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

SCOPE OF WORK: As currently envisioned, the architectural and engineering costs for this three-year project will range from \$800,000 to \$1,200,000 annually. Our project will help fund the first year's Master Planning, Schematic Design, and Design Development portions.

TASKS:

- Schematic Design
- Owner Review And Approval of Schematic Design
- Design Development
- Owner Review And Approval of Design Development
- Construction Documentation
- Owner Review And Approval of Construction Documentation
- Packaging of Construction Documentation into a Permit Package for submission.
- Submit for Permit (permit review could take 9 to 12 or more months depending on building department backlog).

RESPONSIBILITIES: The KCDC Board of Directors will be actively involved in every stage of the project and will perform the following actions:

1. Periodic Reviews: The board will set up frequent and regular meetings for updates and progress reports. During these meetings, the project manager will provide details of: tasks completed; challenges faced; and progress towards project goals.
2. Documentation Inspection: All schematic designs, development designs, and construction documents will be reviewed and approved by the board. The documentation serves as an objective means to assess the work performed and align it with the overall project goals.
3. Evaluation of Milestones: The board will evaluate the project at various milestones, providing timely feedback and adjustment to the course if needed. The progress against these predetermined checkpoints will help identify any discrepancies and determine whether the project is on schedule.
4. Site Visits: Members of the board might perform on-site inspections to get a first-hand look at the work done, validating the reports and documentation presented.
5. External Audit: If deemed necessary, an external audit could be conducted to: verify project results; resource use; and conformance with regulations.
6. Post-Project Review: At the end of the project year, a thorough review will be conducted to learn from experiences and to improve on any shortcomings in subsequent years.

The insights gained through this active involvement will provide valuable information on any necessary course corrections to enhance the success rate of the project, in addition to improving transparency and confidence among all stakeholders involved.

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

07/01/24 – 09/15/24	Schematic Design
09/16/24 – 09/30/24	Owner review and approval of Schematic Design
10/01/24 – 12/31/24	Design Development
01/01/25 – 01/15/25	Owner review and approval of Design Development
01/16/25 – 05/15/25	Construction Documentation
05/16/25 – 05/31/25	Owner review and approval of Construction Documentation
06/01/25 – 06/29/25	Construction Documentation compiled into a Permit Package for submission.
06/30/25	Submit for Permit (permit review could take 9-to-12 months depending on building department backlog).

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

Before the project begins, the KCDC Board of Directors – *all Kapolei Homestead residents* - and architectural firm representatives will set key milestones for each phase of the design project.

The Board will then:

- require regular progress reports at monthly meetings from the architectural firm. These reports should include: specific progress; any issues encountered; solutions; and an updated timeline for completion. This will allow everyone to: track the project's progress real-time; mark off completed tasks; set deadlines for upcoming tasks; address concerns; brainstorm solutions, and revise the project plan if necessary;
- check and approve the deliverables as they are completed before the firm goes on to a detailed design;
- conduct periodic financial audits to ensure financial transparency and that all funds are being used properly and are in line with the budget allocated for the project;
- visit the sites periodically to see the physical progress and confirm that it is in line with the schedule.
- ensure that the work delivered by the firm meets the pre-agreed quality standards;
- get periodic feedback from beneficiary future users and community leaders to ensure the designs align with their needs and expectations.

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

These items will be completed by the end of the Project Period:

- Schematic Design
- Design Development
- Construction Documentation
- Permit Package
- A master plan with renderings for phases II & III
- Stakeholder map with analysis of input gathered from community
- Cost estimate to support fundraising for development

The effectiveness of the request will be measured by KCDC's ability to move forward with its capital campaign.

IV. Financial

Budget

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

- a. Budget request by source of funds – See Attached**
- b. Personnel salaries and wages – See Attached**
- c. Equipment and motor vehicles – See Attached**
- d. Capital project details – See Attached**
- e. Government contracts, grants, and grants in aid – See Attached**

- 2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2025.**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$202,954	\$180,354	\$100,020	\$100,021	\$583,349

- 3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2025.**

The KCDC has sought a grant of \$200,000 from the Department of Hawaiian Homelands for the current project and is concurrently pursuing various federal and foundation grants to sustain the initiative.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2024 to June 30, 2025

Applicant: Kapolei Community Development Corporation

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	\$22,500			22,500
2. Payroll Taxes & Assessments	\$7,999			7,999
3. Fringe Benefits				
TOTAL PERSONNEL COST	\$30,499			30,499
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance	\$5,550			\$5,550
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Office Supplies	\$10,000			\$8,000
7. Telecommunication	\$2,400			
8. Utilities	\$9,900			\$9,900
9. Project Coordinator	\$95,000			
10. Grant Management	\$24,000			\$12,000
11. DTL	\$60,000			\$30,000
12. J Uno & Associates	\$20,000			\$10,000
13. Maintenance & Security	\$10,900			\$10,900
14. IT/Marketing	\$10,500			\$10,500
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	\$248,250			\$96,850
C. EQUIPMENT PURCHASES	\$2,600			
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	\$302,000			\$128,000
TOTAL (A+B+C+D+E)	\$583,349			\$255,349
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	583,349	Chantal Keliioomaluu (808) 358-4215		
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested		1/18/2024		
(d) Total Private/Other Funds Requested	255,349	Signature of Authorized Official Date		
TOTAL BUDGET	838,698	Chantal Keliioomaluu, Executive Director		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2024 to June 30, 2025

Applicant: Kapolei Community Development Corp

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Computer	1.00	\$2,000.00	\$ 2,000.00	2000
Monitor	1	\$600.00	\$ 600.00	600
		\$ -	-	
		\$ -	-	
		\$ -	-	
TOTAL:	2		\$ 2,600.00	2,600

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
		\$ -	-	
		\$ -	-	
		\$ -	-	
		\$ -	-	
TOTAL:			\$ -	

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2024 to June 30, 2025

Applicant: ___Kapolei Community Development

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: 2022-2023	FY: 2023-2024	FY: 2024-2025	FY: 2024-2025	FY: 2025-2026	FY: 2026-2027
PLANS						
LAND ACQUISITION						
DESIGN			\$302,000			
CONSTRUCTION						
EQUIPMENT						
TOTAL:			302,000			
JUSTIFICATION/COMMENTS:						
This is the fee for the designer for phase 2, please see timeline and scope of work						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Kapoleie Community Development Corporation

Contracts Total: \$ 898,576

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Pili Aina Grant Subaward	2024-2029	University of Hawaii	State of Hawaii	\$ 636,610
2	Ike Hula Grant Subaward	2023-2025	University of Washington	State of Washington	\$ 117,966
3	Homestead Benefits Agreement - Annual \$ and it changes every so many years	2013 - 2078	DHHL	State of Hawaii	\$ 144,000
4					
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- 4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.**

Not Applicable

- 5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2025 for program funding.**

See Attached

- 6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2023.**

\$234,734

V. Experience and Capability

1. Necessary Skills and Experience

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

MOST RECENT VERIFIABLE CONSTRUCTION PROJECTS:

2023: KCDC partnered and coordinated with KZ Companies, LLC to develop the Ho'omaka Marketplace that opened in December 2023. The Marketplace will generate \$500,000 annually to support the operation and administration of the Kapolei Heritage Center and provides a steady source of revenue to leverage capital for the next development phases.

For the last six years, KCDC has managed revenues of \$144,000 annually as a result of a Homestead Community Benefits Agreement to support the Kapolei homestead region. The organization manages a budgeting process and provides resources to each of the four homestead communities.

This year, KCDC transitioned from being an all-volunteer board to hiring an Executive Director and a part-time Community Health Worker.

In 2023 KCDC was awarded a federal grant to fund Pili Aina.

2022: KCDC was awarded a federal grant to participate in Ike Hula.

2016: The Kapolei Heritage Center opened. KHC is the piko* for Kapolei homesteads and the regional multi-purpose facility providing services and programs to every Kapolei beneficiary.

*(*Piko is Hawaiian for the ‘navel where life begins.’ The symbol brings new life and purity to the world. It also represents: peace; tranquility; and spiritually along with a strong sense of regrowth or new beginnings.”*

KHC is the:

- event venue for homestead families and individuals;
- hub for KCDC work, learn, and play activities that support beneficiaries;
- site for programs by beneficiary-serving nonprofit groups -- like *Keiki o ka ‘Āina’s Parent Participation Preschool (PPP); Alu Like’s Kupuna Program* -- and cultural artists.

2. Facilities

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

FACILITY & LAND CURRENTLY AILABLE

PARCEL 1: Four acres, situated mauka of the DHHL office building, were subdivided into five TMK’s (Tax Map Keys). Two of the subdivided TMK’s were designated for KCDC for community use in establishing a multi-purpose facility. This regional facility was named the Kapolei Heritage Center (KHC).

PARCEL 2: Is a 4.992-acre parcel situated at the corner of Kualaka’i Parkway and Kapolei Parkway. The entire parcel -- known as Ho’omaka Marketplace -- was designated for commercial revenue generating use. Conceptually, Ho’omaka was envisioned to support the Kapolei Heritage Center’s administration and operation.

PLAN TO ACQUIRE FACILITIES: This State GIA is designed to acquire this facility and a few other CIP improvements:

“Phase II and Phase III of the Heritage Center are planned to include a hālau, or large covered gathering space, and an administrative building which will provide more classrooms and a gallery dedicated to celebrating Prince Jonah Kūhiō Kalaniana‘ole.”

“Funding for Phases II and III are planned to come from revenue generated from a community commercial development that will also be located in Kapolei. KCDC has a license agreement for a five-acre parcel at the corner of Kualaka‘i Parkway and



Kapolei Parkway. This site is adjacent to the Kānehili Community Association Park and located mauka of Ka Makana Ali‘i Shopping Center.” (Source: 2022 Kapolei Regional Plan

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

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

Chantal Keliihoomalu, as the Executive Director, will spearhead the Kapolei Community Development Corporation's commitment to fostering sustainable development that respects and improves the distinctive culture and natural resources of the Kapolei area. Having more than a decade of experience in working with the Hawaiian community, she is well-suited to lead the

four homesteads in the Honouliuli ahupua'a (Kapolei Region), including Malu'ohai, Kaupe'a, Kanehili, and Ka'uluokaha'i.

Her extensive responsibilities include managing maintenance, rentals, program scheduling, and the expansion of the community center, The Kapolei Heritage Center (Phase1), which has two classrooms and a commercial kitchen. Furthermore, she must establish partnerships with organizations that offer programs and services to the community while building capacity to enhance how the corporation serves.

Chantal is also the Principal Investigator for two culturally appropriate health-related grants. Her projects are far-ranging and include capital campaigns, planning and development for Phase 2 and 3, the construction of a Halau for large gatherings, and the creation of office space for each homestead association and additional program space. In addition, she has established a partner lessee for a 1200sqft eleemosynary space at the commercial project Ho'omaka marketplace, is creating a night/farmers' market for community economic development and gathering and is preparing and opening outdoor usage for larger community gatherings.

Another critical aspect of her role is establishing brand-identity and awareness of KCDC's programs and services with community members. To accomplish this, she must identify needs and develop programs and services that foster community cohesion and engagement, increase opportunities for community health workers (CHW) training, support, and positions to serve the community, and build capacity in technology for more efficient and cost-effective delivery of information, administration, and services.

Ultimately, her vision and mission are to establish a thriving kipuka for the beneficiaries of the four homesteads, encouraging them to gather, engage with their culture, develop a sense of place, connect with each other and their families, and foster healthy, safe, and resilient individuals and communities, all while improving wellbeing for now and the next seven generations.

Her role involves strategic planning, community engagement, program development, and operational management. The ideal candidate will have a deep understanding of Hawaiian culture, history, and the challenges facing local communities.

Key Responsibilities:

Strategic Leadership:

Develop and implement strategic plans in line with the organization's mission and goals.

Provide visionary leadership in community development, focusing on cultural preservation, economic development, and environmental sustainability.

Community Engagement and Advocacy:

Build strong relationships with community leaders, government agencies, non-profit organizations, and local businesses.

Represent the organization in public forums and engage in policy advocacy to promote community interests.

Program Development and Management:

Design and oversee programs that support community development and cultural preservation. Ensure program effectiveness and adapt strategies to meet community needs.

Operational and Financial Management:

Oversee the organization's financial health, including budgeting, fundraising, and financial reporting. Manage daily operations, ensuring efficient use of resources and compliance with legal and ethical standards.

Team Leadership and Development:

Lead, motivate, and develop the organization's staff and volunteers. Foster a collaborative, inclusive, and culturally sensitive work environment.

Cultural Preservation and Education:

Promote awareness and understanding of our Hawaiian culture and traditions. Implement educational programs and activities that engage both the local community and wider audiences.

Qualifications:

University of Hawaii, Master's in Social work, with a focus on Native Hawaiian Studies, Bachelor's degree in social work with a focus on Native Hawaiian Studies.

5 years in leadership roles in community development, non-profit management.

Deep understanding of and respect for Hawaiian culture, history, and community dynamics.

2. Organization Chart

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

See Attached

3. Compensation

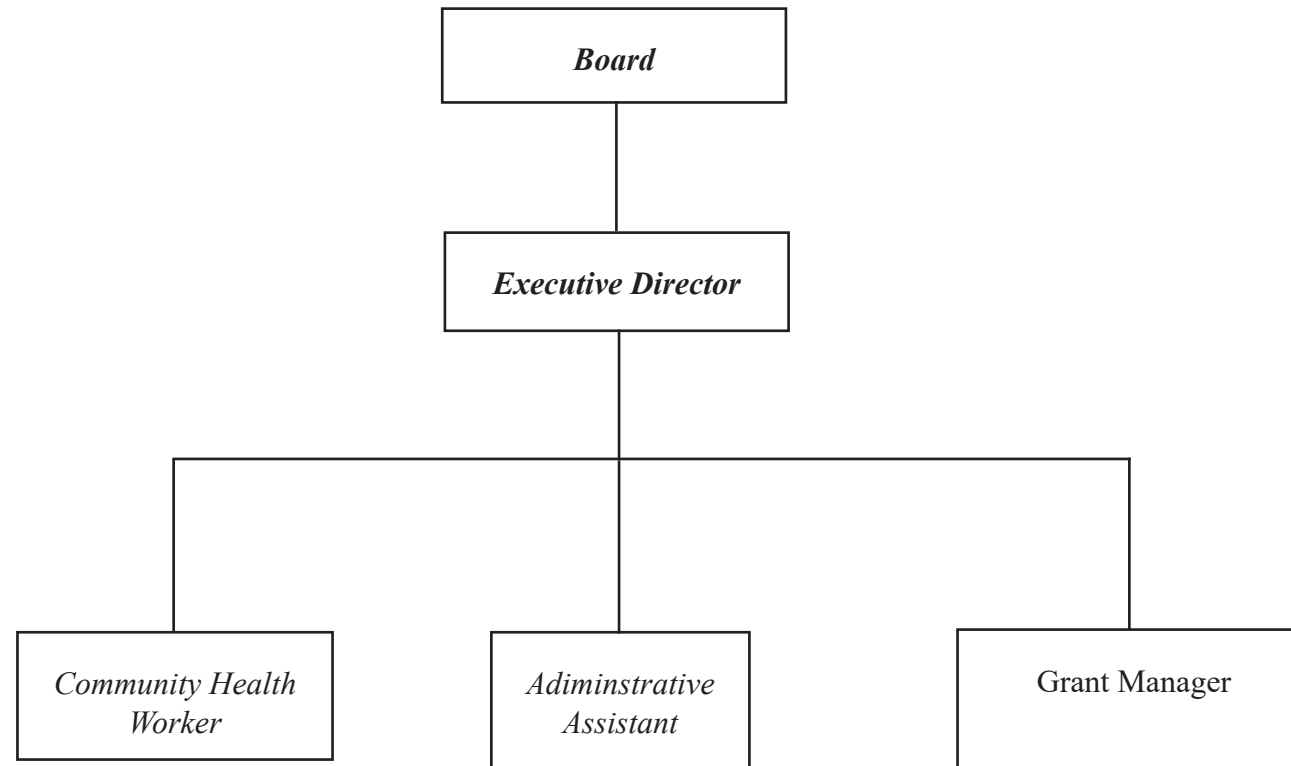
The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

Executive Director - \$90,000



KAPOLEI COMMUNITY DEVELOPMENT CORPORATION

P.O. Box 75658 Kapolei, HI 96707-0658



VII. Other

1. Litigation

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

Not Applicable

2. Licensure or Accreditation

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

Not Applicable

3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see [Article X, Section 1, of the State Constitution](#) for the relevance of this question.

Not Applicable

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2024-25 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2024-25, but**
- (b) Not received by the applicant thereafter.**

This request is specific to pre-development costs for planning, design, and renderings. Once these particular activities are funded, there is no ongoing need to fund these activities.

Following that, KCDC will pivot its focus to launching a capital campaign to commence construction. Thanks to our strategic use of available land, KCDC is making solid progress towards achieving self-sufficiency while meeting community needs and generating necessary revenue.

As part of its proactive fundraising strategy in subsequent years, the Board of Directors of KCDC have already contracted a professional grant writing team to expand the scope of KCDC's funding sources both within Hawaii and the US mainland. This measure is expected to greatly enhance the chances of KCDC's future grant approvals being funded.

Preparations are in full swing to apply for grants including those offered by the Department of Hawaiian Homelands, USDA RBDG, ANA, and Honolulu City & County GIA.

In addition to grant resources, KCDC generates revenue through kitchen and classroom rental fees. The organization is also planning other revenue generating activities that include outdoor space rental and a weekly market for local vendors.