

**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:

Kumano I Ke Ala o Makaweli

Kumano I Ke Ala

Amount of State Funds Requested: \$ 2,553,000

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

The Dormitory Kauhale at Pe'e Kaua'i is a new farmer-focused housing development that will be developed on a 1/2 acre parcel in the Menehune Rd. neighborhood in Waimea Town, Kaua'i. The Dormitory Kauhale is a 16-unit micro-unit complex that will be able to house up to 30 individuals. The units will be made available to participant's in Kumano I Ke Ala's agricultural training programs who aim to build a career in farming or related food production industries. This development project is aimed at addressing the many challenges local residents, especially young aspiring farmers face in building careers or starting businesses in the agricultural sector by alleviating the pressures of exorbitant housing costs.

Amount of Other Funds Available:

State: \$ _____

Federal: \$ _____

County: \$ _____

Private/Other: \$ _____

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

\$ 200,000

Unrestricted Assets:

\$ 506,784

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

Type of Business Entity:

501(C)(3) Non Profit Corporation

Other Non Profit

Other

Mailing Address:

PO Box 181

City:

Waimea

State:

HI

Zip:

96796

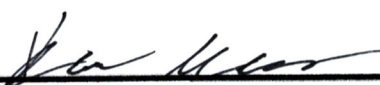
Contact Person for Matters Involving this Application

Name:
Kaina Makua

Title:
Executive Director

Email:
kaina@kumanoikeala.org

Phone:
808-346-9463


Authorized Signature

Kaina Makua, Executive Director

Name and Title

1/16/25

Date Signed

Applicant Kumano I Ke Ala o Makaweli

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

Kaina Makua, Executive Dir.
PRINT NAME AND TITLE

1/16/25
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: KUMANO I KE ALA O MAKAWELI

Issue Date: 01/16/2025

Status: **Compliant**

Hawaii Tax#: 26570317-01
New Hawaii Tax#: GE-1915547648-01
FEIN/SSN#: XX-XXX0959
UI#: No record
DCCA FILE#: 250379

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 REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:


- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; 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.

Kumano I Ke Ala o Makaweli

(Typed Name of Individual or Organization)


(Signature)

1/16/25

(Date)

Kaina Makua

1/16/25

(Typed Name)

(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](#).

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](#).

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;

Kumano I Ke Ala (KIKA) is a non-profit organization located in Waimea, Kaua'i. KIKA's vision is to elevate indigenous knowledge to revitalize traditional food systems to save our planet. KIKA's mission is to build and perpetuate a foundation of Aloha 'Āina through Native Hawaiian education programming to grow self-aware, self-determined, self-directed critical thinkers for a sustainable West Hawai'i.

KIKA is Waimea Valley on Kaua'i. Waimea Valley is located on the west side of the island of Kaua'i. Once home to a thriving agricultural community where lo'i kalo (wetland taro patches) flourished. As time has passed, the industry of mahi 'ai kalo (taro farming) and other traditional forms of Native Hawaiian agriculture diminished greatly. However, as there is an increasing need for food security throughout Hawai'i and communities are clamoring to find ways to implement sustainable means of agriculture, the footprint of what once existed in this region is being revitalized.

KIKA runs a series of programs centered on restoration of natural and cultural resources, traditional and contemporary agriculture, cultural education, youth

mentorship, and environmental stewardship. The organization serves over 3,000 students and volunteers each year and is has grown from one 10 acre lo'i kalo restoration project to 4 agricultural restoration sites totaling 100 acres on 2 islands.

In 2023, KIKA's on-farm education included 19 field trips from area schools (K-12) and includes 563 elementary students, 341 middle school students, and 219 high school students. 8 high school students also completed 12-week internship working on-farm 10 hours per week. Finally, KIKA held 15 community work days where 410 volunteers contributed over 1,400 hours to malama 'āina and harvest kalo and lū'au leaf from the lo'i and dryland mala.

2. The goals and objectives related to the request;

The goals of the Dormitory Kauhale at Pe'e Kaua'i Project will be to provide housing for young aspiring farmers and program participants that aim to work or start businesses farming or in food system industries. This student housing is being developed with the following goals:

Impact Goals:

1. Strengthen the food security in West Kaua'i by increasing the amount of land in cultivation for food production by increasing the number of farmers in our community.
2. Create economically viable post-high school vocational learning opportunities in farming that incentivizes participation in this critical industry.
3. Address the affordable housing crisis.

Construction Goals

4. Complete construction plans and permit set for the 16 unit Dormitory Kauhale.
5. Complete construction of the Dormitory Kauhale.

The 16-unit Dormitory Kauhale will be able to house up to 30 individuals. Each 10' x 16' unit will have its own bathroom that can house individuals or a couple. There will be potential for up to 4 double units (20' x 32') to be created that would be able to accommodate small families. There will be a shared kitchen space and gathering space. (see Appendix A, Dormitory Kauhale Conceptual Design)

This 20,000 sq. ft. parcel is zoned residential (R-4) and sits directly adjacent to KIKA's 12-acre farm site, Pe'e Kaua'i. This parcel was acquired for the purpose of creating housing options for individuals who are highly interested in and deeply committed to working in Hawai'i's agricultural sector and food system.

The concept of providing housing as an option or incentive to this work stems from the recognition that earning a living wage farming or in food system related work is nearly impossible. As a producer and employer in this sector, KIKA is well aware of the

struggle to pay workers liveable wages and maintaining operations in an industry in which there is very little infrastructural support. Our food system is designed to import products produced on the continent that are highly subsidized. There is very little infrastructural support here in Hawai'i that allows our local producers to compete. This investment in student housing is KIKA's approach to providing the type of infrastructural support we need to see at a much larger scale throughout Hawai'i. We are literally, being the change we want to see.

By creating TRULY affordable housing options for aspiring farmers, we will incentivize participation in our training programs that will give participants an opportunity to learn how to grow traditional Hawaiian food crops, produce value-add products, learn elements of food manufacturing businesses such as distribution, marketing, and sales, and they will learn how to steward our natural resources in responsible and regenerative ways. Participants will learn about the wide array of jobs that are available in our food system and they will learn how to farm land that we can also make available to them while they are in our program at one of our 3 sites along Waimea River.

The Dormitory Kauhale project will be the first of its kind in Hawai'i and will hopefully model the type of multi-layered, infrastructural investment required to achieve our food system and sustainability goals as a State.

3. The public purpose and need to be served;

This project aligns with the West Kaua'i Community Plan by working towards goals set forth in that plan. Specifically, this project is directly aligned with the Waimea Town Plan Goals that include: "1. Meet the housing needs of the Waimea community, including those who are homeless or at risk of becoming homeless;... d. In the Menehune Road neighborhood, where protected by the levee, encourage freeboard standards for new infill development."

The Dormitory Kauhale project will create new and truly affordable housing options in Menehune Rd. neighborhood while simultaneously creating workforce opportunities in a truly regenerative economic sector, food production agriculture. This project will also foster the Native Hawaiian culture and heritage along with the agricultural identity of Waimea.

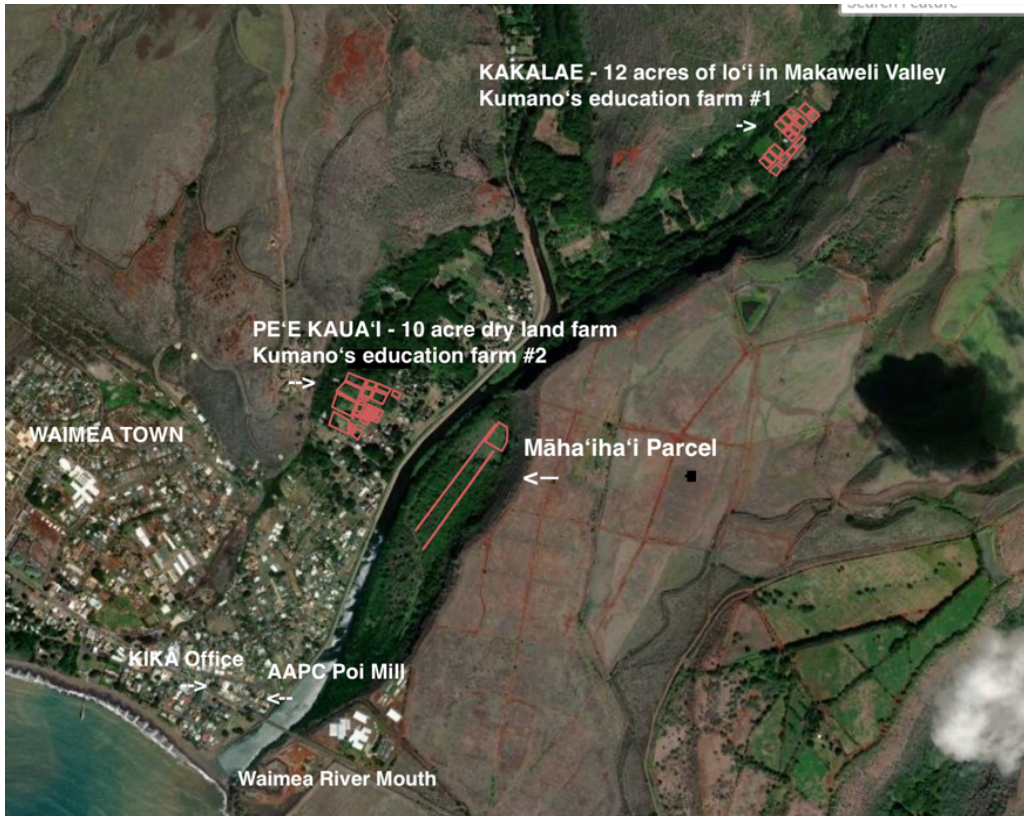
This project will also support economic and small business development, as once the units are complete, the occupants/students will pay a nominal monthly rent fee that will be deposited into an Individual Development Account (IDA) that will be matched and earn interest. After occupants/students complete the learning programs (2-5 years) their IDA account will be available to them to start their own farm or food system related business in our community. The combination of affordable housing and the IDA financial wealth building tool will be incentive for those young members of our community who cannot afford or do not have an interest in attending college but can still contribute at a very high level if given these types of options and opportunities. This project will continue building community capacity to steward natural resources in regenerative ways. All of these purposes will contribute to thriving and sustainable economy, and a stronger and safer community in West Kaua'i.

4. Describe the target population to be served; and

The target population to be served is young adults and families ages 18-30 and West Kauai residents who will experience increased economic activity and job creation in their community created by Kumano's farm expansion efforts. West Kaua'i's population is approximately 37% Native Hawaiian. It is one of the largest concentrations of Native Hawaiians in the state. Native Hawaiians are also a target population as Kumano's farming practices are grounded in traditional ecological knowledge rooted in Native Hawaiian farming and irrigation methods. This project will elevate and amplify the effort to increase regenerative agriculture and food security across Hawai'i.

5. Describe the geographic coverage.

Pictured in the map below is Waimea Town and portions of the valley on Kaua'i. The map highlights 3 Farm sites controlled by KIKa. Kakalae, a 12-acre lo'i site in Makaweli Valley, Pe'e Kaua'i, a 12 acre mala or dry-land site in Waimea town, and the area known as Māha'iha'i, a 35 acre-site in which over 20 acres of lo'i will be restored and a Native forest will be re-established.



The ½ acre parcel where the Dormitory Kauhale Project will be constructed is located at TMK 1-6-002: 055 directly adjacent to the southern boundary line of the Pe'e Kaua'i

farm parcel. The lot is currently vacant and is bordered by privately owned residential parcels to the south and east. The parcel is a flagpole lot that has a driveway that extends to Menehune Rd. (see Appendix B, TMK map)

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;

To date, KIKA has worked with the planning firm Townscape to develop a Master Plan for the Pe'e Kaua'i site (see Appendix C, Pe'e Kaua'i Master Plan) and with the architectural firm Urban Works to develop the schematic design for the Dormitory Kauhale. KIKA's Executive Director and Business Development Strategist will continue to work closely with planning firms, structural and civil engineers, architectural firms and construction contractors to complete the development of this project.

This project advances KIKA's strategic objectives (see Appendix D, KIKA 5 year strategic plan), as well as the statewide initiative of 'Āina Aloha Economic Futures, and the internationally aligned Sustainable Development Goals under the Aloha Plus Challenge. This project increases the ability of kānaka to access agriculturlands, practice aloha 'āina in meaningful ways that result in an increased capacity to grow food, and connect to the land in a way that is fundamental to our identity as Native Hawaiians, improving the physical, mental and spiritual health of kānaka, which increases capacity for adaptation and resilience in times of change.

Our work to empower and elevate a new generation of Mahai 'Ai (farmers) is grounded in the following principals.

- Aloha 'Āina: This project sits on a foundational understanding aloha 'āina is a foundational concept for Native Hawaiian culture, and an essential component to the Native Hawaiian identity. It acknowledges that caring for the land strengthens its ability to care for us, but it also recognizes that as Native Hawaiian access to land has diminished, and as we increase access, we increase the strength and resilience of our community. The project embraces the notion that regularly reconnecting Native Hawaiians in West Kauai to the land and the culture that springs from it strengthens us physically, mentally, and spiritually, allowing us to be more adaptable and resilient in the face of overwhelming change.

- NHO: KIKA is a Native Hawaiian community-driven NHO. Most of the governing board members and staff are members of the West Kauai Native Hawaiian community.
 - Multi-Sector / Multi-Generational Approaches: KIKA, an NHO, has partnered with two of the state's largest landowners, Kamehameha Schools and Gay & Robinson, to turn the vacant parcels into centers for growing kalo and reconnecting Hawaiians to 'āina. Community engagement and individual volunteers are a key component to the project's success, as is multi-generational learning strategies and opportunities. The project involves cultural preservation, traditional foods, education, and youth engagement.
 - Cultural Knowledge Systems / Ingenuity: The approach to the project ensures that as the land is being restored, so is the pilina between the land and the people working on it. The pace of the project and community work days allow participants to observe the land in different times of the year, share mo'olelo, and learn from the kūpuna and other regional experts in formal and informal settings.
 - Advance Climate Resilience: This project centers traditional ecological knowledge (TEK) associated with land stewardship and food production. We also call this 'ike kūpuna (ancestral knowledge) in 'ōlelo Hawai'i. TEK is now widely considered one of the strongest components to inform our response to the climate crisis as the frequency of severe weather events increases, western science is now acknowledging that we must look to indigenous knowledge to better understand how to decrease the severity of loss and damage and how we develop greater resiliency strategies combat such events.
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

KIKA will look to contract a general contractor who will involve KIKA staff, youth interns and community members in the construction of the Dormitory Kauhale. This will highlight the power and resilience of this community to set and achieve their goals by building housing that will be utilized by other community members and potentially those involved in the construction.

While the plans are finalized and construction is being completed KIKA programs will continue and we will be doing extensive outreach to ensure that the purpose, intent and values that are driving this project generate interest and support to enroll participants and potential occupants (see Appendix E, Dormitory Kauhale Handout).

| Project Timeline | Status | Completion Date |
|---|------------------------------|-----------------|
| Design and Planning - Secure Architectural Engineer Contractors to complete permit set: Civil, Structural, Mechanical, Electrical and Plumbing, Landscape | Pending | July 2025 |
| Implementation – Project/permit approval, contract method, schematic approval, permitting | Pending | December 2025 |
| Construction | Break Ground by January 2026 | July 2026 |

6. 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.

KIKA employs a series of evaluation tools that compile input from community participants and partners to measure the impacts, participation levels, and areas for improvement of all of our programs. Our master planning and strategic planning processes incorporated community input to determine the need and desire for a project like the Dormitory Kauhale.

KIKA will employ a quarterly reporting process in which we will report on the progress made by the various contractors and staff to complete the steps necessary to move this project forward. The contracts executed with each service provider will include clear deliverables and milestones that will require completion in order to receive payment and will make reporting clear and easily understood.

IV. Financial

Budget

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

- The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2026.

| Quarter 1 | Quarter 2 | Quarter 3 | Quarter 4 | Total Grant |
|-----------|-----------|-----------|-----------|-------------|
| 1276,500 | | 1276,500 | | 2,553,000 |

- The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2026.

Secured

Federal: Office of Native Hawaiian Relations: \$125,000 (Reforestation/Agroforestry and visitor education)

Private: Native American Agricultural Foundation: \$100,000 (Reforestation/Agroforestry)

Private Funding: (\$250,000)

Pending:

Federal: USDA RFSI: \$473,000 (For food manufacturing upgrades)

Federal: National Forest Service: \$250,000 (Reforestation/Agroforestry)

County: City and County of Honolulu Grant-in-Aid: \$150,000 (Reforestation/Agroforestry – Food System/Security Development)

Private Funding: \$200,000 (Reforestation/Agroforestry – Food System/Security Development)

- 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 – no tax credits have been granted to KIKA in last 3 years.

- 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 2026 for program funding.

See Government Grants Sheet Attached

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

\$506,784

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.

KIKA is an agriculture and aina-based education organization. Between its management staff, there are 40 plus years of farming experience on West Kaua'i and 2 certified teachers, that combined, have 20 years of teaching experience. The organization is serving 3,000 plus volunteers and hosting 25 paid youth interns annually. KIKA is producing and processing 100,000lbs of kalo annually and is now managing 100 acres of agricultural land across 4 sites on 2 islands. KIKA is currently employing 20 full-time staff and is a job creator in West Kaua'i.

KIKA has contracted multiple experts to develop existing plans that include planners, architects, engineers, and business development professionals to complete the work to date. This collaboration with experts across the private sector will continue and will include financial experts as well to develop and support the implementation of the best financial management and capital raising strategies.

In the areas of restoration, agriculture, education, and community development, KIKA has partnered with numerous organizations to carry out work that has delivered significant results and outcomes. Some of those partners that can verify the work product and capacity of KIKA are: County of Kaua'i, Kamehameha Schools, Waimea High School, Waimea Canyon Middle School, Hawai'i Community Foundation, HMSA Foundation, Consuelo Foundation, Department of Vocational Rehabilitation, Alu Like, Council for Native Hawaiian Advancement, GoFarm, and Kilohana Canoe Club to name a few.

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.

Currently, KIKA operates in agricultural programs and commercial farming operations on 4 sites on 2 islands. There are 3 farm sites totaling 58 acres leased in Waimea, Kaua'i and one site totaling 40 acres leased on Oahu. KIKA currently leases 3 commercial spaces for value-add kalo production, office and retail space in Waimea,

Kaua'i. KIKA is in the process of closing the purchase of the ½ acre parcel where this project is located and it will be added to the portfolio of land assets that KIKA controls.

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.

KIKA staff and Board of Directors has oversight over all KIKA affairs including contracts related to this request. A competitive application process will be utilized to identify and contract a Project Manager to support the implementation of this project.

Below is a brief description of the key staff working on this project.

Kaina Makua, Executive Director

Born and raised in Waimea, Kaina Makua is a lifelong Kalo Farmer, Cultural Practitioner, Hawaiian Immersion Teacher and the Executive Director of Kumano I Ke Ala. Rooted in the traditional values of 'Ike kūpuna which have nurtured and guided him throughout his life, Makua works through the non-profit to restore Native Hawaiian practices centered around the revitalization of kalo farming in West Kaua'i. Under Kiana's leadership, Kumano I Ke Ala has restored and rehabilitated 22 acres of actively stewarded farmlands in Waimea and Makaweli Valley.

After earning a Master's degree in Education from UH Manias Ho'okulāiwi (Center for Native Hawaiian and Indigenous Education), he has acquired 16 years of experience educating youth in both Hawaiian immersion public charter schools as well as hands-on farming education programs. While has been farming his whole life, Makua also has built nearly a decade of experience as lead Kalo farmer and director of Kumans farming operation.

As Project Director, Makua will oversee the entirety of the project's programmatic activities including day to day on-site operations and management, budget and procurement oversight, strategic development, staff supervision/training, community engagement, and data collection, program evaluation and reporting.

Enoka Karratti, Education / Outreach Coordinator

Enoka Karratti is Native Hawaiian with a familial legacy deeply embedded in the West Kaua'i region. Born and raised in Kekaha, Karratti has been a pillar in the community throughout his life and maintains a reputation in West Kauai as a stand-up leader and mentor. He has a Bachelor of Arts degree in Hawaiian Studies from the University of Hawaii at Manoa.

Karratti has nearly a decade of experience (2009 - 2018) providing logistical support to the Department Defense at the Pacific Missile Range Facility (PMRF) military base as a Logistics Specialist for the Native Hawaiian-owned company, Akimeka Technologies (later Ke'Aki Technologies).

Karratti earned his teaching credential and became a Hawaiian studies teacher at Chiefess Kamakahalei Middle School in October 2018. During his time there, Karratti co-authored a curriculum based on 'ōlelo Hawai'i (Hawaiian language) and kuana'ike (native worldview) for STEMS, a UH Manoa program that fosters student engagement and achievement via real-world application of interdisciplinary content.

After three years teaching in the DOE system, Karratti realized he could have a greater impact on local youth and community working within a Native Hawaiian non-profit, so in 2021 he joined KIKA as a full time Educator and Education Outreach Coordinator. Since that time, he has been instrumental in facilitating learning experiences centered around native farming, food and culture, while directly impacting thousands of youth from local area schools as well as schools from outer islands.

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 Appendix F

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.

The KIKA Board is comprised of volunteers.

Highest Paid Employees:

Executive Director - \$90,000 - \$110,000 Annually

Education and Community Outreach Coordinator – \$55,000 - \$65,000 Annually

Office and Fiscal Manager – \$55,000 - \$65,000

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 - no litigation or outstanding judgments

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 2025-26 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.

KIKA's sustainability plan is centered on commercial production of indigenous food crops and value-added products. This Dormitory Kauhale project is part of the sustainability plan and complimentary to our Mahi 'Ai Kalo Revitalization Project, in that the Kauhale will help develop a stable workforce and continued production of kalo and other crops in the region. Our Mahi 'Ai Kalo Revitalization project aims to restore prime agricultural land to a productive state to enhance the environment, cultivate food crops for commercial sale in wholesale, retail and institutional marketplaces. The amount of gross revenue projected across the 4 farm sites is well over \$1,000,000 annually which will fully sustain the farm operations while creating jobs in our communities.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: _____ Kumano I Ke Ala _____

| 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 | 42,000 | | | |
| 2. Payroll Taxes & Assessments | 3,000 | | | |
| 3. Fringe Benefits | 10,000 | | | |
| TOTAL PERSONNEL COST | 55,000 | | | |
| 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 | | | | |
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| 19 | | | | |
| 20 | | | | |
| TOTAL OTHER CURRENT EXPENSES | | | | |
| C. EQUIPMENT PURCHASES | | | | |
| D. MOTOR VEHICLE PURCHASES | | | | |
| E. CAPITAL | 2,500,000 | 500,000 | | 500,000 |
| TOTAL (A+B+C+D+E) | 3,553,000 | | | |
| SOURCES OF FUNDING | | Budget Prepared By: | | |
| (a) Total State Funds Requested | 2,553,000 | Davis Price 808-954-5569 | | |
| (b) Total Federal Funds Requested | 500,000 | Name (Please type or print) Phone | | |
| (c) Total County Funds Requested | | <i>Kaina Makua</i> | | |
| (d) Total Private/Other Funds Requested | 500,000 | Signature of Authorized Official Date | | |
| TOTAL BUDGET | 3,553,000 | Kaina Makua, Executive Director | | |
| | | Name and Title (Please type or print) | | |

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: Kumano I Ke Ala o Makaweli _____

| POSITION TITLE | FULL TIME EQUIVALENT | ANNUAL SALARY A | % OF TIME ALLOCATED TO GRANT REQUEST B | TOTAL STATE FUNDS REQUESTED (A x B) |
|---|----------------------|-----------------|--|-------------------------------------|
| Executive Director | 0.2 | \$100,000.00 | 20.00% | \$ 20,000.00 |
| Office and Fiscal Manager | 0.4 | \$55,000.00 | 40.00% | \$ 22,000.00 |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| | | | | \$ - |
| TOTAL: | | | | 42,000.00 |
| JUSTIFICATION/COMMENTS: Executive Director and Office and Fiscal Manager will be work closely with all contractors to ensure the work is completed in efficient and timely manner. | | | | |

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Applicant: Kumano I Ke Ala o Makaweli _____

| DESCRIPTION EQUIPMENT | NO. OF ITEMS | COST PER ITEM | TOTAL COST | TOTAL BUDGETED |
|--------------------------|-----------------|------------------|---------------|-------------------|
| | | | \$ - | |
| | | | \$ - | |
| | | | \$ - | |
| | | | \$ - | |
| | | | \$ - | |
| TOTAL: | | | | |

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, 2025 to June 30, 2026

Applicant: Kumano I Ke Ala o Makaweli_____

| 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:2023-2024 | FY:2024-2025 | FY:2025-2026 | FY:2025-2026 | FY:2026-2027 | FY:2027-2028 |
| PLANS | 200000 | | | | | |
| LAND ACQUISITION | | 400000 | | | | |
| DESIGN | | | | 250000 | | |
| CONSTRUCTION | | | 2500000 | 750000 | | |
| EQUIPMENT | | | | | | |
| TOTAL: | | | 2,500,000 | 1,000,000 | | |

JUSTIFICATION/COMMENT State GIA funds were awarded in 2022, and have been used to develop the master plan and schematic design. We have raised the funds for the next design phase, the funds requested in the proposal will fund the construction phase.

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

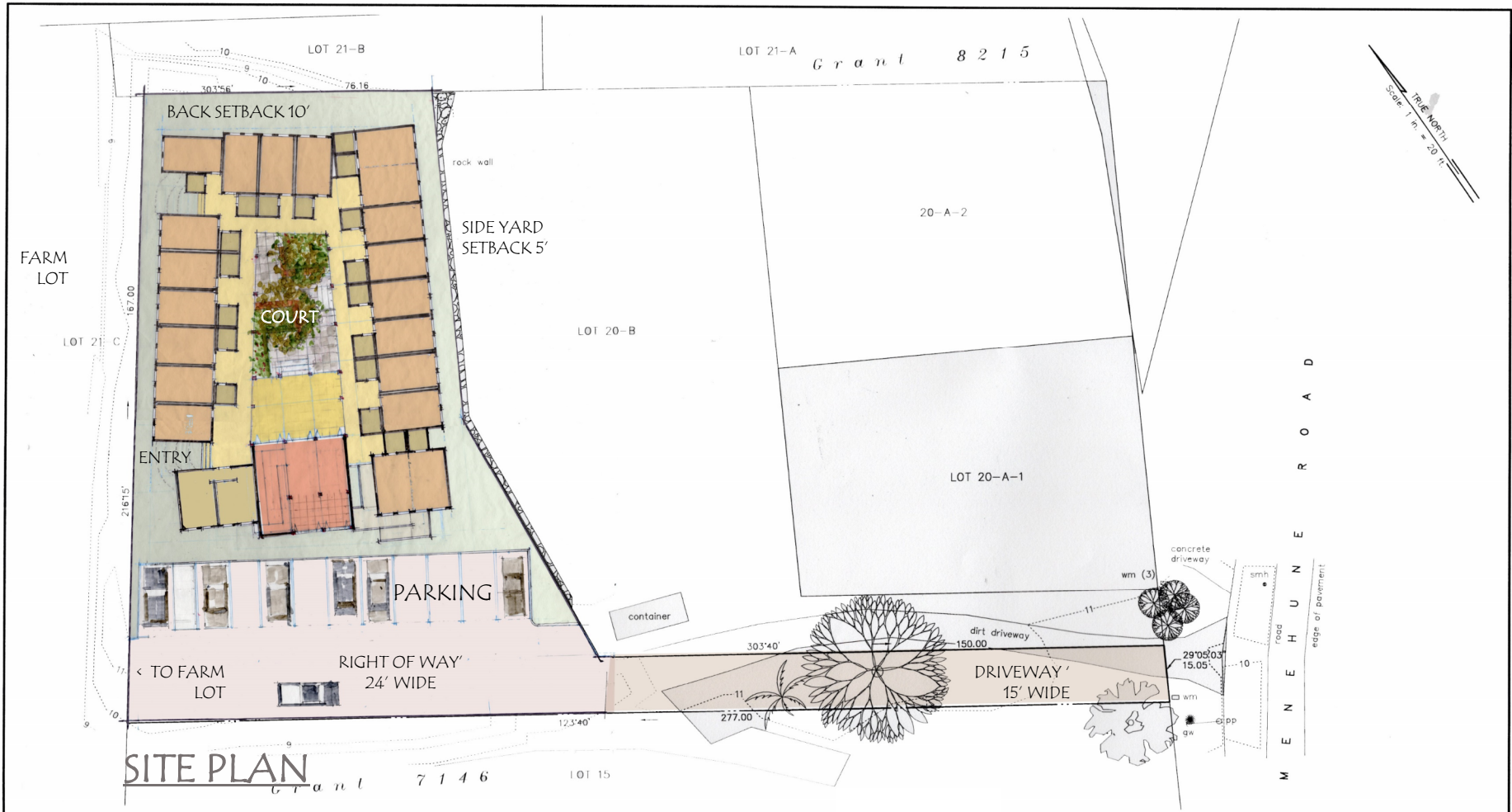
Applicant: Kumano I Ke Ala o Makaweli

Contracts Total: 1,324,300

| | CONTRACT DESCRIPTION | EFFECTIVE DATES | AGENCY | GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County) | CONTRACT VALUE |
|----|----------------------------------|------------------------|---|--|-----------------------|
| 1 | Hō'ihi Grant | 10/1/24 - 9/30/26 | Office of Native Hawaiian Relations | U.S. | 200,000 |
| 2 | Congressionally Funded Project | 10/1/23 - 9/30/24 | Dept. Of Education | U.S. | 796,000 |
| 3 | State Grant-In-Aid OCS-GIA-23-49 | 4/1/2023 - 3/30/2025 | Office of Community Services | State | 200,000 |
| 4 | Farm Expansion Grant | 3/1/24 - 2/8/26 | County of Kaua'i - Office of Economic Development | Kaua'i County | 80,000 |
| 5 | Innovation Grant | 11/1/24 - 10/31/25 | County of Kaua'i - Office of Economic Development | Kaua'i County | 48,300 |
| 6 | | | | | |
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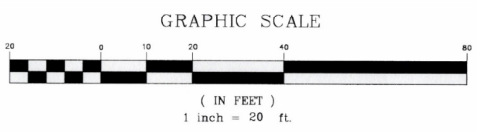
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| 30 | | | | | |

Appendix A
Dormitory Kauhale Schematic Design



SITE PLAN
Grant 7146

- Legend
- gw — Guy Wire
 - pp — Power Pole
 - smh — Sewer Man Hole
 - wm — Water Meter
 - Banana
 - Coconut
 - Mango
 - Lauhala
 - Plumeria



KIKA

Farm Worker Housing
Waimea Valley Kauai

**TOPOGRAPHIC MAP SHOWING
LOT 20-C**
BEING PORTION OF LAND PATENT
GRANT 8054 TO KOICHI YAMAGATA
WAIMEA VALLEY, WAIMEA, KAUAI, HAWAII
Tax Map Key: (4) 1-6-02: 55
Owner: Kumano I Ke Ala / KIKO
Date: May 22, 2024



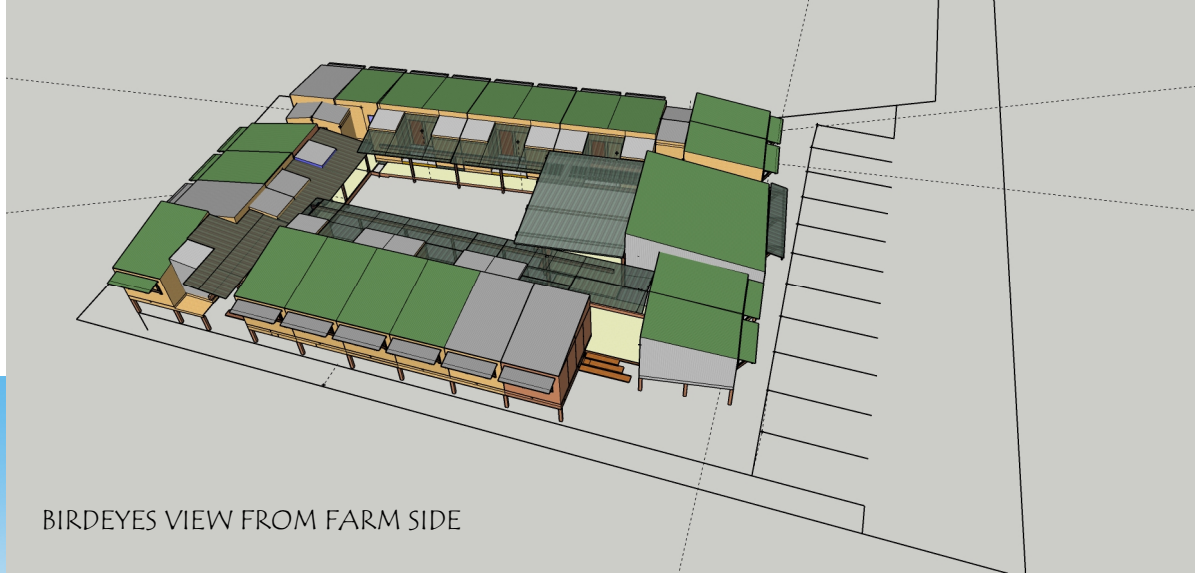
FLOOR PLAN

FARM LOT

KIKA

Farm Worker Housing
Wāimeā Valley Kauai

2
OF 6



BIRDEYES VIEW FROM FARM SIDE



EXTERIOR

KIKA
Farm Worker Housing
Waimea Valley Kauai

THIS FARM WORKER HOUSING PROJECT

COULD BE AN OPPORTUNITY TO GET THE FUTURE FARMERS INVOLVED WITH THIS HANDS-ON CONSTRUCTION OF THEIR FACILITIES.

SOME IDEAS.....

- 1 SIMPLE AND LIGHT CONSTRUCTION
- 2 MINIMIZE MATERIALS AND WASTE.
- 3 DOES NOT REQUIRE HEAVY EQUIPMENT
- 4 STANDARDIZE BUILDING SHAPES
- 5 BUILDING MADE OF SMALL PARTS
5. BUILDING COMPONENTS COULD BE SHOP BUILT. I.E. WINDOW SHADES

ROOFING OPTIONS
1 CORR METAL ROOFING
2 SOLAR PV PANELS OVER ASPH ROOFING

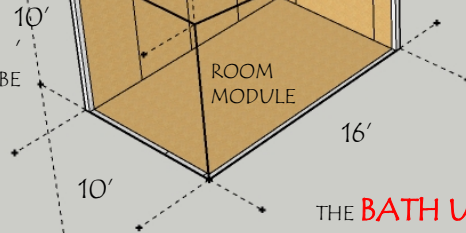
WINDOW SHADES
WOOD FRAME WITH SOLAR PV PANELS

TYPICAL PLAN LAYOUT

PAIRING OF ROOM MODULES
2 ROOM MODULES SHARING 2 BATH UNITS.

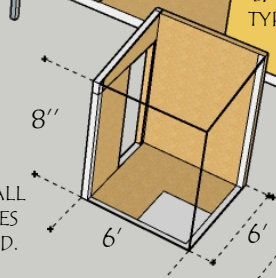
THE ROOM MODULES

ARE 16'X10'X10'H PLYWOOD BOX. MODULES, TREATED PLYWOOD WILL BE ON ALL SURFACES AND LEFT MOSTLY WITH A NATURAL FINISH..



THE BATH UNITS ARE 6'X6'X8'H WITH FOUR EQUAL SIDES AND WOOD FRAMED. ALL EXTERIOR AND INTERIOR FACES WILL BE OF TREATED PLYWOOD.

2 UNIT TYPES ARE REQUIRED.
TYPE A: SHOWER AND SINK
TYPE B: TOILET AND SINK



RAISED FLOOR PLATFORM

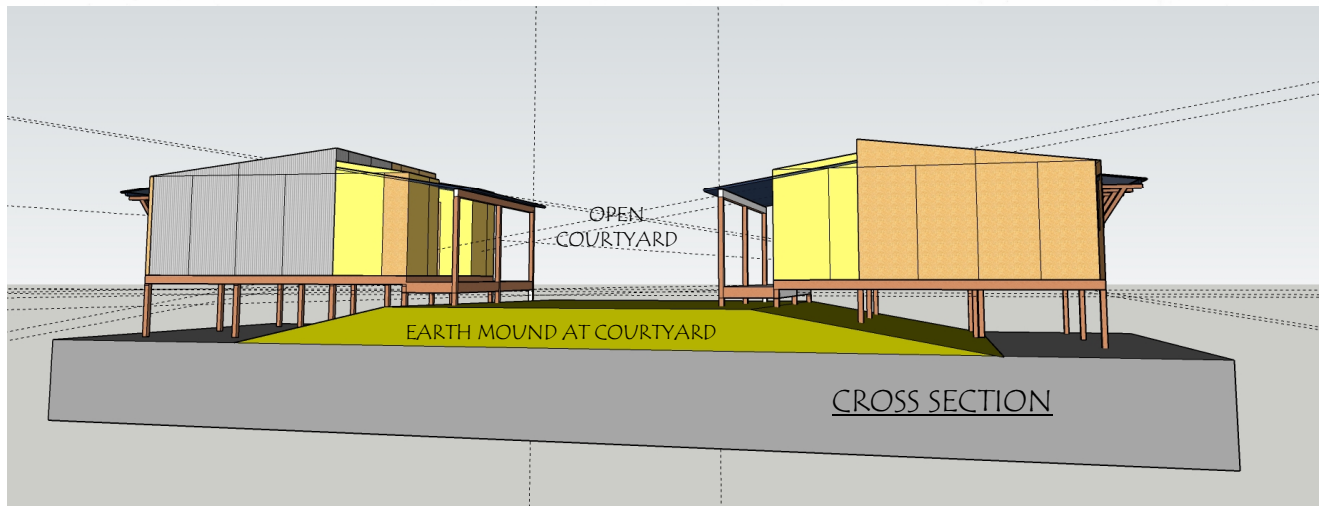
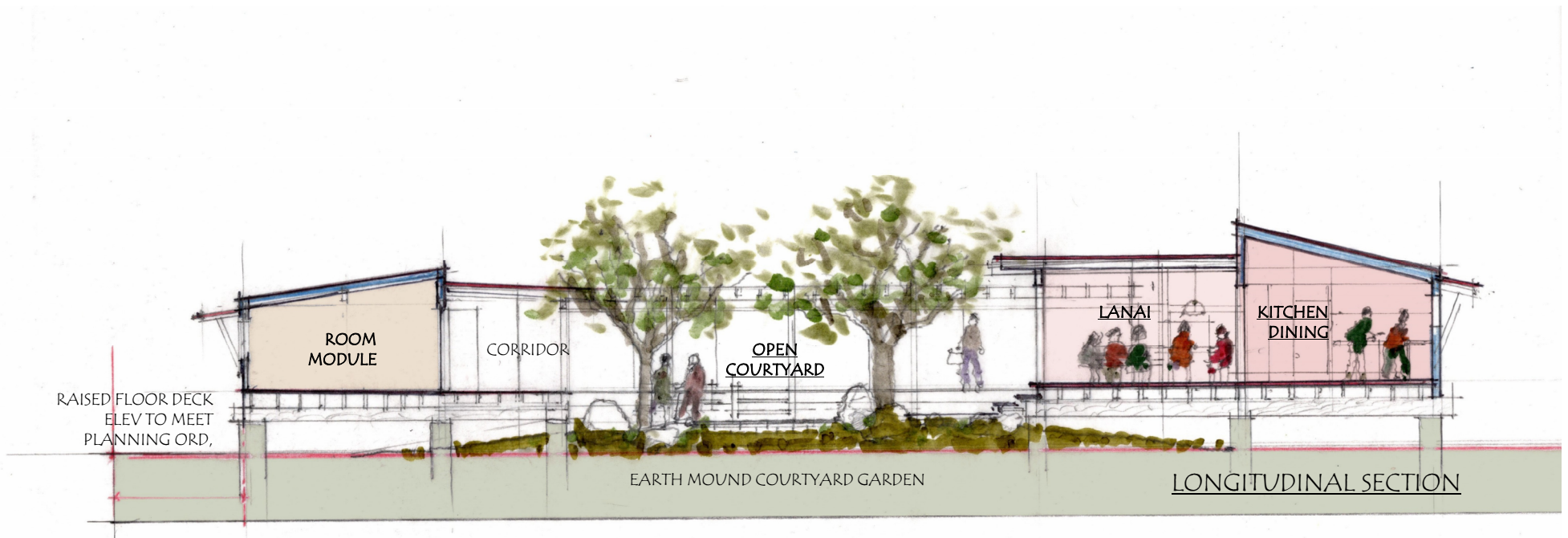
FLOOR ELEVATION TO MEET FLOOD ZONE REQUIREMENTS.

BLDG COMPONENTS

KIKA

Farm Worker Housing
Waimea Valley Kauai

4
OF 6



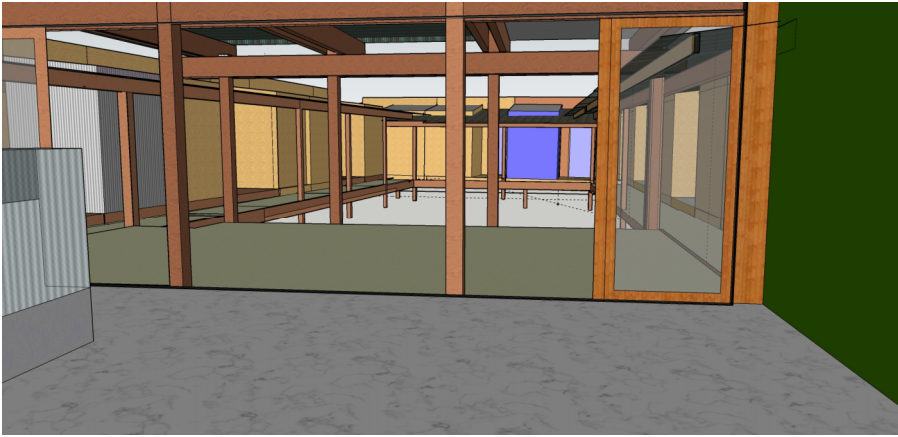
RAISED COURTYARD

KAUAI COUNTY REQUIRES THIS PROJECT'S FLR TO BE AT + 5FT.(VERIFY) A EARTH MOUND IS PROPOSED TO RAISE THE COURTYARD LEVEL. TO WITHIN 1 TO 2 FEET OF DECK LEVEL.. THE COURTYARD EXTENDS THE LANAI AND DINING.

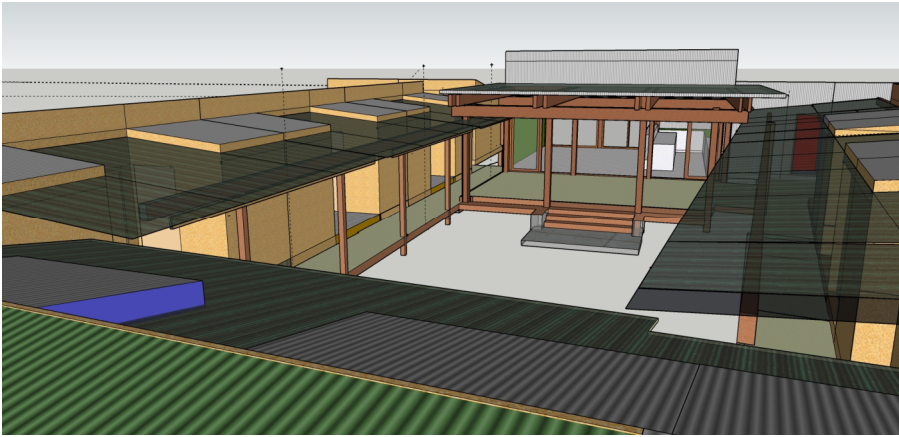
KIKA

Farm Worker Housing
Waimea Valley Kauai

5
OF 6



VIEW TO COURTYARD FROM KITCHEN



BIRDEYE VIEW OF COURTYARD



INTERIOR COURTYARD

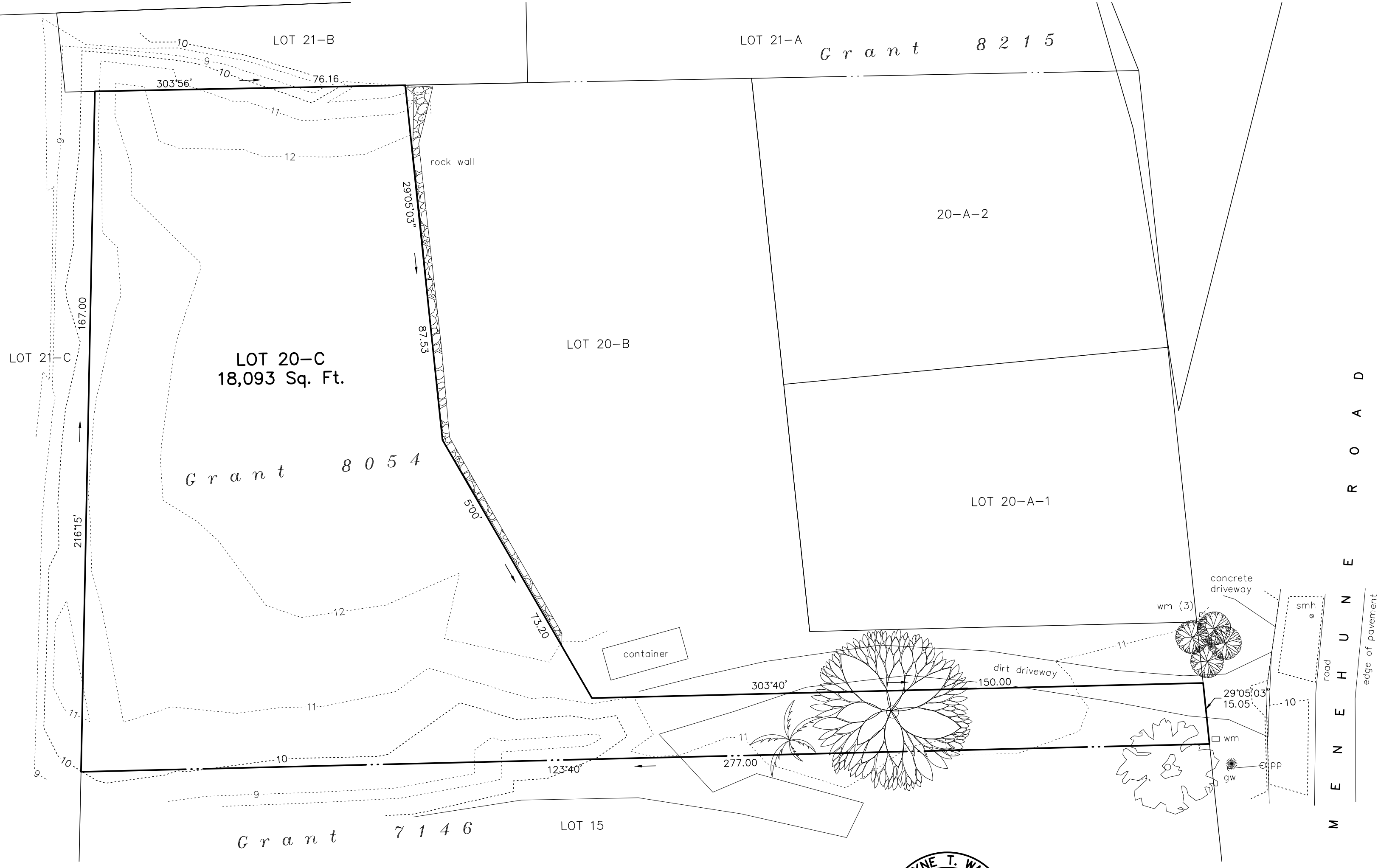
GARDEN

KIKA

Farm Worker Housing
Waimea Valley Kauai

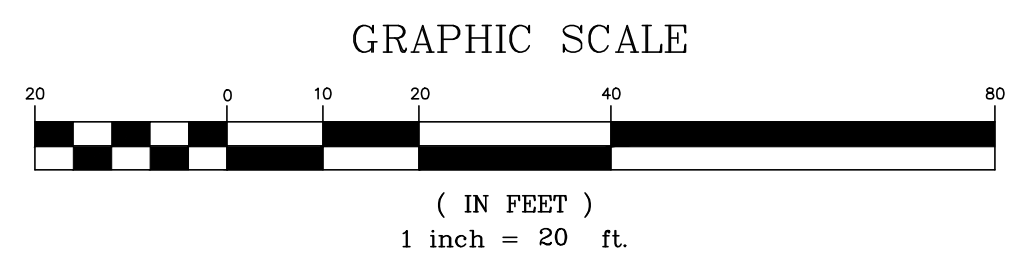
Appendix B
TMK 1-6-002 Map

TRUE NORTH
Scale: 1 in. = 20 ft.



M E N E H U N E R O A D
edge of pavement

- Legend:
- gw - Guy Wire
 - pp - Power Pole
 - smh - Sewer Man Hole
 - wm - Water Meter
 - Banana
 - Coconut
 - Mango
 - Lauhala
 - Plumeria



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Signature
ESAKI SURVEYING & MAPPING, INC.
EXPIRES: APRIL 30, 2026

**TOPOGRAPHIC MAP SHOWING
LOT 20-C**
BEING PORTION OF LAND PATENT
GRANT 8054 TO KOICHI YAMAGATA
WAIMEA VALLEY, WAIMEA, KAUA'I, HAWAII'
Tax Map Key: (4) 1-6-02: 55
Owner: Kumano I Ke Ala / KIKO
Date: May 22, 2024

Appendix C
Pe'e Kaua'i 12-acre Farm Site Master Plan

KUMANO IKE ALA

Master Plan Report

No Pe'ekaua'i

April 2024



For: KUMANO I KE ALA
Assisted by: TOWNSCAPE, INC.



EXECUTIVE SUMMARY

This Master Plan Report was created to guide future development of 11.19 acres of land in Pe'ekaua'i, Waimea, Kaua'i, that is stewarded by Kumano I Ke Ala, a non-profit, native Hawaiian entity that was established in 2015. Of the four parcels that comprise Pe'ekaua'i, three of the parcels are owned by Robinson Family Partners and the remaining parcel is owned by Kaina Makua, the Executive Director of Kumano I Ke Ala. The organization's Staff and Board of Directors are dedicated to their mission of "building and perpetuating a foundation of Aloha 'Āina through culturally-based Native Hawaiian education programming to grow self-aware, self-determined and self-directed critical thinkers for a sustainable Hawai'i." This mission is accomplished through a variety of educational programming and paid internship opportunities. Although the primary focus is on youth and young adults from West Kaua'i, the organization welcomes individuals of all ages from around the world.

Waimea, situated on the leeward side of the island, historically sustained abundant kalo production by harnessing water through the Pe'ekaua'i ditch. However, the impacts of Western contact led to a significant decline in Hawaiian population and loss of land. In the 1860s, rice replaced kalo, and the 1880s saw changes in water use due to sugar production. Despite the decline of sugar, water continues to be diverted to Mānā via the Kekaha Ditch for use by Genetically Modified Organism (GMO) seed companies, posing challenges to the restoration of traditional food practices. Hawai'i's food systems require transformation, with an emphasis on passing traditional ecological knowledge to youth and promoting economic farming opportunities. Kumano I Ke Ala focuses on cultivating Hāloa to revive Hawai'i's food systems, fostering a connection to 'āina, ancestors, and sustainable agriculture.

The overall goal for Pe'ekaua'i is to serve as a training ground for the next generation of farmers. The proposed uses and structures in the Conceptual Site Plan are intended to strengthen Kumano I Ke Ala's existing educational programs and agricultural operations, as well as to create space for the proposed Kalo College Program. Through these programs, youth and young adults from West Kaua'i will gain exposure to both traditional and modern farming practices. For those that are interested in pursuing an agricultural career, Kumano I Ke Ala will offer them the opportunity to participate in the Kalo College Program, where they will learn every aspect of farming, from clearing a piece of land to marketing value-added farm products. To provide additional support for Kalo College participants and Kumano I Ke Ala's staff facing financial constraints, the organization is proposing to develop an affordable workforce housing structure for participants/staff throughout their time with the organization.

Three phases are proposed to implement this conceptual site plan. Phase I spans from year one to year three, phase II includes years four through six, and phase III is from year seven to year ten. Phasing was primarily determined by location of facilities on site. Phase I expands Kumano I Ke Ala's operations on the east side of the 'auwai, where they have already established some structures and farm plots. This phase also includes the planning, design, and permitting steps of the workforce housing. Construction of the workforce housing won't begin until Phase II. Phase II also carries operations to the opposite side of the 'auwai, increasing dryland kalo production as well as establishing new plots for 'awa and 'ōlena and a native tree nursery. Phase III introduces rotational grazing in the section of land closest to the cliff and proposes the construction of a technology center near the workforce housing.

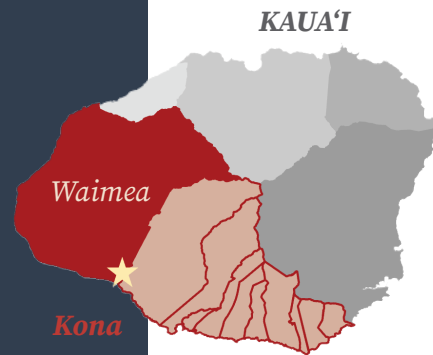
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KA IKE HOU ANA O KE KAMA- HELE I KA MOKUPUNI O KAUAI

Haalele i ka hale hora 8:30 a. m. i pili aku la iuka ma ke ala e hiki aku i i ka Waiulāiāhi, a mamua o ka hiki ana aku ilaila, ua hiki aku la makou i kekahi pohaku e ku ana ma ha'i o ka auwai a o kona inoa, oia no o Peekauai, he wahi pohaku lāhilahi wale iho no oia, a he uuku no hoi, eia nae aole he kanaka a aole no hoi he kupua nana kula'i e hina ai, me hē la ua ulu mai alo loa mai, wahi a ka moolelo, o Peekauai, he menehune oia, a oia no hoi kekahi o na menehune iloko o na menehune na lakou i hana ka auwai e kaulana nei, ka auwai a ka menehune, a ua oleloia hoi, he menehune molowa keia, hookahi wale no ana pohaku i awe ai no ka auwai, a e kahea mau a ana oia i ka menehune molowa.

Nana io iho la au i ke kupaianaha o keia pohaku, a wahi a ko makou kama'āina ua eli oia i kela pohaku me kekahi mau kanaka a aole i loa aku ka aole, ua makau nae na wahi kanaka no ke ano kupua paha o kela pohaku. Via ma kekahi aoao o keia pohaku ua naha ia a kaawale kekahi apana; ua oleloia na ke kupua Kaleikini i une i ka pohaku nei a oia ke kumu i naha ai a nihomole, eia nae, o ke ku iho la no ia a Peekauai; o kekahi hana a keia pohaku, oia ka pohaku palena aina o ka aina apau o Waimea, e moe ana no hoi na moali maluna o ua pohaku nei—nui no ke kupaianaha o na mea apau i hanaia.



Pe'ekaua'i, one of the sites stewarded by Kumano I Ke Ala, is situated along Waimea River in the ahupua'a of Waimea, in the moku of Kona, on the moku of Kaua'i. Pe'ekaua'i is comprised of four parcels; three parcels (Tax Map Key (TMK) 1-6-002:049, TMK 1-6-002:052, and TMK 1-6-002:056) are owned by Robinson Family Partners and leased by Kumano I Ke Ala. These parcels are dedicated to agriculture through the County of Kaua'i's agricultural dedication program. The fourth parcel (TMK 1-6-002:055) is zoned for residential use and is owned by Kaina Makua, the Executive Director of Kumano I Ke Ala.

Pe'ekaua'i refers to the ditch that runs beneath Menehune Road on the eastern property boundary. The historic ditch, more commonly known today as the Menehune Ditch, was constructed in ancient Hawai'i. The following excerpt, from the article titled, "Ka Ike Hou Ana o ke Kamahale i ka Mokupuni o Kauai," published on February 6, 1914, in *Ka Nūpepa Kū'oko'a*, describes the meaning and significance of Pe'ekaua'i.

"We left at 8:30 a.m. heading uphill on the path leading to Wai'ula'iliahi (red sandalwood water, Waimea River). Before arriving at the river, we came upon a rock that stood at the edge of the ditch. The name of this rock was Pe'ekaua'i; it was a thin and flimsy rock, and it was small indeed. However, it was not a man nor a kupua (demigod, supernatural being) that pushed the rock over into its place. It looked as if the rock grew straight up from the ground below. According to legend, Pe'ekaua'i was a menehune. He was one of the menehune who built the ditch that's famous today, the Menehune Ditch. It is said that he was a very lazy menehune; he only helped carry a single rock during the construction of the ditch. Which is why he was often referred to as the menehune molowā, the lazy menehune.

I saw the wonders of this rock. And to our understanding, without failure, the menehune dug this rock up with some men, but some of the men were afraid of the magic of that rock. On one side of the rock, a piece was cracked off and a piece was separated. It was said that it was the supernatural Kaleikini that pried this stone and that's the reason why it was bent and corrugated, however, that is the way it transformed into Pe'ekaua'i; a function of this rock, it is the boundary between all of the lands of Waimea, marks are left as a trace on this rock – there are a great number of wonders that were done."

1.1 Background

The Kumulipo, a Hawaiian creation chant, describes the birth of the universe out of darkness. It narrates the creation of each plant and animal and recounts the ancestry of the Hawaiian people. Within this chant, Wākea and Ho'ohōkūkālani give birth to a stillborn child, whose body is buried in the earth. From his resting spot, up sprouts the first kalo plant, Hāloanakalaukapalili (Hāloa), named after its long-stemmed leaf that quivers in the wind. In subsequent verses, Wākea and Ho'ohōkūkālani give birth to a second child, the first Hawaiian man. What emerges from this is a reciprocal sibling relationship; Hawaiians nurture Hāloa and in return, Hāloa provides sustenance. Kalo becomes the lifeblood of the Hawaiian people, allowing their population to grow and flourish. Hawaiians became master farmers; it was their proficiency in farming that allowed them to master other crafts and engage in leisure activities such as surfing.

Despite its location on the dry, kona side of the island, Waimea had an abundance of water that was captured by Wai'ale'ale and directed down to the coast through the Waimea River. This region, marked by its ample sunlight coupled with this abundance of water, became highly productive grounds for kalo cultivation. The construction of the Pe'ekaua'i ditch in ancient Hawai'i served the purpose of diverting water from the Waimea River to nourish the multitude of lo'i kalo (taro patches), loko i'a (fishponds), kīhāpai (gardens), and loko kalo (ponds in which both fish and kalo were raised) that filled the 'ili of Pe'ekaua'i.

In 1778, Captain Cook's arrival in Hawai'i, with his ship anchoring in Waimea, Kaua'i, marked the beginning of Western contact and the onset of challenges and hardships for the Hawaiian people. The encounter exposed Hawaiians to foreign diseases, resulting in a significant decline in population. The loss extended beyond numbers; generations-worth of ecological knowledge forever disappeared with each death. Displacement of Hawaiians from their land continued with the Māhele of 1848, a failed attempt to establish landownership for Hawaiians, who were unaccustomed to such concepts. As a result, many Hawaiians faced the unfortunate consequence of losing their ancestral lands.

During the 1860s, lo'i kalo underwent a transition to rice cultivation, as highlighted in the article "Manao mahalo i ke Au okoa," published on May 21, 1866, in *Ke Au Okoa*. The author, in referencing Waimea, mentions "na keiki kanu raiki o Peekauai," or "the children of Pe'ekaua'i who plant rice," indicating the shift towards rice cultivation. While people did still engage in mahi'ai kalo, as evidenced in the photo on the following page, the scale of cultivation was a small fraction of what it was before.

At the start of sugar production in Waimea in the 1880s, the kula lands of Mānā were immediately recognized as an ideal location for sugar cane. However, its fertile lands lacked the necessary irrigation required for sugar cultivation. To address this, the Kekaha Sugar Company diverted water from the Waimea River through a network of almost 50 miles of ditches, tunnels, and flumes. Concurrently, alterations were made to the Pe'ekaua'i ditch, including the establishment of a government road over the ditch, eventually leading to its destruction. The destruction of the ditch, coupled with the loss of water for sugar cultivation, resulted in the drying up of the lo'i and loko of Pe'ekaua'i.

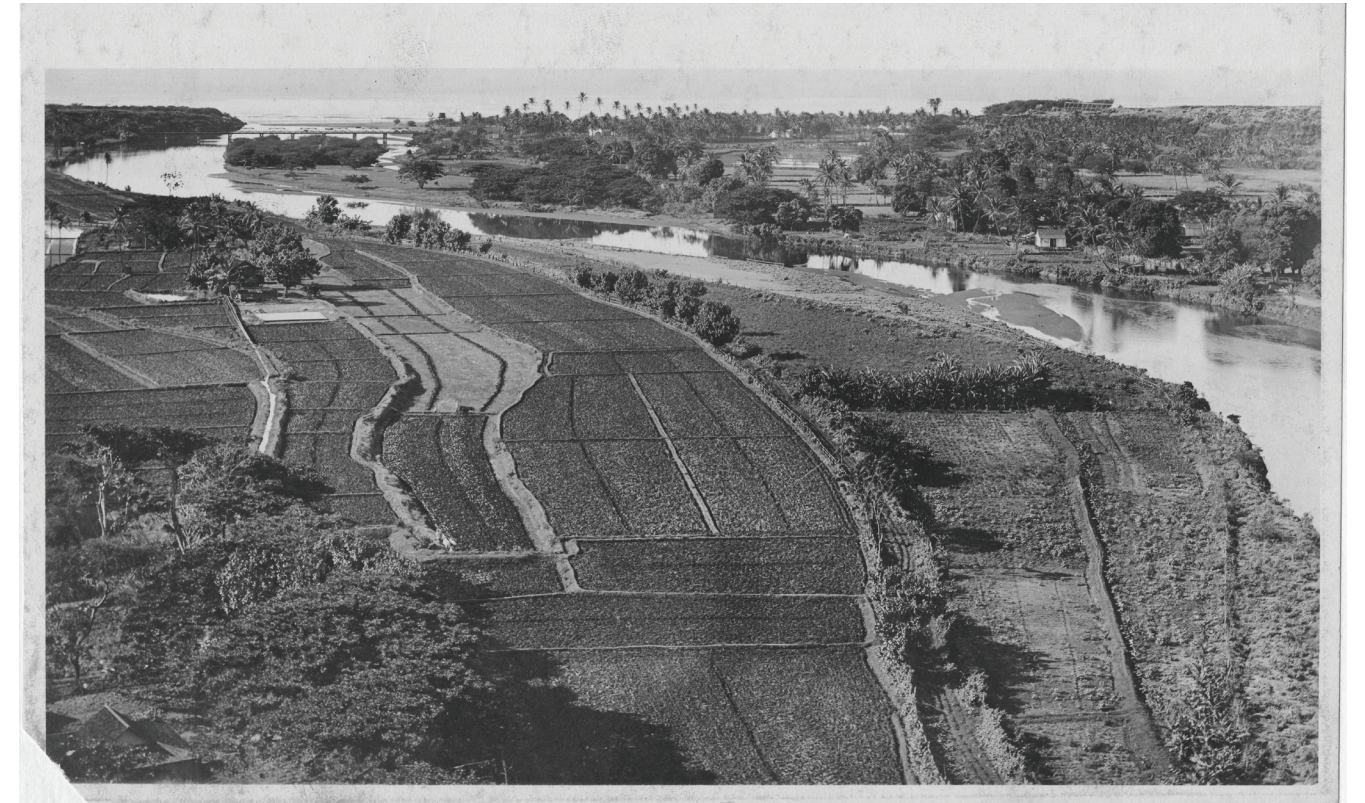
As large-scale sugar production declined in the 1990s, the diverted water ceased to be returned to Waimea River. Instead, it now serves the needs of GMO seed companies such as Pioneer and Syngenta. The island's electric utility also has plans to use the water to produce electricity using pumped hydropower storage technology. These developments pose numerous challenges for individuals and community organizations, such as Kumano I Ke Ala, that are dedicated to restoring traditional food systems. Pe'ekaua'i is not alone in facing this issue; it is prevalent across the entirety of Hawai'i. These struggles have forced the people of Hawai'i to rely primarily on food imports due to the unavailability of land and water for cultivating our ancestral foods.

Much like the endangered state of the language, traditional ecological knowledge of mahi'ai kalo is at risk of fading away if not passed on to the next generation; a significant portion has already been lost and it is imperative we hold on to what is left. Actively involving the youth is crucial for preserving this valuable knowledge. Equally important is establishing economic opportunities in commercial farming so that the next generation can sustain livelihoods as farmers.

Hawai'i's food systems are in need of transformation. Hawaiians, with their mastery of farming, employed practices that not only preserved but enhanced the condition of the land. Through their lo'i and loko systems, they brought abundance upon the 'āina. The lo'i, acting as natural filters, would purify water upstream, infusing it with vital nutrients that revitalized nearshore estuary ecosystems and fostered the abundance of marine resources. The well-being and prosperity of the land were directly linked to the health of the people. This connection is evident today as both our 'āina and our kānaka are suffering. Kalo plays a pivotal role in fostering a healthy community, and its absence has contributed to a severe decline in the health and well-being of both our land and population. Restoring kalo production in Hawai'i is a foundational step to restoring a healthy community.

Cultivating kalo serves as a means to restore our cultural identity and establish a connection to our ancestral heritage. The process of harvesting kalo includes cutting off its leaves and corm, then replanting the stalk, or the huli. This practice involves planting the same huli repeatedly, ensuring that each time we plant, we continue the legacy of our ancestors. By planting that same huli they had planted generations ago, we establish a direct connection to our kūpuna and to Hāloa.

Kumano I Ke Ala is committed to transforming and restoring the foundation of Hawai'i's food systems by nurturing and training our youth to cultivate Hāloa as the center of this system. As we care for and cultivate Hāloa, Hāloa reciprocates by caring for and nourishing us as a people. When Hāloa thrives, our 'āina thrives, our sacred waters flow abundantly, and ultimately, our people will flourish.



Waimea, Kaua'i. Accessed from the Hawai'i State Archives, General Photographic Collection. No date.



Hawaiians:
Poi
Pounding.
Photo by
R.J. Baker.
Accessed
from the
Hawai'i State
Archives,
General
Photographic
Collection.
Ca 1912.



KIKA'S MISSION

“To build and perpetuate a foundation of Aloha ‘Āina through culturally-based Native Hawaiian education programming to grow self-aware, self-determined and self-directed critical thinkers for a sustainable Hawai‘i.”

Kakalae, the most inland site, is situated adjacent to Makaweli River, just before its junction with Waimea River. This area primarily supports wetland kalo cultivation, with a few other food producing crops spread throughout the site. KIKA harvests kalo from Kakalae on a weekly basis. The kalo is processed by the commercial wholesale arm of KIKA under the brand Aloha ‘Āina Poi Company. Beyond its commercial agricultural role, Kakalae also supports KIKA’s various educational programs, providing a space for Kaua‘i’s youth to engage in Aloha ‘Āina practices and take part in providing food for their community.

Pe‘ekaua‘i, which sits less than a mile from the coastline, offers a diverse array of food crops, with the central focus on dryland kalo for lū‘au. Beyond this staple, Pe‘ekaua‘i supports a variety of vegetables, sugarcane, bananas, and a “no-smell” piggery. Additionally, the site serves as the production hub for the Korean Natural Farming practices implemented by KIKA. Despite its current productivity, a significant portion of Pe‘ekaua‘i remains untouched, with lots of potential for additional agricultural and ‘āina-based educational activities that are described in this report.

1.2 KIKA’s Mission

Kumano I Ke Ala (KIKA) is a community-based, non-profit organization established in 2015 for the purpose of empowering a sustainable Hawai‘i and restoring its cultural resources. Their vision is to elevate indigenous knowledge to revitalize traditional food systems to save the world. KIKA stewards approximately 26 acres of land along *Wai‘ula‘iliahi* (Waimea River) across three different sites in both the ahupua‘a of Waimea and Makaweli.

Kaina Makua, the Executive Director of Kumano I Ke Ala, is the head coach of **Kilohana Hoe Wa‘a Canoe Club**. The club is located downstream of Pe‘ekaua‘i at Lucy Wright Park at the mouth of Waimea River. Kilohana Hoe Wa‘a holds a stewardship agreement from the County for that beach park. The club offers a competitive youth program that races in the Kaua‘i Outrigger Association. Through paddling, KIKA builds strong relationships with many of West Kaua‘i’s youth, who are invited and encouraged to join KIKA’s educational programming up the river at Pe‘ekaua‘i and Kakalae. KIKA fosters a mauka to makai relationship, often bringing their program participants to the river mouth for various activities including clearing the sand dunes when they block the river and ocean safety training.

1.3 Aloha 'Āina Poi Company

The Aloha 'Āina Poi Company was founded in 2015 by Kaina Makua, the Executive Director of Kumano I Ke Ala. As KIKA's sister organization, Aloha 'Āina Poi Co. shares the same mission and vision to rebuild a sustainable Hawai'i for future generations. In addition to processing the kalo grown at Kakalae and Pe'ekaua'i, the Aloha 'Āina Poi Company purchases kalo from local farmers throughout West Kaua'i, which is then used to produce poi and kūlolo within their kitchen space in Waimea. The company distributes their products to stores across Kaua'i, O'ahu, and Hawai'i. Their reach even extends beyond Hawai'i, as they ship poi and kūlolo to Seattle, Washington, and Las Vegas, Nevada. This initiative ensures a steady market for kalo farmers while also contributing to the broader distribution of kalo nationwide.

The Aloha 'Āina Poi Company was recently absorbed under KIKA as the commercial arm of the organization. The purpose of doing this was to ensure that the proceeds feed directly back into the organization, providing KIKA the financial support to continue to produce food for the community while educating the next generation of farmers.





1.4 Vision for Pe'ekaua'i

Kumano I Ke Ala envisions Pe'ekaua'i as the training ground for the next generation of Hawai'i's farmers. This site will lay the foundation, providing youth with the confidence and knowledge to build themselves a career as a mahi'ai. Youth will gain hands-on experience to learn every aspect of farming, from clearing and preparing the land, to planting, fertilizing, harvesting, collecting farm data, processing their crop to create a value-added product, and marketing that final product. Through paid internships, 'āina-based educational programs, and a new Kalo College Program, the youth of West Kaua'i will engage in kūpuna practices, learning traditional methods of farming. All knowledge will be based in traditional Hawaiian practices and values, while embracing modern equipment and technology. In doing so, the next generation will be empowered with the skills and knowledge to steward land responsibly.

KIKA recognizes that there is a desire among Kaua'i's youth to work the land, however, it is often financially infeasible for them, and they do not have access to farmland. Pe'ekaua'i will provide paid learning opportunities to aspiring young farmers so that they don't have to make the difficult decision of abandoning their goals to provide for their families. KIKA is also committed to acquiring additional 'āina throughout Waimea and Makaweli, ensuring that graduates from their programs have continued access to farmland as they begin their careers. Pe'ekaua'i will serve not only as a training ground for the next generation of Hawai'i's farmers but also as a sustainable bridge that empowers youth to cultivate the land while ensuring financial viability for their families and communities.

1.5 Planning Process

The planning process for the Kumano I Ke Ala Master Plan consisted of the following major steps that were carried out by KIKA's planning consultants, Townscape, Inc.

- 1 Information Gathering** – Townscape began by gathering and reviewing existing documents, reports, and publicly available information related to the project parcels; a set of maps was also developed for the project area. Findings were compiled into a report, which is attached as Appendix A. This report provides a detailed summary of County and State zoning regulations, environmental constraints and potential hazards, and a preliminary infrastructure analysis. It also outlines how KIKA's goals for Pe'ekaua'i align with existing goals and policies described in the Kaua'i General Plan, the West Kaua'i Community Plan, and the West Kaua'i Community Vulnerability Assessment. Additionally, Townscape provided recommendations for KIKA to mitigate some of the potential hazards associated with the site.
- 2 Working Meetings with KIKA** – The conceptual site plan was developed based on a series of working meetings with KIKA. Initial meetings were conducted on site at Pe'ekaua'i, with additional meetings held online as necessary. The following working meetings were conducted:
 - a. August 7, 2023:** Site visit with KIKA staff to gain a better understanding of site conditions, existing facilities, and programmatic uses of Pe'ekaua'i.
 - b. August 24, 2023:** Charrette #1 with KIKA staff (on-site) to understand the vision for Pe'ekaua'i and develop a list of desired facilities and crops.
 - c. September 19, 2023:** Charrette #2 with KIKA staff (on-site) to refine the list of crops and facilities, determine dimensions and timeframe for build-out, and map their locations throughout the site.
 - d. October 23, 2023:** Virtual meeting with KIKA staff to present a draft conceptual site plan and receive feedback.
 - e. October 27, 2023:** Virtual meeting with KIKA staff to review a draft alternative conceptual site plan and receive feedback for revisions.
- 3 Draft Master Plan** – A Draft Master Plan was developed for KIKA's review, which included the conceptual site plan as well as a phasing plan for the proposed facilities.
- 4 Final Master Plan** – A Final Master Plan was developed based on KIKA's feedback on the Draft Master Plan.





2. EDUCATIONAL PROGRAMS

Kumano I Ke Ala offers a number of ‘āina-based educational programs. This section describes the programs that are specific to Pe‘ekaua‘i. Table 1, below, illustrates how each program is integrated with each proposed facility.

Table 1. Educational programs and associated facilities.

| Facilities | Programs | | | | |
|---------------------|--|--|---|-------------------------|--------------|
| | Waimea High School Work-Based Learning Program | Huaka‘i Program: Cultural Learning Site Visits | Aloha ‘Āina After School / Intersession Program | Paid Internship Program | Kalo College |
| Workforce Housing | | | | | ✓ |
| Technology Center | ✓ | | | ✓ | ✓ |
| Mechanic Shop | ✓ | | | ✓ | ✓ |
| Woodshop | ✓ | | | ✓ | ✓ |
| Storage Yard | ✓ | | | ✓ | ✓ |
| Washing Stations | ✓ | | ✓ | ✓ | ✓ |
| Cold Storage | ✓ | | ✓ | ✓ | ✓ |
| Commercial Kitchen | ✓ | | | ✓ | ✓ |
| Fertilizer Shack | ✓ | | | ✓ | ✓ |
| Greenhouses | ✓ | ✓ | ✓ | ✓ | ✓ |
| Hale | ✓ | ✓ | ✓ | ✓ | ✓ |
| Hale Imu | ✓ | | | ✓ | ✓ |
| Piko/Gathering Area | | ✓ | | | |
| Compost Toilets | ✓ | ✓ | ✓ | ✓ | |
| Parking | | ✓ | | ✓ | ✓ |



2.1 Waimea High School Work-Based Learning Program

Overview

Kumano I Ke Ala maintains a partnership with Waimea High School, hosting students at Pe'ekaua'i throughout the week during regular school hours as a substitute for their traditional classroom learning. Students participate in hands-on activities at the farm, and they get to work closely with KIKA's staff, learning the ins and outs of the day-to-day farm operations. The staff also engages in discussions with the students, sharing lessons and stories of place while they work. This work-based learning program aims to support and expand upon their high school curriculum.

Participants

There are roughly 15 students participating in this program. This group is comprised of both Alternative Learning Programs, Services, and Supports (ALPSS) students and non-ALPSS students. Students in the ALPSS group have demonstrated some difficulty excelling in their traditional classroom learning environment; they are offered alternative opportunities to meet State standards and graduation requirements. Students in the non-ALPSS group are average to above average academic learners who participate in the work-based learning program as a substitute for one or more of their high school classes (e.g., Hawaiian Studies, Natural Resources).

Goals/Objectives

- Students will acquire knowledge in both contemporary and traditional Hawaiian farming practices, understanding how the skills acquired can be effectively applied to pursue entrepreneurial farming ventures or establish a career in agriculture.
- Students will discover and cultivate a Hawaiian worldview, fostering use of 'ike kūpuna (ancestral wisdom) for personal and community connections.
- Students will be equipped to take a leading role in facilitating Hawaiian cultural activities, such as the Makahiki games at various local schools throughout the school year, summer, and intersession.

Activities

- Mo'olelo: learning stories and place names of Pe'ekaua'i.
- Team building: working in groups to meet the needs of the farm.
- Traditional Ecological Knowledge: utilizing 'ike kūpuna in the cultivation of kūpuna crops such as kalo, 'ulu, and mai'a.
- Preparation: operation of farm equipment and machinery to clear land prior to planting.
- Farming: germinating, planting, harvesting, weeding, and general maintenance of the crop areas.
- Fertilizing: development of on-site organic fertilizers and use of fertilizer injectors.
- Irrigation: planning, installing, and repairing the irrigation system (if needed).
- Animal husbandry/carpentry: expanding the existing piggery to accommodate more animals.
- Entrepreneurship: calculating and projecting potential crop yields.

2.2 Huaka'i Program: Cultural Learning Site Visits

Overview

KIKA hosts cultural learning site visits at Pe'ekaua'i throughout the year. These site visits are open to the public and are inclusive of all ages. Everyone is welcome to engage in the traditional Hawaiian activities that occur on the farm and participate in the daily farm operations. The day begins with opening protocol and introductions. Depending on the size of the group, they are split up into smaller groups and sent on rotations throughout the farm. One rotation that is always included is mo'olelo, where KIKA shares significant stories associated with Pe'ekaua'i and the broader Waimea Valley. These mo'olelo provide a cultural foundation for participants, grounding them in the history and significance of that 'āina.

Participants

Participants include classes from local public and private schools ranging from pre-K to 12th grade, funders and donors, and individuals who inquire about volunteering. These individuals are comprised of local residents as well as out-of-state visitors. Groups vary in size, from a few individuals to an entire grade level, which can total 200 or more people at one time.

Goals/Objectives

- Cultivate interest among local youth to encourage their participation in future summer and intersession programs with KIKA.
- Offer funders and donors the opportunity to witness and experience the impactful work they are supporting.
- Deliver a cultural learning experience to all participants that offers rich educational opportunities as well as leaves a lasting impact on their understanding of Hawaiian culture and traditional farming practices.
- Provide all participants with a deeper understanding of mālama 'āina (caring for the land) and connection to place.
- Provide out-of-state visitors with a genuine understanding of authentic Hawai'i, moving beyond the resort culture.

Schedule/Activities

- Arrive at Pe'ekaua'i
- Opening protocol
- Introductions
- Facilities tour
- Rotations: mulch pens, mo'olelo, and weeding
- Clean-up/water break/snack
- Transit to Kakalae



2.3 Aloha ‘Āina After School/Intersession Program

Overview

This program addresses the critical need for West Kaua‘i’s youth to have safe spaces and quality activities to participate in when they are not in school. At the end of the day when school gets out, the students are picked up by a program staff member and brought to KIKA’s office, where they are given a snack before heading to Pe‘ekaua‘i. Participants in this program get an introduction to Aloha ‘Āina practices while simultaneously developing a strong work ethic and acquiring agricultural skills on the farm. This program is offered every day throughout the school week until 5:00 PM as well as during Fall, Winter, Spring, and Summer breaks from school.

Participants

This program is open to students attending regional elementary and middle schools. There are currently 25 student participants from Kekaha Elementary School, St. Theresa Catholic School, and Waimea Canyon Middle School. KIKA hopes to expand this program to accommodate 60 to 80 students at a time.

Goals/Objectives

- Students will develop fundamental skills in the day-to-day maintenance of the farm.
- Students will build their leadership and teamwork abilities as well as cultivate a sense of purpose and responsibility.
- Students will gain a deeper understanding of mālama ‘āina, connection to place, and responsibility through daily practice.

Activities

- ‘Ōlelo Hawai‘i: use of basic Hawaiian words and phrases associated with farming.
- Ka mahi‘ai ‘ana (farming):
 - * Harvesting kalo and lū‘au leaf
 - * Weeding and mulching
 - * Feeding pigs
 - * Cleaning up



2.4 Paid Internship Program

Overview

Kumano I Ke Ala provides paid internship opportunities to high school students and young adults at Pe‘ekaua‘i. Interns undergo hands-on training on how to operate farm equipment and machinery. They take on responsibilities such as clearing, propagating, harvesting, and general farm maintenance. Interns are well prepared for potential agricultural and entrepreneurial pursuits of their own.

Participants

KIKA aims to host 15 to 20 paid interns per year. These include high school students from Waimea High School and young adults from the area who have graduated from school.

Goals/Objectives

- Interns will attain proficiency in operating farm machinery safely and correctly.
- Interns will develop a comprehensive understanding of various aspects of small-scale farming.
- Interns will acquire knowledge of Korean Natural Farming principles, including how to generate organic natural fertilizers such as IMO, FPJ, FAA, LAB, and more.
- Interns will grasp the commercial aspects of small-scale farming, including the ability to calculate and project yield, factor in overhead costs, and determine sales and pricing strategies.

Activities

- Preparation: operation of farm equipment and machinery to clear land prior to planting.
- Farming: propagating, planting, harvesting, weeding, and general maintenance of the crop areas.
- Fertilizing: development of on-site organic fertilizers and use of fertilizer injectors.
- Irrigation: maintenance of the irrigation system.
- Animal husbandry: maintain livestock.
- Carpentry: construct fencing.
- Processing: clean, package, and prepare crops for sale.
- Marketing: coordinate product sales.
- Entrepreneurship: calculating and projecting potential crop yield.




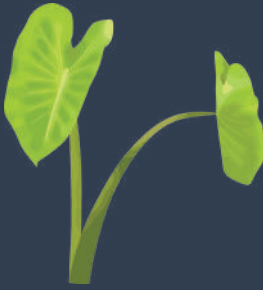

2.5 Kalo College

KIKA plans to develop a new program, the Kalo College, that directly aligns with the vision of Pe‘ekaua‘i: to train the next generation of farmers. Participants, comprised of young adults from West Kaua‘i, will be immersed in every facet of kalo farming, with a foundation in ‘ike kūpuna and traditional ecological knowledge. This ensures that when they graduate, they will not only have the knowledge to cultivate kalo but also to cultivate a healthy environment and community. Guided by the learning style of our kūpuna, “ma ka hana ka ‘ike” (in working, one learns), the curriculum encompasses activities such as restoring lo‘i kalo, constructing terrace walls, designing and implementing irrigation systems, planting and harvesting kalo, conducting soil testing, creating natural soil amendments, collecting and analyzing farm data, developing value-added kalo products, mastering marketing strategies, and more. Participants will gain experience as educators, ensuring the perpetuation of native Hawaiian identity. The overarching goal for this program is to increase the number of farmers, which would ultimately increase the amount of kalo available to the community. Most importantly, however, this program will produce the next generation of stewards of ‘āina, who will utilize kūpuna practices to lay the foundation for the future of Hawai‘i.

The Kalo College is comprised of three progressive tiers, where participants, based on their performance and learning pace, spend one to two years in each tier. The tiers symbolize the growth of the kalo they in turn will be cultivating. The first tier is Huli, which is the stalk of the kalo that is used for planting. Participants in this tier are involved as farm hands, learning the day-to-day work under supervision. The second tier is Laupa‘i, this is when the kalo displays its first two leaves after it is planted. These will be the farm managers, who will have the responsibilities of supervision, facilitating volunteer and educational groups, and assisting with and making recommendations on farm tasks. The third and final tier is Māmalu, representing the canopy of leaves that forms as the kalo matures. Participants in this tier are well experienced mahi‘ai kalo, equipped to teach, plan, design, and execute their own lo‘i kalo and educational programs to support it.

KIKA has found that the cost of living in Hawai‘i is a huge inhibitor for learners when they choose their career paths; sometimes the immediate need for income outweighs the future value of learning opportunities. To address these challenges, KIKA will develop housing units on one of their parcels, available to all participants in the Kalo College Program at an extremely affordable rental rate. Participants will also be compensated for their work hours. To further assist with their farming career goals, KIKA commits to acquiring additional land for participants to cultivate upon program completion.

Table 2. Kalo College Program tiers.

| | STAGE 1  | STAGE 2  | STAGE 3  |
|---------------------|--|---|--|
| | HULI | LAUPA‘I | MĀMALU |
| ACTIVITIES | <ul style="list-style-type: none"> • Develop a mahi‘ai toolkit (including a papa ku‘i ‘ai, pōhaku ku‘i ‘ai, and an ‘ō‘ō) • Plant and harvest kalo • Operate farm tools and heavy machinery • Korean Natural Farming • Kilo (make observations) • Assist with kalo processing • Assist with facilitating educational programming | <ul style="list-style-type: none"> • Facilitate Cultural Learning Site Visits • Manage and supervise Huli apprentices, Waimea High School students, Aloha ‘Āina After School students, and interns • Make recommendations on to-do’s for the week • Learn basic aerial surveying and mapping of agricultural lands | <ul style="list-style-type: none"> • Teach Huli apprentices, Waimea High School students, Aloha ‘Āina After School students, and interns all aspects of kalo farming, from preparing the land to creating and marketing a value-added kalo product • Identify needs in the community and design educational curriculum/program activities. |
| MEASURABLE OUTCOMES | <ul style="list-style-type: none"> • Completion of the mahi‘ai kalo tool kit • Properly operate farm tools and heavy machinery • Able to identify major kalo families (e.g., piko, mana, manini) • Able to make quality observations of their surrounding environment • CPR First Aid Certification • Chainsaw Operator Certification | <ul style="list-style-type: none"> • Able to facilitate volunteer groups and supervise all farm work and crop processing • Able to identify a minimum of 20 kalo varieties • Able to identify certain weather phenomena of the region • Development of a series of agricultural maps • Food Handler Safety Certification | <ul style="list-style-type: none"> • Able to effectively train aspiring kalo farmers • Able to identify a minimum of 20 kalo varieties and their preferred growing conditions • Able to predict certain weather patterns of the region |
| ASSESSMENT TOOLS | <ul style="list-style-type: none"> • Apprentice Work Logs • Quality of tools made by the apprentice • Observations by the Project Director • A final hō‘ike to demonstrate knowledge | <ul style="list-style-type: none"> • Apprentice Work Logs • Annual crop yield data • Quality of agricultural maps • Observations by the Project Director • A final hō‘ike to demonstrate knowledge | <ul style="list-style-type: none"> • Apprentice Work Logs • Annual crop yield data • Feedback from program participants • Observations by the Project Director • A final hō‘ike to demonstrate knowledge |



3. CONOCHERPIJUAN SITIO PIJUAN



KUMANO I KE ALA Conceptual Site Plan

Waimea, Kaua'i
February 2024

0 50 100 Feet

Prepared by:
TOWNSCAPE, INC.





3.1 Uses and Facilities

Workforce Housing

Housing will be developed to accommodate staff members as well as apprentices in the Kalo College Program. Preliminary ideas for this housing include a two-story U-shaped structure with an open courtyard at its center. It will provide a mix of unit types, with both dormitory-style rooms (with shared bathrooms and laundry facilities) and single-family units. A commercial kitchen will also be located on the first floor. The total floor area of the U-shaped design is 7,600 square feet (s.f.).

Technology Center

The proposed 600 s.f. technology center will provide a dedicated space with computers for students in the Kalo College Program. This space will also function as a Wi-Fi hotspot for the rest of the farm. Students will learn how technology and agriculture blend together through activities such as collecting and analyzing farm data, learning marketing strategies for crops produced on the farm, and designing labels and packaging for value-added products.

Mechanic Shop

The 200 s.f. mechanic shop will be designed to service and maintain the farm's heavy machinery, including tractors, excavators, and skid steers. This facility is crucial for ensuring that all farm machinery operates efficiently and reliably. The mechanic shop will be constructed on a concrete slab with one wall attached to the woodshop. Additionally, it will feature a secure storage area for oil and other hazardous materials as well as an emergency shower and eyewash station for safety compliance with the Occupational Safety and Health Administration (OSHA).

Woodshop

A woodshop is proposed to house all woodworking activities associated with the farm. This 200 s.f. attached structure will sit on the same concrete slab as the mechanic shop. Farm infrastructure, such as wooden fencing and trellises, will be constructed here. The woodshop will also provide a protected area to store, sand, and finish lā'au used for the various parts of the hale.

Storage Yard for Heavy Machinery

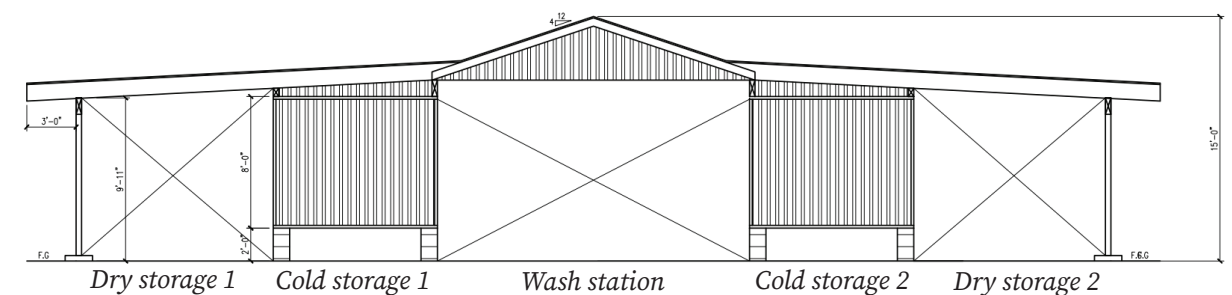
A 1,600 s.f. shade structure will function as KIKA's designated storage yard for heavy machinery. This setup prioritizes farm safety, as it consolidates all equipment in one area, separating it from students and other visitors on the premises. The shaded storage will minimize exposure to the elements and help to maintain the machinery's longevity.

Cold Storage

Two existing 10 ft by 20 ft (200 s.f.) containers will be converted into cold storage to preserve any perishable crops until they can be sold/processed. This structure will be combined with a crop washing station as well as dry storage on either side of the containers. Total covered area for the combined storage and wash station will be 1,890 s.f.

Dry Storage & Crop Washing Stations

A 360 s.f. pavilion will sit at each end of the proposed cold storage and provide a location for dry storage for harvested crops that don't require refrigeration. Additionally, the 570 s.f. area between the cold storage containers will serve as a wash station to clean freshly harvested fruits and vegetables. Elements of this facility include sinks, a pressure wash station, and storage racks. The crop washing station will not be connected to the county sewer system; water will naturally run off into the ground below.



Commercial Kitchen

The proposed 300 s.f. commercial kitchen will be located on the first floor of the workforce housing. This kitchen will allow KIKA to prepare, process, and store food grown/raised on site. The kitchen will be certified to State Department of Health standards.

Fertilizer Shack

A 1,200 s.f. fertilizer shack will provide ample storage space and an area for KIKA's Korean Natural Farming development. The facility will require County water.

Greenhouses

A total of six (6) 1,800 s.f. greenhouses will be installed in three different locations across the site. The purpose of these shade cloth structures is primarily for pest control. The two greenhouses closest to the vegetable garden will house vegetable and herb seedlings and be used to maintain a controlled environment for seed germination. Two additional greenhouses, located amongst the dryland kalo fields, will provide a controlled area to test various kalo varieties prior to planting them in the ground. Finally, the remaining two greenhouses will create the ideal environment for germinating native tree seeds.



3.2 Commercial Agriculture

KIKA aims to dedicate most of their land to commercial agriculture, focusing on kalo cultivation, particularly for its lū'au leaf. The commercial production will also encompass a diverse array of crops, providing not only additional products for sale but also valuable learning opportunities. The primary objective is to establish a sustainable source of income to directly bolster KIKA's programs while simultaneously growing a market that supports the growth of future farmers in Hawai'i.

Kalo (Āina Malo'o)

The main crop at Pe'ekaua'i will be dryland kalo, grown primarily for commercial lū'au leaf production. The kalo will be integrated with rows of mai'a and kō, which will double as windbreaks. A 48,000 s.f. area has already been planted, with an additional 124,000 s.f. planned across the site. The total crop area is proposed to be 172,000 s.f.

Animal Husbandry

There is an existing 750 s.f. "no-smell" piggery that houses over a dozen pigs. These pigs are raised solely for meat production. An additional 45,000 s.f. is proposed for an enclosed area for animal husbandry. This area will include rotational grazing suitable for one cow and a number of chickens. The cow will be raised for meat production, while the chickens will primarily contribute eggs. Additionally, a much smaller site (4,000 sf) located on the eastern side of the 'auwai will be designated exclusively for chickens. This smaller area is scheduled to be completed years before the rotational grazing is established, therefore, it will function as a testing ground for raising chickens. Once the rotational grazing area is established, the small test site will be utilized for raising chicks until they begin laying eggs at around six months old, at which point they will be transferred to the rotational grazing area and integrated into the rest of the flock.

Other Food Crops

KIKA hopes to produce a variety of food crops at Pe'ekaua'i. In addition to the kalo and livestock, another 22,600 s.f. will be dedicated to food production. This includes a banana patch, an 'ulu grove, a small field for 'uala, and a vegetable garden with various plants such as kale, cucumbers, okra, and tomatoes.

Hale

A total of eight hale are planned across the property, with six of them each measuring 800 s.f. These larger hale will serve as spaces for interns, staff, and volunteers to convene and discuss the work for the day. The hale will also be utilized for educational purposes, offering lessons integral to KIKA's programs. One of these hale has already been constructed and is currently in use. Additionally, there are two existing 120 s.f. hale that are used for compost and farm equipment storage.

Hale Imu

A 400 s.f. structure will house a commercial imu that meets the Hawai'i State Department of Health sanitary requirements. This hale imu will enrich KIKA's educational programs and potential fundraising opportunities by showcasing the traditional Hawaiian method of cooking food.

Piko/Gathering Area

Approximately 10,000 s.f. will remain as open space to serve as a gathering area for volunteers and school groups participating in KIKA's educational programs. This space is situated near the entrance to the main agricultural grounds, where opening protocol will take place. KIKA can then circle up with the participants for introductions. After introductions, they will be able to easily transition into the hale for a lesson and to drop off their belongings. This open gathering area will serve as a piko for the site. It also provides a large area for future potential fundraising events hosted at Pe'ekaua'i.

Compost Toilets

Four compost toilets currently serve the farm site. These toilets are sufficient for the number of people on-site at any given time.

Parking

Paved parking is proposed next to the workforce housing. This space will accommodate eight stalls, including one "handicap accessible" stall. The parking area will also provide a turnaround space for vehicles, including school buses, ensuring a secure area for students to safely exit the bus away from the road. Gravel parking will also be available fronting the cold storage and wash station structure, with capacity for another 15 or so vehicles.

Office/Caretaker Hale

There is an existing 375 s.f. caretaker hale adjacent to the compost toilets, that also doubles as office space for KIKA. This structure will remain as is.



Herb Garden

A portion of the 3,000 s.f. vegetable/herb garden is proposed for herbs such as basil, cilantro, thyme, and sage. After harvesting, the herbs will either be sold fresh or dried on-site to enhance their shelf life.

Flower Garden

Approximately 6,000 s.f. is proposed for a flower garden, featuring colorful and/or fragrant flowers such as pua kenikeni, pua melia, and hibiscus. KIKA will plant a variety of flowers that are suitable for that environment and are favored for lei making. These flowers will be made available for purchase.

Lā'au Lapa'au

A 10,300 s.f. area will house a variety of medicinal plants, with species like comfrey, kukui, noni, and 'uhaloa. Additionally, a more extensive area will be specifically allocated to the cultivation of 'awa (20,500 s.f.) and 'ōlena (16,400 s.f.). These plants will be processed to create value-added products for Aloha 'Āina Poi Company's wellness line.

Native Tree Propagation & Nursery

KIKA will dedicate a 18,000 s.f. area to cultivate native trees well-suited to the region, such as wiliwili, kou, and kamani. The purpose for these trees is to provide a sustainable source of seeds for KIKA to collect and grow into seedlings, meeting the demand for native trees for reforestation and landscaping projects on Kaua'i. A 9,200 s.f. native tree nursery adjacent to the propagation area will support these endeavors.

Tī Leaf

Approximately 7,300 s.f. across two plots is proposed for tī leaf production, which will be made available for sale.



3.3 Infrastructure

Roadways

The existing access to Pe'ekaua'i is from the flag lot driveway that will continue to serve as the primary access point. The driveway will be a 6-inch compacted gravel road that connects to Menehune Road. It will need to be graded to ensure proper drainage. Past the driveway, the internal agricultural roads will remain as dirt roads, which will be compacted naturally over time. Although there are no requirements for these internal roads, 6-inch compacted gravel roads (the agricultural road standard) can offer a more durable surface, if desired. However, this would constrain roads to their location. If farm operations layout shifts in the future, the investment into the road may be lost.

In the design phase, KIKA will need to coordinate with the Kaua'i Fire Department (KFD) to ensure they have appropriate access to the parcels. Typically, KFD requires a 20-foot-wide access road and a maximum dead end driveway length of 150 feet. The existing 15-foot driveway may be acceptable through discussion with KFD. The new parking area may also be able to serve as a fire truck turnaround, but should be confirmed with KFD.

Parking

The proposed asphalt parking lot will provide eight stalls for the workforce housing, with one Americans with Disabilities Act (ADA) van-accessible parking stall. However, the required number of parking stalls for the housing will depend on the use and size of the new structure and will need to be determined by an architect. If the parking lot is insufficient, overflow parking may be acceptable in the gravel lot fronting the cold storage and wash station. This should be coordinated with the County of Kaua'i during design and permitting.

The parking lot will also provide a vehicle turnaround area. Passenger vehicles are able to complete this maneuver without reversing. However, larger vehicles, such as a 30-foot box truck, will not be able to go in and out of the parking lot area without reversing at least once. It is recommended to optimize the turnaround for the most frequently used vehicles.

Sidewalks

It is likely that ADA access will be required for the workforce housing or technology center since these facilities will serve the public; the use of government funding may also require ADA accessibility to the buildings. Sidewalks will be needed from the parking lot to the building's entry points.

'Auwai Crossings

Three vehicle crossings over the 'auwai are proposed on the site. They will be made of a concrete slab that is anchored at each end. KIKA will need to work with a structural engineer to design these crossings to ensure they can support anticipated vehicle loads.

Potable Water

Potable water will be needed for the workforce housing, fertilizer shack, wash station, and mechanic shop. This will require the installation of a new water meter connecting to the 6-inch water main in Menehune Road via a lateral under the driveway. The final fixture unit water demand is not yet determined. However, it is anticipated that the combined long-term goals for Pe'ekaua'i will require a 1-1/2 inch meter or larger. Depending on final demands, it should be evaluated if one large meter or two smaller meters would be more cost effective.

Additional fire flow may be needed for the buildings if there is no fire truck access. This will require a separate fire meter to be installed.

Agricultural Water

Agricultural water is provided to Pe'ekaua'i through a 2-inch waterline connected to the Kekaha Ditch. The 'auwai running through the lot serves as the release valve to prevent pressure build up in the irrigation lines. KIKA will need to confirm that their projected water usage does not exceed their allocated limit.

Wastewater

Only the workforce housing and commercial kitchen will connect to the County wastewater system. There is an existing sewer lateral that can be used to connect to the County sewer main within the Menehune Road right-of-way. During the design phase, it will be important to confirm that this lateral is still in good working condition and of proper size.

Electrical

KIKA is proposing the use of renewable energy to supply the needs of Pe'ekaua'i. An electrical engineer will need to be consulted to determine the appropriate approach and implementation.

Drainage

It is crucial that KIKA's farm operations do not increase runoff from the site. Only the existing flow leaving the property from the 'auwai is permitted. Additional flooding or ponding that occurs must be dealt with in a different manner. If ponding is a concern for the wash station, KIKA could construct a trench or bioswale to collect the runoff, allowing it to naturally seep back into the ground. The same is possible for the fertilizer shack if a sufficient amount of water will be used.

The piko/gathering area is an area of frequent ponding whenever it rains. It is recommended to install a drywell and grade the area so that the water will flow into the grated drain inlet.

To address increased runoff from the workforce housing, technology center, and paved parking lot, a 9,000 s.f. by 2-foot deep detention basin is required. This is currently proposed in the southeast corner of TMK parcel 1-6-002:066, which KIKA is trying to acquire. This basin will look like a grassy lawn and can still be used as overflow parking or for events/gathering. A drywell should be installed to dispose of standing water. KIKA may be able to reduce the size of the 9,000 s.f. area if they maximize the use of the green space in the turnaround and in the housing courtyard. These areas could be used as surface ponds to hold runoff during storm events. Additionally, drywells could be installed to dispose this runoff.

3.4 Preliminary Cost Estimates

Table 3. Infrastructure Cost Estimates

| Item No. | Description | Unit Price | Estimated Quantity | Total Price |
|----------|--|-----------------------|--------------------|-------------|
| 1 | DRAINAGE: Excavation and embankment for detention basin | \$60 per cubic yard | 150 | \$9,000 |
| 2 | DRAINAGE: Shallow drywell with inlet | \$20,000 each | 4 | \$80,000 |
| 3 | PAVED PARKING: 2-inch (min) thick A.C. pavement inclusive of smooth-riding connection, in-place complete* | \$600 per ton | 62 | \$37,200 |
| 4 | PAVED PARKING: 6-inch (min) thick aggregate base course, in-place complete | \$250 per cubic yard | 98 | \$24,500 |
| 5 | PAVED PARKING: Striping for parking lot | | Lump sum | \$9,000 |
| 6 | GRAVEL DRIVEWAY: 6-inch thick compacted gravel, in-place complete | \$275 per cubic yard | 70 | \$19,250 |
| 7 | GRAVEL PARKING: 6-inch thick compacted gravel, in-place complete | \$275 per cubic yard | 68 | \$18,700 |
| 8 | SIDEWALK: 4-inch thick concrete | \$25 per square feet | 1,620 | \$40,500 |
| 9 | 'AUWAI CROSSING: Assume 25-foot span, 10-foot wide for vehicles | \$65,000 each | 3 | \$195,000 |
| 10 | SEWERLINE: 6-inch PVC sewer lateral | \$110 per linear feet | 350 | \$38,500 |
| 11 | WATERLINE: 2.5-inch copper water lateral | \$95 per linear feet | 390 | \$37,050 |
| 12 | WATERLINE: 1-inch copper water lateral | \$90 per linear feet | 240 | \$21,600 |
| 13 | WATER METER: 1.5-inch** water meter | | Lump sum | \$77,800 |
| 14 | Erosion control (temporary measures during construction) | | Lump sum | \$25,000 |

**"In-place complete" meaning cost is all inclusive (of materials, labor, clean-up, etc.).

**Depending on final demands, it should be evaluated if one large meter or two smaller meters would be more cost effective.

| | | |
|-------------------|-----------|----------------|
| SUBTOTAL | \$ | 633,100 |
| MOBILIZATION (6%) | \$ | 37,986 |
| CONTINGENCY (20%) | \$ | 126,620 |
| TOTAL | \$ | 797,706 |

NOTE: KIKA will seek the use of a photovoltaic and battery system to supply their energy needs. At this time, an electrical engineer has not been consulted. Costs are anticipated to be upwards of \$350,000 to be self-sufficient, not including any tax credits.

Table 4. Verticle Construction Cost Estimates

| Structure | Size | Quantity | Total Price |
|--|-------------------|----------|---------------------|
| Greenhouses | 1,000 s.f. each | 6 | \$135,000 |
| Hale imu | 400 s.f. | 1 | \$80,000 |
| Shaded area for machinery | 1,600 s.f. | 1 | \$10,000 |
| Fertilizer shack | 1,200 s.f. | 1 | \$25,000 |
| Cold storage + wash station | 1,890 s.f. | 1 | \$125,000 |
| Hen house | 200 s.f. each | 3 | \$20,000 |
| Mechanic shop | 200 s.f. | 1 | \$25,000 |
| Woodshop | 200 s.f. | 1 | \$25,000 |
| Hale | 800 s.f. each | 5 | \$700,000 |
| Technology center | 600 s.f. | 1 | \$150,000 |
| Workforce housing + commercial kitchen | TBD | 1 | TBD |
| Animal enclosure fencing | 1,500 linear feet | - | \$15,000 |
| TOTAL | | | \$1,310,000+ |

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Table 5. Programmatic Expenses (Annual)

| Item | Annual Expense |
|--|----------------------------|
| EDUCATIONAL PROGRAMMING | |
| Waimea High School Work-Based Learning Program | \$105,000 |
| Huaka'i Program: Cultural Learning Site Visits | \$145,000 |
| Aloha 'Āina After School/Intersession Program | \$135,000 |
| Internship Program | \$325,000 |
| Kalo College | TBD |
| COMMERCIAL AGRICULTURAL PRODUCTION | |
| Staff salaries | \$178,750 |
| Farm equipment | \$75,000 |
| TOTAL | \$963,750+ per year |



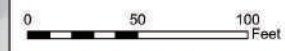
KAUA'I



KUMANO I KE ALA
Infrastructure Layout

Waimea, Kaua'i
 February 2024

Prepared by:
 TOWNSCAPE, INC.



Refer to Table 3. Preliminary Cost Estimates



4. PROJEKT PHASING





KUMANO I KE ALA
Project Phasing Plan

Waimea, Kaua'i
 February 2024



Prepared by:
 TOWNSCAPE, INC.

PHASE I (Years 1 to 3)

PHASE II (Years 4 to 6)

PHASE III (Years 7 to 10)

TMK 1-6-002:049

TMK 1-6-002:052

TMK 1-6-002:056

TMK 1-6-002:055

- Potential future land acquisition of TMK parcel 1-6-002:066 (0.9 acres) to include:
- Farm stand to sell produce
 - Additional parking area
 - Additional housing to host large groups
 - 9,000 s.f. by 2-ft deep detention basin

This section describes the timeframe for execution of this Master Plan for Pe'ekaua'i. It also outlines major steps for KIKA to successfully implement Phase I over the next three years.

4.1 Project Phasing

Due to the size and scope of this project, implementation of this Master Plan is proposed in three phases that are briefly described below and in Table 4 and illustrated in the figure on page 21. Structures, uses, and commercial agricultural activities were divided into phases primarily based upon their proposed locations on the site. Phase I, spanning one to three years, will focus on the area on the east side of the 'auwai, where KIKA has already established some structures and began planting a variety of crops. New construction will include an upgraded fertilizer shack, a combined cold storage and wash station, a shaded area for heavy machinery, and a hale imu. Additionally, a small structure will be erected along with a fenced area for housing hens. Prefabricated greenhouses will also be installed. Existing agricultural activities will be expanded to include a larger area for dryland kalo, an 'ulu grove, a vegetable/herb garden, a flower garden, lā'au lapa'au plants, 'uala, and designated areas for ti leaf. The workforce housing is also included in this phase, since it is a priority of KIKA, although its completion is expected to extend beyond the timeframe of Phase I.



In Phase 2, spanning years four through six, construction of the mechanic shop and woodshop is slated to occur. Two additional prefabricated greenhouses will be installed, along with a hale near the 'ulu grove. Farm operations will also be expanded across to the other side of the 'auwai, involving the construction of two additional hale, as well as the cultivation of more dryland kalo, along with plots of 'ōlena and 'awa. In the northwestern corner of the site, native forest propagation will commence, which will feature a nursery for native trees.

Phase 3, occurring from years six to ten, will encompass the build-out of the rotational grazing area for egg-laying hens and a calf, along with two greenhouses and a hale. Also included in this phase is the construction of a technology center adjacent to the workforce housing.

Table 6. Project Phasing.

| Phase | TMK | Facility / Proposed Use | Size (s.f.) |
|---------------------|-------------------------------|-----------------------------|--|
| 1 | STRUCTURES | | |
| | 1-6-002:056 | Greenhouses (2) | 1,800 each |
| | | Hale imu | 400 |
| | | Shaded area for machinery | 1,600 |
| | | Fertilizer shack | 1,200 |
| | | Cold storage + wash station | 1,890 |
| | | Hen house | 200 |
| | | 1-6-002:055 | Workforce housing (+ commercial kitchen) |
| | | Parking | 5,650 |
| | COMMERCIAL AGRICULTURE | | |
| | 1-6-002:056 | Dryland kalo | 12,600 |
| | | 'Ulu | 2,900 |
| | | Mai'a | 4,500 |
| | | 'Uala | 3,400 |
| | | Vegetable garden | 3,000 (combined) |
| | | Herb garden | |
| | | Flower garden | 6,000 |
| | | Lā'au lapa'au | 10,300 |
| | | Ti leaf | 7,300 |
| | | Fencing for hen enclosure | 4,000 |
| Piko/Gathering Area | | 10,000 | |
| 1-6-002:052 | Dryland kalo | 15,200 | |
| 1-6-002:049 | Dryland kalo | 34,800 | |
| | 'Ulu grove | 8,800 | |

| Phase | TMK | Facility / Proposed Use | Size (s.f.) |
|-------------|-------------------------------|-----------------------------------|----------------------------------|
| 2 | STRUCTURES | | |
| | 1-6-002:056 | Mechanic shop | 200 |
| | | Woodshop | 200 |
| | | Hale (2) | 800 each |
| | 1-6-002:052 | Greenhouses (2) | 1,800 each |
| | 1-6-002:049 | Hale | 800 |
| | COMMERCIAL AGRICULTURE | | |
| | 1-6-002:056 | Dryland kalo | 62,200 |
| | | Lā'au lapa'au | 20,500 ('awa) 16,400 ('ōlena) |
| | 1-6-002:052 | Native tree propagation & nursery | 18,000 |
| 1-6-002:049 | 9,200 | | |
| 3 | STRUCTURES | | |
| | 1-6-002:056 | Hale | 800 |
| | | Hen house | 200 |
| | 1-6-002:055 | Technology center | 600 |
| | 1-6-002:049 | Hale | 800 |
| | | Greenhouses (2) | 1,800 each |
| | COMMERCIAL AGRICULTURE | | |
| 1-6-002:056 | Rotational Grazing | 45,000 | |

NOTE: A Grading Permit is required for all proposed uses on the site. Two separate Grading Permits must be submitted, one for the housing parcel and another for agricultural activities on the remaining lots. An approved Soil and Water Conservation Plan allows for an agricultural exemption from the Grading Permit requirement.



5. COMMUNITY IMPACT



The community impact of KIKA's operations will continue to extend far beyond local boundaries. Through implementation of this master plan, KIKA aims to reach approximately 3,000 Hawai'i students annually and create 25 local jobs, with an additional five new positions created each year. Their paid internship program will also offer 25 internship opportunities annually. Through their educational programming and commercial agricultural production, KIKA aims to not only preserve traditional Hawaiian agricultural practices but also empower youth to contribute to the restoration of Hawai'i's food systems while fostering connections to cultural heritage and environmental stewardship. More about the community impact of KIKA's operations is described below.

5.1 Educational Programming

Kumano I Ke Ala currently offers four year-round educational programs and plans to broaden their impact by expanding these existing programs and introducing the new Kalo College program upon the completed build-out of Pe'ekaua'i. Through participation in these initiatives, youth and young adults can take part in the restoration of Hawai'i's food systems. Participants will have the opportunity to learn Hawaiian values and mo'olelo and engage in ancestral practices while working alongside KIKA's knowledgeable staff, all of whom are practitioners of traditional Hawaiian agriculture. This hands-on approach not only fosters a deeper connection to 'āina and sense of belonging but also facilitates the transmission of traditional ecological knowledge to future generations.

KIKA's agricultural plans include cultivating a diverse array of traditional Hawaiian crops, each which hold cultural significance. Participants will be immersed in traditional Hawaiian practices, delving into the stories associated with each plant and their familial ties to the Hawaiian people. They will also learn about traditional farming methods, various uses of each plant, and cultural customs surrounding these crops. This holistic approach aims to strengthen Hawaiian identity and instill a sense of responsibility and interest in farming among youth, whether on a small scale in their backyard or as a career in agriculture. Through these experiences, participants will gain a deeper understanding of the value of traditional Hawaiian agriculture.

Visitors from overseas who engage in KIKA's programs will have the opportunity to learn about the "real" Hawai'i, rather than the stereotype often encountered by tourists. By sharing knowledge about

our cultural practices, traditional lifestyles, and contemporary challenges that Hawaiians face, visitors are given an opportunity to forge meaningful connections and contribute positively to the local community of West Kaua'i.

5.2 Commercial Agricultural Production

Upon completed implementation of this master plan for Pe'ekaua'i, KIKA will actively cultivate nearly nine acres of land, yielding a substantial amount of food. They will grow a diverse range of traditional fruits, vegetables, and starches, as well as sustainable sources of protein from pork, beef, and eggs. Additionally, KIKA plans to engage in native tree propagation to serve landscaping needs as well as future reforestation initiatives through potential partnerships. Moreover, they aim to provide locally sourced flowers for lei makers, thereby promoting the cultural practice of lei making. KIKA will also cultivate a variety of medicinal plants, fostering the preservation and transmission of traditional lā'au lapa'au knowledge.

Given Hawai'i's heavy reliance on imported food, increasing local food production offers numerous benefits. Traditional farming practices historically led to abundant harvests, supported healthy ecosystems, and enhanced biodiversity upon the 'āina. In contrast, modern day farming methods often deplete soil nutrients and disrupt microbial ecosystems in the soil. By embracing traditional agricultural systems, Hawai'i stands to improve water quality, enhance nearshore biodiversity, promote environmental health, and so much more. Additionally, local food production reduces carbon emissions associated with food transportation and stimulates the growth of agriculture in Hawai'i, thereby creating more career opportunities in the agricultural sector and decreasing reliance on imports. Through selecting crops well-suited to the 'āina of Pe'ekaua'i, KIKA aims to create a healthier and more sustainable environment for both the land and its people.

While traditional crops and agricultural practices form the foundation of Pe'ekaua'i, KIKA is also embracing select modern crops like kale, cucumbers, and various herbs. They are adopting modern techniques such as Korean Natural Farming and other beneficial practices to provide healthier food options for the community while honoring traditional knowledge and sustainable/regenerative principles.

Mahalo to our partners and sponsors:

Private

National

NDN Collective
Stupski Foundation
Ford Foundation
Oweesta Corporation
Apple
Ceres Trust
Panta Rhea Foundation
Frontline Resources Institute
Liberated Capital/Decolonizing Wealth
Harry and Jeanette Weinberg Foundation

Hawai'i

Kamehameha Schools
Consuelo Foundation
Council for Native Hawaiian Advancement
Chan/Zuckerberg Initiative
HMSA Foundation
Hawai'i Community Foundation
Āina Aloha Economic Futures
Kilohana Collective
Feed the Hunger Fund
Alu Like

Government

U.S. Congress
State of Hawai'i Legislature
Office of Hawaiian Affairs
County of Kauai
Hawai'i Tourism Authority
Office of the Lt. Governor

Local Community

Waimea High School
Waimea Canyon Middle School
Ke Kula Ni'ihau
Alaka'i Charter
Wilcox Elementary
Island School
Kekaha Elementary
Chiefess Kamakahelei Middle School
Kapa'a Middle School, Kawaikini Charter
Pūnana Leo o Kaua'i
Ka'u High School
Hālau Kū Māna
Kamehameha Schools – Kapālama
Kula Kaiapuni Hawai'i 'o Kahuku Academy
Kilohana Canoe Club
Breadfruit Institute
Hawai'i Food Bank



Appendix D
Kumano I Ke Ala Five-Year Strategic Plan



5 YEAR STRATEGIC PLAN

KUMANO I KE ALA

DEVELOPED BY MAHINA CONSULTING

**KUMANO I KE ALA
P.O. BOX 181
WAIMEA, HI 96796**

**(808) 378-4661
info@kumanoikeala.org
www.kumanoikeala.org**



REVISED VISION:

Kumano i Ke Ala exists to elevate indigenous knowledge to revitalize traditional food systems to save our planet.

REVISED MISSION:

To build and perpetuate a foundation of Aloha `Āina through culturally-based Native Hawaiian education programming to grow self-aware, self-determined and self-directed critical thinkers for a sustainable Hawai`i.

KUMANO'S ROLE:

Kumano I Ke Ala programs are embedded in the community, built to support local farmers, local food and empower local youth.

KEY DELIVERABLES

Kanaka `ōiwi and kama`āina must reclaim and reassert governance of their land, water and ocean resources to halt the extractive and abusive practices of corporate control that have gone unchecked for over 200 years. We commit to empowering the next generation to exercise their agency and mana to develop a thriving future in their kulāiwi.

To meet this thriving future, Kumano i Ke Ala (KIKA) initiated a strategic planning process to chart the course for transformative change over the next five years (July 2024-June 2029). The eight month engagement process gathered input and feedback from KIKA board members, community partners, staff, and program participants to formulate the following priorities, action steps, and revised vision and mission statement.



CALL TO ACTION

KIKA invites aligned partners, collaborators, business owners, investors, community champions and Hawai'i residents to join them in their efforts. Together, we will leverage the momentum to restore and revitalize economic models that radically address health, educational and economic inequities through targeted investment, meaningful and impact focused collaboration, business and social enterprise development. KIKA is seeking five million dollars in social capital investment to meet the priorities and goals described in this report to serve as a nexus of integrated indigenous innovation for West Kaua'i and beyond.

Take the next step with KIKA by contacting them at info@kumanoikeala.org to learn more.

We engage young people through 'āina-based education, employment readiness, mentoring, and cultural enrichment to help them grow leadership, critical-thinking and strengthen ties to family and community.



THEORY OF CHANGE

OUR MISSION

To build and perpetuate a foundation of Aloha 'Āina through culturally-based Native Hawaiian education programming to grow self-aware, self-determined and self-directed critical thinkers for a sustainable Hawai'i.

OUR VISION

Kumano i ke ala exists to elevate indigenous knowledge to revitalize traditional food systems to save our planet.

KUMANO I KE ALA

Kalo Crop Production

Achieves at scale indigenous kalo crop production sustainability to meet the needs of targeted consumers.

'Āina Based Programs

Increase access to 'āina based programming that cultivates 'āina mindset, behaviors and skills

Tool Kits/Curriculum

Developing tool kits/curriculum/models to deepen and expand social impact.

Stewardship

Expand 'āina stewardship through strategic partnerships, acquisitions and leaseholds.

Outputs

- # of jobs created in food systems and other relevant sectors
- Increase amount of kalo being produced year to year
- Increase acreage rehabilitated and stewarded each year

ACTIVATE

ALOHA 'ĀINA POI CO.

Business Development

Achieves financial viability through profitable business development and efficient operations.

Physical Infrastructure

Builds physical infrastructure to enable effective business, farm operations and 'āina based programming

Climate Resilience

Facilitate indigenous integrated based solutions in climate resilience through food systems change/transformation and ethical business development

Social Enterprises

Amplifies indigenous led social enterprise development (workshops, farmer training, value added product and experience development)

Outputs

- Increase # of kalo produced and kalo products sold
- Increase accessibility to kalo products and locally grown vegetables

ACHIEVE

COLLABORATIONS

Certification Program

Develops a reputable and sought after 'āina workforce certification program for youth and adults.

Job Training

Attracts workforce development and job training opportunities to fully supply the local green workforce sector.

Network Hub

Builds a network hub of local, regional and international 'āina based partners to create radical change in food systems, education, health, land and economic development and to increase access to integrated and holistic programming for Kaua'i's youth.

Indigenous Evaluation

Leads in indigenous evaluation - describes and quantifies linkages to measurable health benefits related to increase of kalo consumption /access to 'āina stewardship

Outputs

- Develop and maintain workforce housing
- # of 'āina certifications that are conferred each year
- # of public-private partnership agreements executed each year
- Increase number of skilled farmers actively farming on Kaua'i, O'ahu, year by year
- # of workshops/presentations provided to build the capacity of local communities in Hawai'i and abroad

ATTRACT

Appendix E
Dormitory Kauhale Handout

OUR MISSION

To build and perpetuate a foundation of Aloha 'Āina through culturally-based Native Hawaiian education programming to grow self-aware, self-determined and self-directed critical thinkers for a sustainable Hawai'i.

OUR VISION

Kumano I Ke Ala exists to elevate indigenous knowledge to revitalize traditional food systems to save our planet.

Kumano I Ke Ala is a 501(c)(3) non-profit and social enterprise empowering West Kaua'i through native land rehabilitation, food system revitalization, workforce training and youth development. Our work is centered around purveying Hawaiian culture, designing restored agricultural spaces, engaging the next generation of cultural practitioners and increasing commercial production of kalo locally to secure long term community access to affordable native Hawaiian staple foods.

**Mahalo for supporting
our youth, Hawai'i's
future farmers!**



If you have any questions,
please contact:

Kaina Makua
Executive Director

E-mail: info@kumanoikeala.org
Phone: 808-378-4661

Or visit:
<https://kumanoikeala.org/>



DORMITORY KAUHALE

Proposed construction of a
Dormitory Kauhale for
Pe'ekaua'i to house West Kaua'i's
aspiring farmers.



THEORY OF CHANGE

Through Kumano I Ke Ala, its commercial brand Aloha 'Āina Poi Co., and collaborations with the community, meaningful change will be driven by the following initiatives:

Kumano I Ke Ala

- Kalo Crop Production
- 'Āina Based Programs
- Tool Kits/Curriculum
- Stewardship

Aloha 'Āina Poi Co.

- Business Development
- Physical Infrastructure
- Climate Resilience
- Social Enterprises

Collaborations

- Certification Program
- Job Training
- Network Hub
- Indigenous Evaluation

OUTPUTS

- Increase kalo production and product sales.
- Create jobs in food systems and increase the number of skilled farmers.
- Expand 'āina rehabilitation/stewardship.
- Develop and maintain workforce housing.
- Execute more public-private partnerships.
- Offer more community-building workshops locally and abroad.

In our efforts to cultivate more farmers and increase food production within our community, we are building a **Dormitory Kauhale**, where aspiring farmers and students of our Kalo College Program will be able to reside at a truly affordable rate as they build their skills as farmers and stewards.

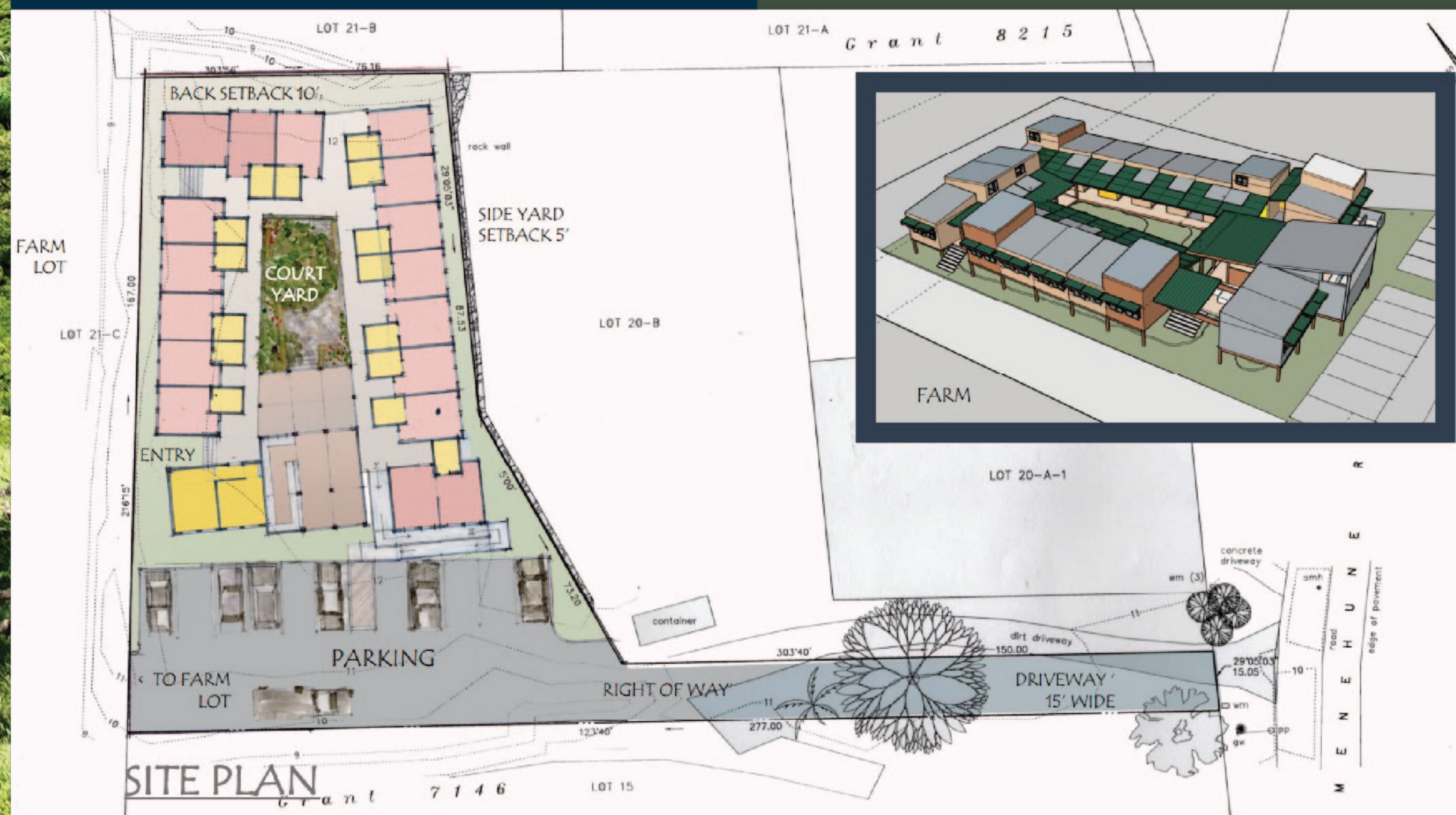
More details are provided below:

- Situated on a **0.5-acre parcel** adjacent to our Pe'ekaua'i site.
- Designated as **Urban** under the State Land Use District.
- Zoned as **R-4 Residential** within the County of Kaua'i.
- A **Use Permit** is required for dormitory construction in this zoning.
- The dormitory will be built using a **self-help model**.
- Units will be available for **rent** at a **subsidized cost**.

Kumano I Ke Ala recognizes that Hawai'i's **high cost of living** often forces learners to prioritize immediate income over long-term educational opportunities. The Dormitory Kauhale will address this issue by offering **affordable rental rates** to ease financial pressures and support the learning journey of West Kaua'i's aspiring farmers.

The **DORMITORY KAUAHALE** will feature:

- A raised, single-story structure that covers 5,208 square feet (sf).
- Twelve single-occupancy rooms, each 192 sf.
- Two double-occupancy rooms, each 384 sf.
- Shared spaces include a 576 sf kitchen, 384 sf washroom, and 384 sf lanai.
- Total area, including courtyard and walkways, is 6,462 sf.
- Parking includes 10 regular stalls and 1 ADA-accessible stall.



Appendix F
Kumano I Ke Ala Organizational Chart



KUMANO I KE ALA ORGANIZATIONAL CHART

